



# City of Lindsay 2023-2031 Housing Element

## Tulare County Regional Housing Element

*prepared by*

**City of Lindsay**  
City Services and Planning Department  
251 East Honolulu Street  
Lindsay, California 93247

*prepared with the assistance of*

**Rincon Consultants, Inc.**  
250 East 1st Street, Suite 1400  
Los Angeles, California 90012

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# D1 Public Participation Introduction and Community Engagement

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This appendix of the Housing Element section details housing conditions, needs, and constraints in the efforts made in the City of Lindsay to inform the public of the Housing Element update and engage the community in the development of the Housing Element. The information in this appendix is supported by the regional analysis contained in Chapters 1 through 5. There was also community engagement conducted at a regional level, these efforts are described in Chapter 1, *Regional Introduction and Community Engagement*.

## D1.1 Relationship to Other General Plan Elements

State law requires that the Housing Element be consistent with all other elements of the jurisdiction's general plan. The policies and implementation programs in this Housing Element are consistent with the policies and implementation programs in all other elements of Lindsay's General Plan. If during the implementation of this Housing Element, any inconsistencies are identified, the City would amend the General Plan, Zoning Code, and Subdivision Code to maintain internal consistency.

## D1.2 Organization of the Housing Element

This appendix for Lindsay consists of the following seven sections:

- 1. Chapter D1: Introduction and Community Engagement:** This section introduces Lindsay's jurisdiction-specific components of the Housing Element and details the community input specific to the city.
- 2. Chapter D2: Housing Needs Assessment:** This section reviews the existing and projected housing needs in Lindsay and presents a profile of socio-demographic information for the city, including population characteristics, household information, housing stock, tenure, and housing affordability. The assessment also considers local special housing needs for seniors, farmworkers, homeless individuals, large households, and female-headed households with children.
- 3. Chapter D3: Housing Constraints Analysis:** This section identifies and addresses governmental and non-government impediments to housing production, maintenance, and improvements across all income levels.
- 4. Chapter D4: Housing Resources:** This section provides resources and an inventory of adequate sites that are suitably zoned and available to be developed with housing to meet Lindsay's fair share of the Regional Housing Needs Allocation (RHNA) during the planning period.
- 5. Chapter D5: Affirmatively Furthering Fair Housing Analysis:** This section identifies and seeks to eliminate factors that contribute to the continuation of residential segregation and exclusion in Lindsay, including public and private policies and practices that restrict housing choice and housing mobility.
- 6. Chapter D6: Review of Past Accomplishments:** This section reviews the goals, policies, and programs of the 5<sup>th</sup>-cycle Housing Element and compares projected outcomes with actual achieved results.



~~7. **Chapter D7: Housing Plan:** This section provides a statement of the community’s goals, policies, and quantified objectives designed to maintain, preserve, improve, and develop housing within Lindsay. It includes quantified objectives for new construction, rehabilitation, and conserved units by income category (i.e., very low, low, moderate, and above moderate) to make sure that Lindsay’s existing and projected housing needs are met, consistent with the RHNA. This section also presents specific actions with measurable metrics and timelines that Lindsay will employ to address the identified fair housing issues.~~

## ~~D1.3~~D1.1 Community Engagement

Each jurisdiction deployed a diverse range of public outreach methods to solicit input from stakeholders and community members including interviews, surveys, a project-specific website, community events, and public meetings. The City of Lindsay collaborated with the other participating jurisdictions to compile a list of local stakeholders and organizations that provide affordable housing, market rate housing, homeless and other non-profit services, economic development services, and other community services in Lindsay. These entities were included in all notifications associated with the Housing Element update, including updates to the project website, invitations to community events, invitations to participate in the housing survey, and release of the public draft Housing Element. Detailed information on the public engagement program and copies of community engagement materials are provided in Chapter 1, *Regional Introduction and Community Engagement*.

### ~~D1.3.1~~D1.1.1 Public Noticing

In addition to the outreach conducted for the project described in Chapter 1, *Regional Introduction and Community Engagement*, Lindsay utilized the following notification method during the Housing Element update process to engage a diverse array of community members:

- Posts to the City’s social media platforms and website announcing the housing needs survey.

### ~~D1.3.2~~D1.1.2 City Council Presentation

On April 11, 2023, City staff presented at a City Council meeting that was open to the public. City staff presented an introduction to the Housing Element, the RHNA, state legislation, and the project timeline. No public comments were made at the meeting.

### ~~D1.3.3~~D1.1.3 Community Workshops

Lindsay held a virtual workshop on June 1, 2023, to help inform the Housing Element and to introduce new Housing Element goals and requirements to the community. Information on the workshop content is available in Chapter 1, *Regional Introduction and Community Engagement*.

Flyers advertising the workshops were posted on the City’s website. Three participants attended the workshop. Participants noted the following concerns:

- Housing prices are higher in Lindsay than in other cities.
- Concerns that community investment and new housing supply will raise housing costs.

### ~~D1.3.4~~D1.1.4 Stakeholder Interviews

A series of virtual stakeholder interviews were hosted on March 21, March 23, and April 4, 2023, via Zoom. During the stakeholder interviews, there was no discussion of housing issues specific to Lindsay.

However, many of the issues identified on a regional level are also applicable to Lindsay. Information on the interviews is available in Chapter 1, *Regional Introduction and Community Engagement*.

### D1.3.5D1.1.5 Public Comment Survey

The City of Lindsay collaborated with TCAG and the other participating jurisdictions on the release of an online survey about housing needs to help inform the Housing Element. Information on the survey and input on a regional level is available in Chapter 1, *Regional Introduction and Community Engagement*.

This section summarizes information collected from survey respondents who noted that they reside in Lindsay:

- Respondents selected “quality and size of housing,” “affordability,” and “close to work and/or school” as most important when looking for housing.
- Overall, most respondents selected “cost of quality housing” and “low supply of housing” as the two largest barriers to affording desirable housing. Respondents also identified the lack of rent-restricted housing as a barrier to affording housing.
- The most urgent housing issues are affordability of desired housing, availability of desired housing, and housing quality. Fair housing/discrimination was also identified as an urgent housing issue in Lindsay.
- The housing assistance programs most beneficial to Lindsay residents are rental assistance or housing choice vouchers (HCVs), homebuyer loan counseling services, and landlord/tenant mediation services.
- “Housing with three or more bedrooms” was ranked as most needed in the region followed by “housing with one to two bedrooms.”
- Twenty-seven percent of respondents were interested in developing Accessory Dwelling Units (ADUs) on their existing or future property. No respondents already had an ADU on their property.
- Respondents from all jurisdictions identified a need for supportive housing programs for individuals experiencing homelessness.
- Respondents across jurisdictions expressed the need for median-income housing, “higher end” housing, and non-low-income housing to keep families in the region.

### D1.3.6D1.1.6 Response to Community Input

During community outreach, community members identified the following overarching themes regarding housing in the region. Each one is discussed with how it is addressed in the Housing Element.

#### **Need more housing options for both renters and buyers for all income levels.**

How addressed: The City will encourage housing development and diversification of the City’s housing stock to create additional housing for households of all income levels through implementation of the following programs:

- Housing Plan Program 5 directs the City to encourage the production of ADUs as an affordable housing option through permit streamlining, spreading awareness of available ADU resources, generating an ADU permitting checklist, and adopting pre-approved ADU plans. In addition, the City will prepare a report to identify strategies and implement a pilot program to promote ADUs as an affordable housing option for lower- and moderate-income households.

- Housing Plan Program 6 directs the City to amend the Zoning Code to facilitate the development of a variety of housing types. The City will review and revise development standards, including those related to allowed land uses in various zones, parking, building height, parkland dedication, development fees, and objective standards. The City will also revise the Zoning Code to allow single-room occupancy housing, streamline the permitting process, and ensure ministerial permitting processes for multifamily and affordable housing development. In addition, the Zoning Code will be amended to comply with state density bonus law and reasonable accommodation requirements and to comply with state law and remove barriers for the development of transitional and supportive housing, emergency shelters and low barrier navigation centers, employee housing for agricultural workers, and residential care facilities.
- Housing Plan Program 7 directs the City to utilize a variety of development tools to expand affordable housing options for households of all income levels, including reviewing and revising the General Plan, applicable Specific Plans, and the Zoning Code and Zoning Map to remove barriers to housing production and facilitate the development of a variety of housing types. The City will amend the Zoning Code to offer regulatory concessions and incentives for affordable housing projects, in compliance with State law, including provisions for density bonuses, flexibility for on- and off-site improvement requirements, and expedited project application review. The City will develop a web-based Housing Development Toolkit for housing developers to outline the residential development process and identify funding programs and resources for housing development. The City will also pursue funding opportunities, such as the CDBG, CalHome, PLHA, and Project Homekey funds, to finance affordable housing and housing for households with special needs.

### **Need for financial assistance for low-income renter and homeowner households.**

How addressed: The City will coordinate with local service providers and agencies that operate assistance programs for low-income households to spread awareness of available financial resources through implementation of the following programs:

- Housing Plan Program 10 directs the City to facilitate the development of housing for low-income households in coordination with the Housing Authority of Tulare County (HATC), service providers, and affordable housing developers. The City will spread awareness of the HATC's Housing Choice Voucher (HCV) program and other available assistance programs through the City's website, social media pages, and in-person community events, as well as conduct educational HCV workshops for landlords.
- Housing Plan Program 13 directs the City to increase awareness about existing homebuyer assistance programs by distributing flyers, attending local events, facilitating social media campaigns, and hosting educational workshops.

### **Need for fair housing and housing discrimination education and outreach.**

How addressed: The City will expand efforts to educate the community on fair housing rights and responsibilities and available fair housing resources through implementation of the following programs:

- Housing Plan Program 13 directs the City to collaborate with the FHCCC to distribute educational materials for fair housing rights and responsibilities, fair housing services, and housing assistance programs using flyers, social media campaigns, hosting workshops, and attending local events. The City will also spread awareness on how to report fair housing complaints and discrimination through educational materials and workshops, publishing the complaint process on the City's website, and conducting annual trainings to City staff on referring residents for fair housing complaints.

### D1.3.7 D1.1.7 Public Review of the draft Housing Element

The draft Housing Element was available for public review for 31 days from June 6 to July 7, 2024. The draft Housing Element was posted on the project website (<https://tulareregionalhousingelement.rinconconsultants.com/>). The City publicized the availability of the draft Housing Element on the City's social media platforms in both English and Spanish and through an email blast to the project stakeholder list. The City posted physical flyers, with QR codes linking to the draft Housing Element, in English and Spanish at the City library and on bulletin boards in City offices throughout the city to notify the public of the availability of the draft Housing Element. No public comments were received on the draft Housing Element.

### D1.1.8 Revised Draft Housing Element

The draft Housing Element was submitted to HCD on July 29, 2024. The Housing Element was revised per HCD's October 15, 2024, comment letter.

Prior to resubmitting the draft to HCD, the City conducted additional outreach to persons/people and organizations that serve lower-income and special needs groups in the city. On December 23, 2024, and January 17, 2025, the City sent a questionnaire to the following organizations:

- Tulare County Family Services
- Dolores Huerta Foundation
- Self-Help Enterprises management of Palm Terrace apartments
- Community Services Employment Training (CSET)

The City did not receive any responses to the questionnaire, but did make revisions to the Housing Element in response to input received during the planning process for the Housing Element regarding the need for additional support for affordable housing and access to transportation. In Housing Plan Program 10 to streamline and support the development of housing for lower income and special housing needs groups, including farmworkers. To address the input on limited that transportation access in the city is limited, Program 1 in the Housing Plan commits the City added the following action to Program 1 in the Housing Plan: collaborate with TCaT and/or TCAG on the 2023 Tulare County Coordinated Human Services Transportation Plan to identify ways to bridge the transit service gap for seniors, persons with disabilities and low income persons/people.

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## D2 Housing Needs Assessment

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This chapter provides an individual assessment of housing needs for the City of Lindsay. This section summarizes demographic, employment, and housing characteristics. The main source of the information is the pre-approved data package for jurisdictions approved by the California Department of Housing and Community Development (HCD). This data is primarily sourced from the United States (U.S.) Census, the California Department of Finance (DoF), and American Community Survey (ACS) 2013-2020 5-year estimates. The data contained throughout this chapter may differ from the data included in Chapter D5, *Affirmatively Furthering Fair Housing*, due to the availability of data at the time of drafting. Tables and figures also include comparable data for Tulare County and the state where it is found most useful.

### D2.1 Population Characteristics

Population characteristics, such as growth rate, age, and income levels, affect the type and amount of housing needed in a community. Residents’ age and income, employment trends, and other factors influence the type of housing needed and the community’s ability to afford housing. The following section analyzes the Lindsay’s population characteristics and trends.

### D2.2 Population Growth

Table D2-1 analyzes population change from 2000 to 2020. Lindsay experienced a population increase of 14.3 percent from 2000 to 2010, and 7.6 percent from 2010 to 2020.

**Table D2-1 Population Change (2000 - 2020)**

Jurisdiction	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Lindsay	10,297	11,768	12,659	14.3%	7.6%
Tulare County	368,021	442,179	463,955	20.2%	4.9%
California	33,971,648	37,253,956	39,346,023	9.7%	5.6%

Source: U.S. Census Bureau, Census 2000, 2010; Social Explorer tables for Census 2020.

### D2.3 Age Characteristics

Table D2-2 shows a breakdown of population by age group and each group’s percentage of the total population. The age groups include preschool (under five years), school-age students (five to 17 years), college-age students (18 to 24 years), young adults (25 to 44), middle-aged adults (45 to 64), and seniors (65 and over). In Lindsay, the largest age group is the young adult category, representing 24.1 percent of the total population, similar to the county (26.9 percent) and state (24.9 percent). The second largest age group in Lindsay is middle-aged adults at 24.0 percent. The smallest population by age is preschool at 5.9 percent, which is lower than the county (11.4 percent) and the state (14.4 percent).

**Table D2-2 Population by Age Group (2020)**

Jurisdiction	Under 5 years (Preschool)	5 to 17 years (School-age Students)	18 to 24 years (College-age Students)	25 to 44 (Young Adults)	45 to 64 (Middle-aged Adults)	65 years and over (Seniors)	Total Population
Lindsay	759	3,012	1,411	3,087	3,071	1,453	12,793
Percent	5.9%	23.5%	11.0%	24.1%	24.0%	11.4%	
Tulare County	36,942	105,835	46,977	124,822	96,553	52,826	463,955
Percent	8.0%	22.8%	10.1%	26.9%	20.8%	11.4%	
California	2,409,082	6,547,559	3,724,239	1,241,816	9,778,830	5,644,497	39,346,023
Percent	6.1%	16.6%	9.5%	28.6%	24.9%	14.4%	

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.

## D2.4 Race and Ethnicity

Table D2-3 shows race and ethnicity of residents in Lindsay, Tulare County, and California. In Lindsay, most of the population identifies as Hispanic/Latino (any race) at 86.1 percent, considerably higher than the county (65.1 percent) and the state (39.1 percent). The second largest racial/ethnic group is white (not Hispanic/Latino) representing 12.3 percent of the total population in Lindsay. This percentage is lower than the county (27.8 percent) and the state (36.5 percent).

**Table D2-3 Population by Race/Ethnicity**

Jurisdiction	Asian, not Hispanic	Black, not Hispanic	White, not Hispanic	Other race, not Hispanic*	Hispanic/Latino (any race)	Total Population:
Lindsay	114	47	1,574	47	11,011	12,793
Percent	0.9%	0.4%	12.3%	0.4%	86.1%	
Tulare County	15,857	5,923	128,751	11,505	301,919	463,955
Percent	3.4%	1.3%	27.8%	2.5%	65.1%	
California	5,743,983	2,142,371	14,365,145	1,713,595	15,380,929	39,346,023
Percent	14.6%	5.4%	36.5%	4.4%	39.1%	

\*Note: Other race includes American Indian and Alaskan Native, Native Hawaiian and Pacific Islander, Two or More Races, and Some Other Race.

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.

## D2.5 Economic Characteristics

### Employment

Understanding employment and occupation patterns can provide insight into present housing needs. Table D2-4 shows employment by industry for Lindsay. The agriculture, forestry, fishing, hunting, and mining sector employs 1,052 people or 23.2 percent of the workforce in Lindsay, higher than the county average of 15.6 percent and state average of 2.1 percent. The second largest industry in Lindsay is educational services, health care, and social assistance with 12.8 percent.

**Table D2-4 Employment by Industry (2020)**

	Lindsay	Percent	Tulare County	Percent	California	Percent
Agriculture, Forestry, Fishing And Hunting, And Mining	1,052	23.2%	28,627	15.6%	394,290	2.1%
Educational Services, And Health Care And Social Assistance	583	12.8%	39,809	21.6%	3,960,265	21.2%
Retail Trade	507	11.2%	20,382	11.1%	1,942,421	10.4%
Arts, Entertainment, And Recreation, And Accommodation And Food Services	502	11.1%	15,326	8.3%	1,894,858	10.2%
Professional, Scientific, And Management, And Administrative, And Waste Management Services	440	9.7%	12,541	6.8%	2,581,266	13.8%
Manufacturing	408	9.0%	15,074	8.2%	1,676,497	9.0%
Construction	300	6.6%	10,863	5.9%	1,190,537	6.4%
Public Administration	244	5.4%	10,691	5.8%	850,479	4.6%
Other Services, Except Public Administration	182	4.0%	8,228	4.5%	952,302	5.1%
Finance And Insurance, And Real Estate, And Rental And Leasing	165	3.6%	5,252	2.9%	1,118,253	6.0%
Wholesale Trade	102	2.2%	6,000	3.3%	514,234	2.8%
Transportation And Warehousing, And Utilities	43	0.9%	9,021	4.9%	1,028,818	5.5%
Information	12	0.3%	2,062	1.1%	542,674	2.9%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

According to the California Bureau of Labor Statistics, the unemployment rate in Lindsay as of September 2024 is 18.8 percent, which is comparable to the long-term average of 18.5 percent over the previous two years. Since 2020, Bureau of Labor data indicates that unemployment rates have decreased significantly in Lindsay and California. Lindsay’s unemployment rate is much higher than countywide as a whole (9.3 percent) and the statewide average (5.3 percent).

Table D2-5 shows the major employers in Tulare County together with, the number of employees, and type of industry. The majority of large employers are located in the City of Visalia, which is the county’s largest city and the County seat. No major Tulare County employers in Tulare County are located in Lindsay. Lindsay does not anticipate any significant changes in employment trends and is not aware of any new large-scale employers coming planning on relocating to Lindsay during the planning period.



**Table D2-5 Major Employers in Tulare County (2024)**

<u>Employer Name</u>	<u>Number of Employees</u>	<u>Location</u>	<u>Industry</u>
<u>Adventist Health Tulare</u>	<u>250-499</u>	<u>Tulare</u>	<u>Hospitals</u>
<u>Eagle Mountain Casino</u>	<u>500-999</u>	<u>Porterville</u>	<u>Casinos</u>
<u>Kings Canyon National Park</u>	<u>250-499</u>	<u>Springville</u>	<u>National Parks/Preserves</u>
<u>Land O'Lakes Indl Cheese</u>	<u>250-499</u>	<u>Tulare</u>	<u>Cheese Processors (mfrs)</u>
<u>Latino Farm Labor Svc</u>	<u>500-999</u>	<u>Visalia</u>	<u>Contractors</u>
<u>Monrovia Nursery Co</u>	<u>500-999</u>	<u>Woodlake</u>	<u>Nurseries-Plants Trees &amp; Etc-Wholesale</u>
<u>Porterville Developmental Ctr</u>	<u>500-999</u>	<u>Porterville</u>	<u>Hospitals</u>
<u>Prima Wawona</u>	<u>500-999</u>	<u>Cutler</u>	<u>Fruits &amp; Vegetables-Growers &amp; Shippers</u>
<u>Saputo Cheese USA Inc</u>	<u>500-999</u>	<u>Tulare</u>	<u>Cheese Processors (mfrs)</u>
<u>Sierra View Medical Ctr</u>	<u>500-999</u>	<u>Porterville</u>	<u>Hospitals</u>
<u>Solid Waste Collection</u>	<u>250-499</u>	<u>Tulare</u>	<u>Public Works Department</u>
<u>Sun Pacific</u>	<u>250-499</u>	<u>Exeter</u>	<u>Fruits &amp; Vegetables-Growers &amp; Shippers</u>
<u>Tulare City</u>	<u>500-999</u>	<u>Tulare</u>	<u>General Government Support</u>
<u>Tulare County Child Care Prgm</u>	<u>500-999</u>	<u>Visalia</u>	<u>Child Care Service</u>
<u>Tulare County Lake Patrol</u>	<u>250-499</u>	<u>Visalia</u>	<u>Government Offices-County</u>
<u>Tulare County Ofc of Edu Sicon</u>	<u>1,000-4,999</u>	<u>Visalia</u>	<u>Schools</u>
<u>Tulare County Parks &amp; Rec Dept</u>	<u>250-499</u>	<u>Visalia</u>	<u>Parks</u>
<u>Tulare County Resource Mgmt</u>	<u>250-499</u>	<u>Visalia</u>	<u>Government Offices-County</u>
<u>Tulare Joint Union High Sch</u>	<u>500-999</u>	<u>Tulare</u>	<u>Schools</u>
<u>Tulare Local Healthcare Dist</u>	<u>500-999</u>	<u>Tulare</u>	<u>Health Care Management</u>
<u>US Cotton Classing Office</u>	<u>250-499</u>	<u>Visalia</u>	<u>Government Offices-Federal</u>
<u>Valley Labor Svc Inc</u>	<u>500-999</u>	<u>Dinuba</u>	<u>Services NEC</u>
<u>Visalia Public Works Admin</u>	<u>250-499</u>	<u>Visalia</u>	<u>Public Works Department</u>
<u>Walmart Distribution Ctr</u>	<u>1,000-4,999</u>	<u>Porterville</u>	<u>Distribution Centers (whls)</u>
<u>Yokuts Coffee House</u>	<u>500-999</u>	<u>Porterville</u>	<u>Full-Service Restaurant</u>

Source: California Employment Development Department, Major Employers in Tulare County. Accessed 2024  
<https://labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000107>

Table D2-6 shows the employment estimates, average hourly wage and average annual wage for employment industries in the Visalia-Porterville Metropolitan Statistical Area (MSA) as of May 2023. The occupations offering the lowest wages are food preparation and serving related, healthcare support, and farming, fishing, and forestry. ~~The occupations offering the lowest wages are food preparation and serving related, healthcare support, and farming, fishing, and forestry.~~ Occupational groups offering the highest wages include management, legal, and healthcare practitioners and technical.

The largest percentage of employed civilians in Lindsay are in the agriculture and farming, fishing, and forestry; health care; and retail industries. While healthcare practitioners have a higher average higher annual salary (\$107,806) than the metropolitan area mean annual wage (\$57,034), healthcare support worker average salary (\$36,900) is approximately 65 percent of the mean annual wage, similar to the mean annual wage for those employed in farming, fishing, and forestry (\$36,962) and food service (\$36,192). Educational workers earn a mean annual wage of \$75,358 which is higher than the metropolitan area mean annual wage.

**Table D2-6 Occupational Employment and Wages by Major Occupational Group, Visalia-Porterville Metropolitan Area (2023)**

<u>Major Occupational Group</u>	<u>Mean Hourly Wage</u>	<u>Mean Annual Wage</u>
Total, all occupations	\$27.42	\$57,034
Management	\$57.62	\$119,850
Business and financial operations	\$38.37	\$79,810
Computer and mathematical	\$45.34	\$94,307
Architecture and engineering	\$44.10	\$91,728
Life, physical, and social science	\$36.30	\$75,504
Community and social service	\$29.58	\$61,526
Legal	\$55.64	\$115,731
Educational instruction and library	\$36.23	\$75,358
Arts, design, entertainment, sports, and media	\$28.97	\$60,258
Healthcare practitioners and technical	\$56.44	\$117,395
Healthcare support	\$17.99	\$37,419
Protective service	\$31.43	\$65,374
Food preparation and serving related	\$17.40	\$36,192
Building and grounds cleaning and maintenance	\$19.96	\$41,517
Personal care and service	\$19.33	\$40,206
Sales and related	\$22.12	\$46,010
Office and administrative support	\$23.98	\$49,878
Farming, fishing, and forestry	\$17.77	\$36,962
Construction and extraction	\$30.86	\$64,189
Installation, maintenance, and repair	\$28.55	\$59,384
Production	\$22.63	\$47,070
Transportation and material moving	\$21.47	\$44,658

Source: U.S. Bureau of Labor Statistics. Occupational Employment and Wages in Visalia-Porterville (May 2023)  
[https://www.bls.gov/regions/west/news-release/occupationalemploymentandwages\\_visalia.htm](https://www.bls.gov/regions/west/news-release/occupationalemploymentandwages_visalia.htm)

A household with two income earners in the agricultural sector or food service sector may average an annual household income at or under \$74,000. In a household of four personspeople, this household would be considered low-income according to the 2022 HUD guidelines. As discussed in Section D2-19 Housing Affordability, a low-income household of four can afford to pay approximately \$757 in monthly rent before overpaying housing costs. The median monthly rent for a three-bedroom unit in Tulare County is \$2,100. According to a 2024 report by the California Housing Partnership, renters in Tulare County need to earn 1.4 times the minimum wage to afford the average asking-rental price, equal to an annual income of \$46,884. Medical assistants, retail salespersons, and farmworkers, which are common employee types in Lindsay, typically earn a salary that does not meet that threshold.<sup>1</sup>

A household with one person employed in the education sector would likely earn an annual household income around \$75,000, which for a household of four would be considered low-income. With two earners, the household would be considered above moderate -income. Single-earner households in

<sup>1</sup> California Housing Partnership. 2024. Tulare County 2024 Affordable Housing Needs Report. [https://chpc.net/wp-content/uploads/2024/05/Tulare\\_Housing\\_Report.pdf](https://chpc.net/wp-content/uploads/2024/05/Tulare_Housing_Report.pdf)

Lindsay, even with employment in a relatively higher annual wage industry, are likely to need subsidized housing. Special housing needs households such as single-parent households and farmworkers are likely to be unable to afford appropriately- sized market-based rental units in Lindsay.

### Income Definitions and Income Limits

The State and Federal governments classify household income into several categories based upon the relationship to the county area median income (AMI), adjusted for household size. The U.S. Department of Housing and Urban Development (HUD) estimate of AMI is used to set income limits for eligibility in federal housing programs. The income categories include:

- Acutely low-income households, which earn up to 15 percent AMI;
- Extremely low-income households, which earn up to 30 percent AMI;
- Very low-income households, which earn between 31 and 50 percent AMI;
- Low-income households, which earn between 51 and 80 percent AMI; and
- Moderate income households, which earn between 80 and 120 percent AMI.

For all income categories, income limits are defined for various household sizes based on a four-person household as a reference point. Income limits for larger or smaller households are calculated by HUD, see Table D2-7. According to HUD, the AMI for a four-person household in Tulare County was \$80,300 in 2022.

**Table D2-7 HUD Income Limits by Person per Household (dollars)**

Household Size:	1	2	3	4	5	6	7	8
Acutely Low-Income	\$8,450	\$9,650	\$10,850	\$12,050	\$13,000	\$14,000	\$14,950	\$15,900
Extremely Low-Income	\$16,350	\$18,700	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630
Very Low-Income	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Low-Income	\$43,650	\$49,850	\$56,100	\$62,300	\$6,730	\$72,300	\$77,300	\$82,250
Median-Income	\$56,200	\$64,250	\$72,250	\$80,300	\$84,730	\$93,150	\$99,550	\$106,000
Moderate-Income	\$67,450	\$77,100	\$89,700	\$96,350	\$104,050	\$111,750	\$119,450	\$127,200

Source: U.S. Department of Housing and Urban Development (HUD), 2022.

HCD uses the income categories shown in Table D2-8 to determine eligibility for state housing programs. HCD’s methodology for calculating AMI is slightly different from HUD’s methodology, and therefore the AMI and income limits vary.

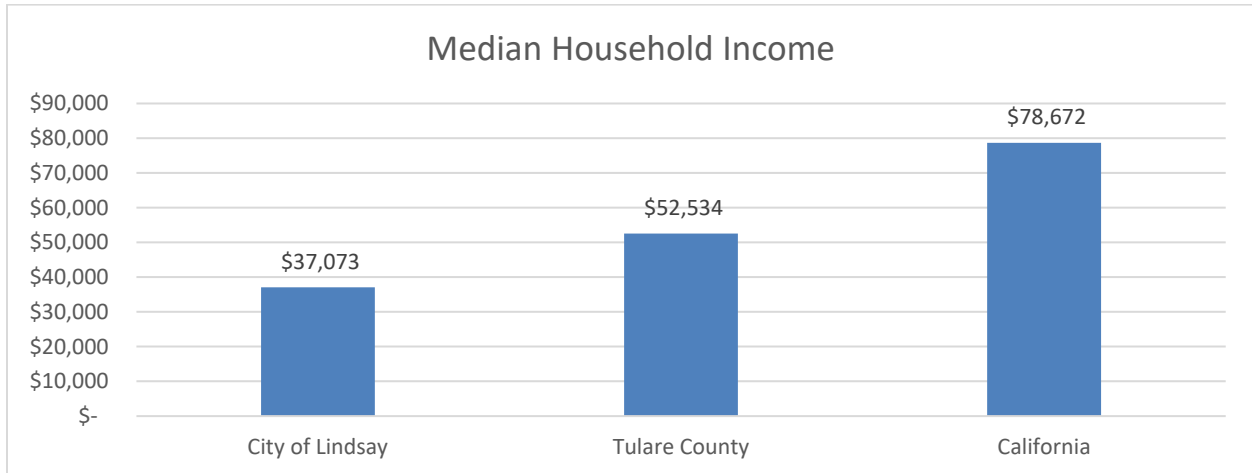
**Table D2-8 State of California Income Categories**

Income Category	Percent of County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	31%-50% AMI
Low	51%-80% AMI
Moderate	81%-120% AMI
Above Moderate	120% AMI or greater

Source: Section 50093 of the California Health and Safety Code.

Figure D2-1 shows actual median household income in Lindsay, as reported by the 2016-2020 ACS. This median income is for all households, regardless of household size. The median household income in Lindsay was \$37,073 in 2020, which was lower than in Tulare County (\$52,534) and significantly lower than statewide (\$78,672).

**Figure D2-1 Median Household Income**



Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

Table D2-9 shows the median household income by race/ethnicity in 2020. In Lindsay, Hispanic/Latino households had the highest median income of \$39,977 per year, followed by some other race with \$36,125. However, limited data was available for the city of Lindsay. Black/African American households had the lowest median income across the state and county; however, data for this category is not available for Lindsay due to the low number of Black/African American households.

**Table D2-9 Median Household Income by Race/Ethnicity**

Jurisdiction	White, alone	Black or African American, alone	American Indian and Alaskan Native, alone	Asian, alone	Native Hawaiian and Other Pacific Islander, alone	Some Other Race, alone	Two or More Races, alone	Hispanic/Latino, Any Race
Lindsay	\$23,504	N/A	N/A	N/A	N/A	\$36,125	N/A	\$39,977
Tulare County	\$64,453	\$44,708	\$37,632	\$67,396	N/A	\$47,520	\$62,159	\$46,063
California	\$90,496	\$54,976	\$60,182	101,380	\$81,682	\$59,287	\$76,733	\$62,330

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B19013.

### Overpayment and Housing Cost Burden

Table D2-10 lists the number of households overpaying (spending more than 30 percent of income on housing) for housing by tenure. Generally, renters are more affected by overpayment than owners. As shown, 57.0 percent of renter-occupied households are overpaying in Lindsay, which is higher than the county and state averages.

**Table D2-10 Overpayment by Tenure**

Jurisdiction	Owner-Occupied Overpaying	Renter-Occupied Overpaying	Total Overpaying
Lindsay	728	1,065	1,793
Percent	36.4%	57.0%	
Tulare County	23,773	28,894	52,667
Percent	30.0%	48.4%	
California	2,237,292	3,019,235	5,256,527
Percent	31.0%	51.5%	

Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25070.

Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD provides information on cost burden based on the HUD Area Median Family Income (HAMFI). This data is included in Table D2-11 below. While the totals do not align exactly with 2020 ACS data presented above, the CHAS data identifies the level at which cost burdened households are overpaying for housing. In Lindsay, 47.0 percent of households spend at least 30 percent of their income on housing (cost burden), more than the county average (37.9 percent) and state average (38.8 percent). Additionally, 26.5 percent of households in Lindsay are spending more than 50 percent of their income on housing (severe cost burden). By comparison, a greater percentage of households in Lindsay experience severe housing cost burden in Lindsay than in the county and state.

**Table D2-11 Cost Burdened Households**

Jurisdiction	Cost Burden <= 30%	Cost Burden >30% to <=50%	Cost Burden >50%	Cost Burden Not Calculated	Total Occupied Units
Lindsay	1,972	764	988	-	3,724
Percent	53.0%	20.5%	26.5%	0.0%	100.0%
Tulare County	84,225	27,570	24,864	1,581	138,240
Percent	60.9%	19.9%	18.0%	1.1%	100.0%
California	7,807,275	2,632,205	2,427,660	177,125	13,044,265
Percent	59.9%	20.2%	18.6%	1.4%	100.0%

Source: U.S. Department of Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

## D2.6 Household Characteristics

Table D2-12 provides information on household types. Of the 3,866 households in Lindsay, 2,077 are married-couple households with or without children and 285 are cohabitating couple households with or without children. Over half the households in Lindsay and Tulare County are married-couple households.

**Table D2-12 Households by Type**

Jurisdiction	Married-Couple Household			Cohabiting Couple Household			Total Households
	Total	Children	No Children	Total	Children	No Children	
Lindsay	2,077	1,065	1,012	285	115	170	3,866
Percent	53.7%	27.6%	26.2%	7.4%	3.0%	4.4%	
Tulare County	73,140	35,234	37,906	10,809	6,596	4,213	139,044
Percent	52.6%	25.3%	27.3%	7.8%	4.7%	3.0%	
California	6,510,580	2,784,123	3,726,457	896,192	327,712	568,480	13,103,114
Percent	49.7%	21.2%	28.4%	6.8%	2.5%	4.3%	

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012.

## D2.7 Large Households

Table D2-13 provides information on large households (households with five or more people) by tenure. As shown, 26.28 percent of households in Lindsay consist of five or more people, which is a greater share than both the county (21.3 percent) and state (13.7 percent). In Lindsay, renter-occupied 5-person households (8.2 percent), owner-occupied 5-person households (7.8 percent), and owner-occupied 6-person households (3.3 percent) make up the largest percentages of large households, while renter-occupied 7-or-more person households make up the smallest percentage of large households. Additionally, Lindsay and Tulare County have higher percentages of owner-occupied 5-person households than the state average.

**Table D2-13 Large Households by Tenure**

Jurisdiction	Total	Owner-Occupied Large Households			Renter-Occupied Large Households		
		5-Person	6-Person	7-or-More Person	5-Person	6-Person	7-or-More Person
Lindsay	1,016	301	126	94	315	95	85
Percent	26.3%	7.8%	3.3%	2.4%	8.2%	2.5%	2.2%
Tulare County	29,599	8,116	4,101	3,237	7,507	3,896	2,742
Percent	21.3%	5.8%	3.0%	2.3%	5.4%	2.8%	2.0%
California	1,809,518	567,528	238,866	195,326	458,328	201,263	148,207
Percent	13.7%	4.3%	1.8%	1.5%	3.5%	1.5%	1.1%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25009.

## D2.8 Overcrowding

Table D2-14 provides information on overcrowding (more than 1.0 persons per room) by tenure in Lindsay. There are 489 overcrowded households in the city, of which 117 are owner-occupied and 372 are renter-occupied.

**Table D2-14 Overcrowding Severity by Tenure**

Jurisdiction	Owner-Occupied			Renter-Occupied		
	Total Households	1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room	Total Households	1.0 to 1.5 Occupants per Room	More than 1.5 Occupants per Room
Lindsay	1,999	83	34	1,867	328	44
Percent		4.2%	1.7%		17.6%	2.4%

Source: U.S. Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25014.

## D2.9 Special Needs Groups

Special needs populations include individuals with a disability, the elderly, large households, single-parent households, farmworkers, and individuals experiencing homelessness. These groups often have housing needs that can make it difficult for members of these groups to locate suitable housing. The following subsections identify and discuss these special housing needs groups.

### Seniors

Table D2-15 identifies senior households by tenure in Lindsay. The percentage row identifies the percent of the specified age range within the owner-occupied or renter-occupied tenure. There are more owner-occupied senior households in Lindsay (418 total) than renter-occupied senior households (287 total), which is similar to the county and state. As shown, 60 percent of senior owner-occupied households and 76 percent of senior renter-occupied households are made up of seniors between the ages of 65 and 74.

**Table D2-15 Senior Households by Tenure**

Jurisdiction	Owner-Occupied			Renter-Occupied		
	65 to 74	75 to 84	85 and over	65 to 74	75 to 84	85 and over
Lindsay	247	104	61	218	57	12
Percent	60.0%	25.2%	14.8%	76.0%	19.9%	4.2%
Tulare County	12,787	6,686	3,009	4,613	1,643	1,238
Percent	56.9%	29.7%	13.4%	61.6%	21.9%	16.5%
California	1,350,393	688,443	301,853	484,266	234,067	139,828
Percent	57.7%	29.4%	12.9%	56.4%	27.3%	16.3%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B25007.

Table D2-16 shows the rate of housing cost burden by elderly family type and tenure in Lindsay based on data extracted through HUD’s CHAS (note that the CHAS data defines senior or elderly as age 62 and over, as opposed to the ACS that reports seniors as age 65 and older). Of all senior persons in lower-income categories (less than or equal to 80 percent HAMFI), 28.9 percent of senior-owner households and 62.9 percent of senior-renter households in Lindsay are cost burdened.

**Table D2-16 Housing Cost Burden by Elderly Family Type and Tenure**

	Owners		Renters		Total
	Elderly Family	Elderly Non-family	Elderly Family	Elderly Non-family	
<b>Household Income &lt;= 30% HAMFI Extremely Low-Income</b>					
TOTAL HOUSEHOLDS <= 30% HAMFI	95	30	-	50	175
Number w/ Cost Burden <= 30%	70	15	-	10	95
Number w/ Cost Burden > 30% to <= 50%	-	-	-	15	15
Number w/ Cost Burden > 50%	25	15	-	25	65
Percent with Cost Burden >30% HAMFI	26%	50%	-	80%	46%
<b>Household Income &gt; 30% to &lt;= 50% HAMFI Very Low-Income</b>					
TOTAL HOUSEHOLDS > 30% to <= 50% HAMFI	80	80	35	55	250
Number w/ Cost Burden <= 30%	60	20	15	15	110
Number w/ Cost Burden > 30% to <= 50%	20	30	20	40	110
Number w/ Cost Burden > 50%	-	30	-	-	30
Percent with Cost Burden >30% HAMFI	25%	75%	57%	73%	56%
<b>Household Income &gt; 50% to &lt;= 80% HAMFI Low-Income</b>					
TOTAL HOUSEHOLDS > 50% to <= 80% HAMFI	35	35	-	10	80
Number w/ Cost Burden <= 30%	35	25	-	-	60
Number w/ Cost Burden > 30% to <= 50%	-	10	-	10	20
Number w/ Cost Burden > 50%	-	-	-	-	-
Percent with Cost Burden >30% HAMFI	0%	29%	-	100%	25%
<b>Household Income &gt; 80% to &lt;= 100% HAMFI</b>					
TOTAL HOUSEHOLDS > 80% to <= 100% HAMFI	-	15	-	15	30
<b>Household Income &gt; 100% HAMFI</b>					
TOTAL HOUSEHOLDS > 100% HAMFI	45	35	-	10	90
<b>Total Income &lt;80% HAMFI and Cost Burden &gt; 30%</b>					
	130		110		240
<b>Percent Income &lt;80% HAMFI and Cost Burden &gt; 30%</b>					
	28.9%		62.9%		38.4%
<b>GRAND TOTAL HOUSEHOLDS</b>	<b>255</b>	<b>195</b>	<b>35</b>	<b>140</b>	<b>625</b>

Elderly family constitutes 2 persons with either or both age 62 and over.

HAMFI = HUD Area Median Family Income

Source: HUD Consolidated Planning / Comprehensive Housing Affordability Strategy (CHAS) database, 2015-2019 estimates, Table 7, accessed 2023. <https://www.huduser.gov/portal/datasets/cp.html>

### Resources for Senior-Headed Households

Table D2-17 contains an inventory of the 38 senior rental units in Lindsay. As shown in Table D2-16, there are 175 senior renter-occupied households, of which 150 are lower-income and 110 are experiencing cost burden. Based on this data, 72 more units are needed for lower-income senior renters.



**Table D2-17 Inventory of Senior Housing**

Housing Development	Address	Number of Units	Description
Lindsay Senior Villa	1127 Fresno, Lindsay, CA 93247	38	Rental units for seniors and disabled individuals.
<b>Total units:</b>		<b>38</b>	

Source: Housing Authority of Tulare County, <https://www.hatc.net/subsidized-housing-referral-listing.php>, Accessed June 2023.

Table D2-18 provides information for local senior centers. The Lindsay Senior Center offers activities and programs for all seniors (age 55 and over). The Exeter and Farmersville Senior Centers are senior centers in the nearby communities of Exeter and Farmersville that offer a similar range of services and resources that are accessible to Lindsay’s senior population.

**Table D2-18 Tulare County CSET Senior Centers**

Jurisdiction	Owner-Occupied Overpaying	Renter-Occupied Overpaying
Lindsay Senior Center	559-562-5859	911 N Parkside, Lindsay, CA 93247
Exeter Senior Center	559-592-5960	301 South E. Street, Exeter, CA 93221
Farmersville Senior Center	559-667-2702	623 N. Avery Ave., Farmersville, CA 93223

Source: Tulare County CSET, 2023.

Housing Plan Program 7 directs the City to support the development of affordable housing for residents with special needs, including seniors, by pursuing funding to facilitate affordable housing development for special needs populations.

**Persons with Disabilities (including Developmental Disabilities)**

Table D2-19 identifies the number of residents with one or more disabilities. In Lindsay, 5.6 percent of residents have one type of disability, while 6.9 percent report two or more disabilities. The share of population with a disability is greater in Lindsay than the county and state averages. Among those with a disability, 45.1 percent have one disability and 54.9 percent have two or more types of disabilities.

**Table D2-19 Population by Number of Disabilities**

Jurisdiction	Total	With One Type of Disability	With two or More types of Disability	No Disability
Lindsay	12,701	715	872	11,114
Percent		5.6%	6.9%	87.5%
Tulare County	459,748	28,405	25,355	405,988
Percent		6.2%	5.5%	88.3%
California	38,838,726	2,089,065	2,057,886	34,691,775
Percent		5.4%	5.3%	89.3%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C18108.

Table D2-20 summarizes the population with a disability by age. In Lindsay, those 65 years and older make up the largest share of disabled individuals, at 55.3 percent of the total population. This is greater than the countywide average of 41.0 percent and the statewide average of 34.2 percent. The under 18 years age group accounts for the smallest percentage of those with a disability at 2.2 percent.

**Table D2-20 Disability by Age for the Total Population**

Jurisdiction	Total	Under 18 Years	18 to 64 Years	65 Years and Older
Lindsay	12,701	82	726	779
Percent		2.2%	9.6%	55.2%
Tulare County	459,748	6,680	25,918	21,162
Percent		4.7%	9.8%	41.0%
California	38,838,726	306,806	1,944,580	1,895,565
Percent		3.4%	8.0%	34.2%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C18108.

Table D2-21 identifies residents with a developmental disability by age. In Lindsay, a higher number of residents with a developmental disability are under 18 years old than 18 and older, which is consistent with the county and state.

**Table D2-21 Developmental Disability by Age**

Jurisdiction	Under 18 Years	18 Years and Older	Total Population
Lindsay	118	88	206
Tulare County	3,201	3,071	6,272
California	192,384	185,353	377,737

Source: DDS Quarterly Consumer Report, December 2021.

Table D2-22 includes data summarizing the housing location of residents with developmental disabilities. A majority of 181 residents with a developmental disability in Lindsay live in the home of a parent, family member, or guardian (181 individuals). An additional 12 residents live in intermediate care facilities, and fewer than 11 residents live in an independent/-supported living facility, community care facilities, and foster/family homes. Many individuals with a disability, including developmental disability, live on a small, fixed income, limiting their ability to pay for housing. Individuals with mental, physical, and developmental disabilities need affordable, conveniently located housing that has been (or can be) specially adapted to address accessibility issues and include on- or off-site support services, including inpatient/outpatient day-treatment programs.<sup>2</sup> As discussed in Section D3, *Housing Constraints*, parking requirements and the City’s definition of a family is a constraint to building housing for people with disabilities.

<sup>2</sup> HCD. 2024. People with Disabilities, Including Developmental Disabilities. <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/people-disabilities-including-developmental-disabilities#:~:text=Individuals%20with%20mental%2C%20physical%2C%20and,with%20HIV/AIDS%2C%20etc.>

**Table D2-22 Developmental Disability by Residence**

<u>Residence Type</u>	<u>City of Lindsay</u>	<u>Tulare County</u>	<u>California</u>
<u>Home of Parent/Family/Guardian</u>	<u>181</u>	<u>4,652</u>	<u>309,381</u>
<u>Independent/Supported Living</u>	<u>12</u>	<u>389</u>	<u>27,881</u>
<u>Community Care Facility</u>	<u>&lt;11</u>	<u>526</u>	<u>23,728</u>
<u>Intermediate Care Facility</u>	<u>&lt;11</u>	<u>93</u>	<u>6,188</u>
<u>Foster/Family Home</u>	<u>&lt;11</u>	<u>76</u>	<u>8,288</u>
<u>Other</u>	<u>&lt;11</u>	<u>27</u>	<u>4,792</u>
<u>Total</u>	<u>&gt;193</u>	<u>&gt;5,763</u>	<u>380,258</u>

Source: California Department of Developmental Services, DDS Quarterly Consumer Report, January 2022.

*Resources for Persons with Disabilities*

Table D2-23 identifies seven rental units for residents with a disability in Lindsay. With 1,505 residents over 18 years old with a disability in the city (Table D2-20), there is a considerable need for housing units for residents with a disability. Tulare County provides In-Home Supportive Services (IHSS) which pays for services that enable aged, blind, and disabled individuals to continue living safely in their own homes and avoid or delay the need for nursing home care.<sup>3</sup> Additionally, the Porterville Developmental Center (11 miles from Lindsay) provides residential services for individuals 18 years or older who have serious medical and/or behavior problems for which appropriate services are not currently available through community resources.<sup>4</sup>

**Table D2-23 Inventory of Housing for People with Disabilities**

<u>Housing Development</u>	<u>Address</u>	<u>Number of Units</u>	<u>Description</u>
Delta Vista Manor	701 N Ash, Lindsay, CA 93247	2	Two-bedroom handicap units.
Lindsay Senior Villa	1127 Fresno, Lindsay, CA 93247	4	Rental units for seniors and disabled individuals.
Monte Vista Manor	901 W Tulare, Lindsay, CA 93247	1	Two-bedroom handicap unit.
<b>Total Units</b>		<b>7</b>	

Source: Housing Authority of Tulare County, <https://www.hatc.net/subsidized-housing-referral-listing.php>, Accessed June 2023.

Housing Plan Program 7 directs the City to support the development of affordable housing for residents with special needs, including those with a disability, by implementing permit streamlining and pursuing funding to facilitate affordable housing development.

**Large Households**

Table D2-13 above, provides information on large households by tenure in Lindsay and in Tulare County, while Table D2-14 examines overcrowding severity by tenure. As shown in these tables, there are 1,016 large households in Lindsay; 48.7 percent of which are renter-occupied and 51.3 percent are owner-occupied.

<sup>3</sup> Tulare County. 2024. In-Home Supportive Services. <https://tchhsa.org/eng/human-services/in-home-supportive-services-ihss/>

<sup>4</sup> California Dept. of Developmental Services. 2024. <https://www.dds.ca.gov/services/state-facilities/porterville-dc/>

### Resources for Large Households

Table D2-24 compares the number of large households to the number of large units. Units with five or more rooms provide housing options for large households and lessen overcrowding. As shown, there are 72 units in Lindsay with five or more bedrooms and 1,016 large households, leaving a resource gap of 944 units. Extending the analysis to include units with four or more bedrooms (648 units), there is a resource gap of 368 units.

**Table D2-24 Resources for Large Families**

Total Occupied Housing Units	Total Large Households	Renter-Occupied Large Households	Units with 4 Bedrooms	Units with 5 or more Bedrooms	Total Units with 4 or More Bedrooms
Lindsay	1,016	495	650	72	648

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Tables B25042, B25009.

Housing Plan Program 7 directs the City to support the development of affordable housing for residents with special needs, including large households, by implementing permit streamlining and pursuing funding to facilitate affordable housing development.

### Female-Headed Households

Table D2-25 identifies single female-headed households with their own children under age 18. The table values do not include female-headed households with unrelated dependents. Lindsay has 869 single female-headed households with their own children under 18, representing 22.5 percent of total households. This percentage is less than in the county (24.3 percent) and in the state (26.2 percent).

**Table D2-25 Single Female-Headed Households**

Jurisdiction	Total Households	Single Female-Headed Households*	Percent
Lindsay	3,866	869	22.5%
Tulare County	139,044	33,727	24.3%
California	13,103,114	3,430,426	26.2%

Notes: Single Female-Headed Households with own children under age 18, does not include unrelated dependents.  
Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B11012.

Table D2-26 compares female-headed households with children by poverty status. In Lindsay, 32.5 percent of female-headed households have an income below the poverty line. This percentage is lower than the average in Tulare County (36.3 percent) but higher than the statewide average (21.5 percent).

**Table D2-26 Female-Headed Family Households with No Spouse Present, by Poverty Status**

	City of Lindsay	Percent	Tulare County	Percent	California	Percent
Below Poverty Line	173	32.5%	8,689	36.3%	64,236	21.5%
Above Poverty Line	360	67.5%	15,222	63.7%	29,038	78.5%
<b>Total</b>	<b>533</b>		<b>23,911</b>		<b>93,274</b>	

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17010.

Table D2-27 summarizes female-headed family households with no spouse present by poverty status and tenure for Lindsay. Of the 173 female-headed family households below the poverty level, the vast majority (167 households, 96.5 percent) are renters, while only six households own their home.

**Table D2-27 Female-Headed Family Households with No Spouse Present, by Poverty Status and Tenure, City of Lindsay**

	Total	Renter-Occupied	Owner-Occupied
Below Poverty Line	173	167	6
Above Poverty Line	360	181	179
<b>Total</b>	<b>533</b>	<b>348</b>	<b>185</b>

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table B17019.

### *Resources for Single-Parent and Female-Headed Households*

Female-headed households that are lower-income can access affordable housing opportunities in Lindsay and the Housing Choice Voucher (HCV) program through the County. Tulare County CSET operates family resource centers located in the City of Tulare and Earlimart providing families with access to services ranging from nutrition and health education to housing and utility assistance to employment training. Each resource center has established partnerships and referral processes with local agencies, food pantries, and the faith-based community to be able to provide assistance quickly.

The core services of the Tulare County Family Resource Network include family advocacy, parenting education, ongoing intensive family support services, resource, and referrals to partner agencies, family health and wellness, home visitation and child development services.

Table D2-28 provides information on resources for single parents located throughout Tulare County and available to all Lindsay residents.

**Table D2-28 Single-Parent Resources**

Organization	Phone	Address
Tulare County Resource Center	559.684.1987	304 East Tulare Avenue, Tulare, CA 93274
Earlimart Family Resource Center	661.849.2960	176 North Front Street, Earlimart, CA 93219
CalWORKS Child Care Program	559.624.8100	1845 North Dinuba Boulevard, Visalia, CA 93291

Source: Tulare County CSET, <https://www.cset.org/> accessed June 2023.

Tulare County Family Resource Center Network, <http://www.tcfrcn.org/> accessed June 2023.

California Department of Social Services, *CalWORKS Child Care Program*, <https://www.cdss.ca.gov/calworks-child-care> accessed June 2023.

Housing Plan Program 7 directs the City to support the development of affordable housing for residents with special needs, including single-parent female-headed households, by pursuing funding to facilitate affordable housing development.

### **Extremely Low-Income Residents**

Table D2-29 identifies extremely low-income households by tenure in Lindsay. Renter-occupied households make up a larger percentage of total extremely low-income households (75.8 percent) than owner-occupied households (24.2 percent). There are 1,041 extremely low-income households in Lindsay, making up 26.9 percent of the total households in the city.

**Table D2-29 Extremely Low-Income Households by Tenure**

Jurisdiction	Income <=30% HAMFI		Total
	Owner-Occupied	Renter-Occupied	
Lindsay	252	789	1,041
Percent	24.2%	75.8%	26.9% of total households

Source: US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

Table D2-30 summarizes cost burden among extremely low-income households in Lindsay. As shown, 163 of 252 extremely low-income owner-occupied households (64.7 percent) and 765 of 789 extremely low-income renter-occupied households (97.0 percent) experience housing cost burden.

**Table D2-30 Extremely Low-Income Households Overpaying by Tenure**

Jurisdiction	Owner-Occupied			Renter-Occupied			Total ELI Households
	Cost Burden <30%	Cost Burden 30% - 50%	Cost Burden >50%	Cost Burden <30%	Cost Burden 30% - 50%	Cost Burden >50%	
Lindsay	89	-	163	24	140	625	1,041
Percent	8.5%	0.0%	15.7%	2.3%	13.4%	60.0%	100.0%

Source: US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

Analyzing the overlap between special needs groups and extremely low-income households can provide a deeper understanding of each population. The CHAS dataset used to analyze extremely low-income households above, also provides data on senior households, householders with a disability and large households. Table D2-31 compares the number of extremely low-income households among the total population, seniors, and residents with a disability. As shown, among 1,041 extremely low-income households, 175 are senior households, 484 are households where the householder has at least one disability, and 253 are large households.

**Table D2-31 Extremely Low-Income Households**

	Total	Senior Households	Householders with a Disability	Large Households
Lindsay	1,041	175	484	253
Percent	100.0%	16.8%	46.5%	24.3%

Source: US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Tables 6 and 7.

The CHAS dataset does not include data for female-headed households with children; however, as shown in Table D2-27, there are 173 female-headed family households with incomes below the poverty line.

#### *Resources for Extremely Low-Income Households*

Table D2-32 includes an inventory of affordable housing in Lindsay. As shown, there are 625 affordable units in the city. These units serve households making less than 80 percent of the AMI. Based on the identified need (765 extremely low-income renter households experiencing housing cost burden) there are sufficient affordable units in the city to serve this population.

**Table D2-32 Inventory of Public Assisted Complexes, Lindsay**

Name	Address	City	Zip	Affordable Units
Lindsay Family Apartments	151 N Westwood Avenue	Lindsay	93247	60
Harvard Court Apartment Homes	328 S Harvard Ave.	Lindsay	93247	80
Liberty Family Apartments	548 E Honolulu Street	Lindsay	93247	42
Harvard Court Apartment Homes Phase II	328 S Harvard Avenue	Lindsay	93247	40
Lindsay Apartments	115 S Locke Street	Lindsay	93247	59
Lindsay Senior Apartments	187 N Westwood Ave.	Lindsay	93247	72
Sequoia Villas	780 Sequoia Avenue	Lindsay	93247	18
Delta Vista Manor	701 N Ash Avenue	Lindsay	93247	39
Lindsay Senior Villa	1127 W Fresno Street	Lindsay	93247	41
Monte Vista Manor	901 W Tulare Road	Lindsay	93247	43
Palm Terrace II	200 N Westwood Ave	Lindsay	93618	53
Mt. Whitney Plaza	181 E Honolulu Street	Lindsay	93618	29
Lindsay Village	700 Hermosa Street	Lindsay	93618	49
<b>Total</b>				<b>625</b>

Source: California Housing Partnership, 2023.

The Housing Authority of Tulare County (HATC) provides assistance to lower and moderate-income families in need of housing through the Housing Choice Voucher (HCV) program throughout the county. HATC currently administers approximately 700 public housing units, 3,100 HCV units, and 860 units of local, non-traditional housing.<sup>5</sup> According to HATC, 179 households use HCVs in Lindsay.

To address the needs of extremely low-income households, the City will implement Housing Plan Program 7 to support affordable housing development and remove constraints to, and support development of, housing types that may fit the needs of extremely low-income residents, such as supportive housing. The City will also implement Housing Plan Program 10 to connect extremely low-income households with available housing assistance resources, including the HCV program.

## Farmworkers

Farmworkers and day laborers are an essential component of California’s agriculture industry. Farmers and farmworkers are the cornerstone of the larger food sector, which includes the industries that provide farmers with fertilizer and equipment; farms to produce crops and livestock; and industries that process, transport, and distribute food to consumers. Farmworker households are often compromised of extended family members or single male workers. Farmworkers make up the majority of the agricultural labor sector and include individuals whose primary income is earned through either seasonal or permanent agricultural labor.

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Migrant farmworkers as a group consist of individuals who travel not only across county lines but also from one major geographic region of California to another to find work. Travel for work prevents them from returning to their primary residence every evening. Many migrant farmworkers are single males, most of whom are married and migrate alone to support their

<sup>5</sup> U.S. Department of Housing and Urban Development, Housing Authority of Tulare County, [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/mtw/tulare](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/mtw/tulare) accessed June 2023.

families who live at home base. However, there are many migrant families who have more than one employed member.

When workloads increase during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. Non-migrant seasonal farmworkers consist of individuals who work only during a harvest season, and who are able to return to their primary residence every evening. This group, which includes cannery workers, is fairly significant, and includes more than half of all farmworkers in the state. Permanent farmworkers comprise the smallest group of individuals employed in agriculture. Permanent farmworkers are employed year-round, usually by one employer in the agricultural industry. This group generally lives in rural areas in permanent housing provided by the grower. Providing migratory or seasonal farmworkers with affordable shelter has long presented a problem. Traditionally, growers offered some level of shelter to workers, yet the availability of grower-offered housing has dramatically decreased over the last twenty years. While housing for farmworkers is most convenient when located on or adjacent to farms, housing affordable at very low-income levels tends to be more feasible in cities. Housing in cities, with services located nearby, may also be more suitable for seasonal farmworkers whose families live with them. Increasingly, farmworkers are living in cities on a year-round basis, especially in existing single family rental units in older neighborhoods that offer relatively low-cost housing and its central location in relation to farmland.

According to a study conducted by the University of California, Merced, farmworker households frequently experience high poverty rates, severe overcrowding, and poor housing conditions, with a majority renting and living in substandard environments due to their typically lower incomes and face a disproportionate need for more affordable housing. These housing issues, combined with the demanding and poorly compensated nature of farmwork, often lead to negative health outcomes and exacerbate respiratory and infectious diseases.<sup>6</sup>

In Tulare County, the average wage for persons employed as farmworkers in 2024 is \$17.42 per hour, or \$36,228 annually.<sup>7</sup> As discussed in Section D2.5, this salary is considered low-income and insufficient to afford the average asking market rent in Tulare County without incurring a housing cost burden.

The U.S. Department of Agriculture (USDA) provides countywide farmworker population data generated by the Census of Agriculture. The most recent Census of Agriculture data (2017) identified 23,233 farmworkers in the county.<sup>8</sup>

Table D2-33 provides ACS data for the total farmworker population in Lindsay and Tulare County in 2020. Lindsay had 1,052 farm workers in 2020, comprising 3.7 percent of the total farmworker population in the county.

**Table D2-33 Farmworker Population (2020)**

Jurisdiction	Farmworkers
Lindsay	1,052
Percent	3.7%
Total Tulare County	28,627

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

<sup>6</sup> Farmworker Health in California. UC Merced. August 2022.

[https://clc.ucmerced.edu/sites/clc.ucmerced.edu/files/page/documents/fw\\_hws\\_report\\_2.2.2383.pdf?gl=1\\*1rg0e9w\\*ga\\*MTU3Njc2MMDzNS4xNzA4OTk2Nzgx\\*ga\\_TSE2LSBDQZ\\*MTcwODk5Njc4MC4xLjAuMTcwODk5Njc4MC42MC4wLjA](https://clc.ucmerced.edu/sites/clc.ucmerced.edu/files/page/documents/fw_hws_report_2.2.2383.pdf?gl=1*1rg0e9w*ga*MTU3Njc2MMDzNS4xNzA4OTk2Nzgx*ga_TSE2LSBDQZ*MTcwODk5Njc4MC4xLjAuMTcwODk5Njc4MC42MC4wLjA)

<sup>7,7</sup> California Housing Partnership. 2024. Tulare County 2024 Affordable Housing Needs Report. [https://chpc.net/wp-content/uploads/2024/05/Tulare\\_Housing\\_Report.pdf](https://chpc.net/wp-content/uploads/2024/05/Tulare_Housing_Report.pdf)

<sup>8</sup> U.S. Department of Agriculture, 2017 Census of Agriculture, <https://www.nass.usda.gov/AgCensus/> accessed June 2023.



The USDA Census of Agriculture reported 1,800 farms with a total of 20,531 workers in Tulare County (Table D2-34). The majority of the farmworkers were seasonal, working fewer than 150 days per year.

**Table D2-34 Farmworkers in Tulare County by Days Worked (2022)**

<u>Farm Type</u>	<u>Number of Farms</u>	<u>Number of Workers</u>
<b><u>150 Days or More (Year-Round)</u></b>		
<u>Small Farms (fewer than 10 workers per farm)</u>	<u>941</u>	<u>2,628</u>
<u>Large Farms (10 or more workers per farm)</u>	<u>395</u>	<u>9,812</u>
<b><u>Subtotal</u></b>	<b><u>1,336</u></b>	<b><u>12,440</u></b>
<b><u>Fewer than 150 Days (Seasonal)</u></b>		
<u>Small Farms (fewer than 10 workers per farm)</u>	<u>810</u>	<u>2,216</u>
<u>Large Farms (10 or more workers per farm)</u>	<u>195</u>	<u>5,875</u>
<b><u>Subtotal</u></b>	<b><u>1,005</u></b>	<b><u>8,091</u></b>
<b><u>Total</u></b>	<b><u>2,341</u></b>	<b><u>20,531</u></b>

Source: USDA. 2022 Census of Agriculture - County Data.

[https://www.nass.usda.gov/Publications/AgCensus/2022/Full\\_Report/Volume\\_1\\_Chapter\\_2\\_County\\_Level/California/st06\\_2\\_007\\_007.pdf](https://www.nass.usda.gov/Publications/AgCensus/2022/Full_Report/Volume_1_Chapter_2_County_Level/California/st06_2_007_007.pdf)

### *Resources for Farmworkers*

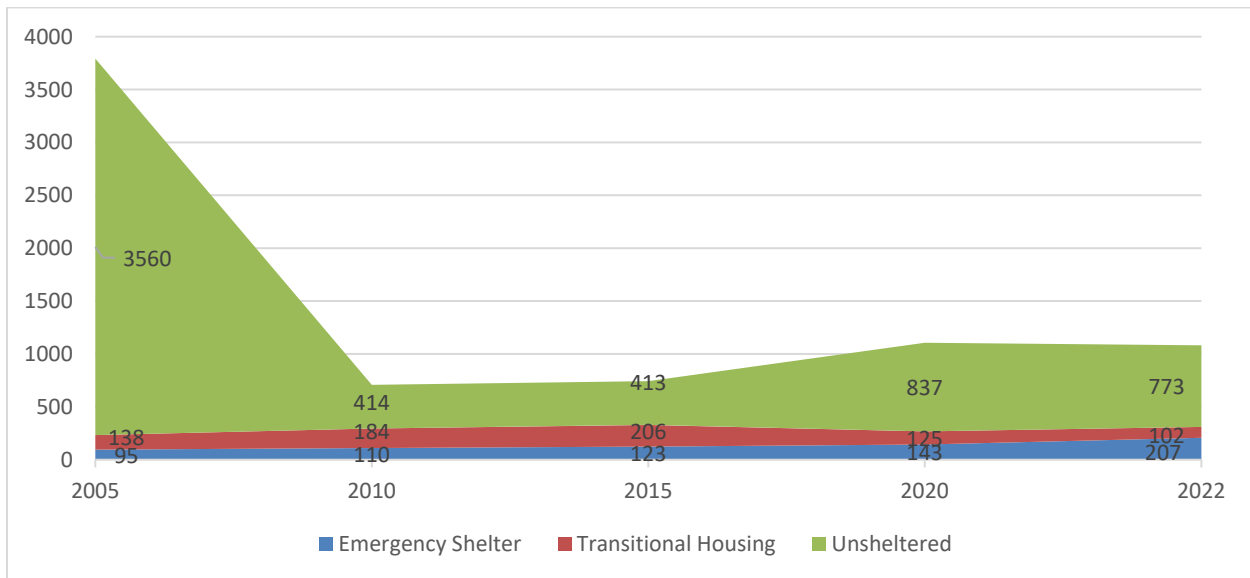
While there are no farmworker housing units in Lindsay, the HATC operates 191 units at the Linnel Farm Labor Center, situated on Walnut Avenue and Road 156, immediately west of the city of Farmersville. The HATC also operates 175 units for farmworkers at the Woodville Farm Labor Center, about 14 miles southwest of Lindsay near the unincorporated community of Woodville. The HATC requires low-income farmworker families to pay 30 percent of their adjusted gross income towards rent. Any additional rent is paid for by the USDA Rural Development program. As reported in Table D2-33, there were 1,052 farmworkers living in Lindsay in 2020. Accounting for affordable housing units, HCVs, and nearby farmworker housing, there are sufficient units affordable to farmworkers in Lindsay. However, the nearby farmworker housing would also be used for farmworkers currently residing in other areas of the county, and therefore it is difficult to determine whether the numbers of units would be sufficient for the farmworker population in Lindsay. Additionally, farmworkers often face access barriers to housing and assistance programs due to language differences.

To address the needs of farmworkers, the City will implement Housing Plan Programs 6 and 7 to support affordable housing development and remove constraints to development of housing types that may fit the needs of farmworkers, such as employee housing.

### **Persons Experiencing Homelessness**

Figure D2-2 shows total households experiencing homelessness by living situation between 2005 to 2022. As shown, 2005 had the highest reported number of households (3,793) within the Continuum of Care (CoC), the majority of which were unsheltered. Data for 2022 indicates that 1,082 households were experiencing homelessness, including 773 that were reported as unsheltered.

**Figure D2-2 Homelessness by Type Over Time, Households, Kings/Tulare CoC**



Source: U.S. HUD, CoC Homeless Populations and Subpopulations Reports (2005, 2010, 2015, 2020, 2022).

CoC data identifies persons experiencing homelessness by type and race across the region’s CoC for the year 2020. Among those counted, 92 percent identified as white, nine percent as Black or African American, and seven percent as American Indian or Alaska Native. Regarding ethnicity, 45 percent identify as Hispanic/Latino (of any race).

The Kings Tulare Homeless Alliance conducted a point-in-time count in 2023. Data from the point-in-time count is reported for Porterville, Visalia, Tulare, and the balance of the county. Among those counted, there were a total of 1,053 people experiencing homelessness. Approximately 97 percent of this population lives in either Porterville, Tulare, or Visalia, while the remaining three percent (36 residents) live throughout all other jurisdictions including Lindsay. Table D2-35 identifies those counted in 2023.

**Table D2-35 Homelessness by Type (2023)**

Jurisdiction	Emergency Shelter	Transitional Housing	Unsheltered	Total
Balance of County, including Lindsay	5	0	31	36
Porterville	56	16	227	299
Tulare	21	36	227	284
Visalia	83	57	294	434

Source: Kings/Tulare Homeless Alliance, 2023 Point in Time Report, July 7, 2023.

### Resources for Persons Experiencing Homelessness

There are no emergency shelters in Lindsay; however, the Tulare Cares Temporary Shelter, located 15 miles from Lindsay on E Walnut Avenue in Tulare, is an active temporary emergency shelter with capacity for up to 178 guests. Emergency housing is permitted by-right in Lindsay in the MXU district. Although the number of unsheltered persons in the city may be relatively small (36 or fewer persons), the lack of resources for persons experiencing homelessness in the city constitutes a hardship for this group.

To address the needs of homeless individuals, the City will implement Housing Plan Programs 1 and 6 to support the development of shelter housing and supportive services for people experiencing homelessness.

## D2.10 Housing Stock Characteristics

A community’s housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age, condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. The following sections detail the housing stock characteristics of Lindsay to identify how well the current housing stock meets the needs of current and future residents.

## D2.11 Housing Growth

Table D2-36 summarizes the growth of the housing stock in Lindsay between 1980 and 2020. The largest growth rate occurred between 2010 and 2020 with a 24.6 percent change during this 10-year period. Between 1980 and 2010, the housing stock grew by an average of 10.9 percent per decade.

**Table D2-36 Total Housing Units Over Time (1980 to 2020)**

Jurisdiction	1980	1990	2000	2010	2020
Lindsay	2,344	2,678	2,865	3,193	3,979
Percent Change		+14.3%	+7.0%	+11.5%	+24.6%

Source: U.S. Census Bureau, Census 1980(STF1:T65), 1990(STF1:H1), 2000(SF1:H1); ACS 16-20 (5-year Estimates), Table B25001.

## D2.12 Housing Type and Tenure

Table D2-37 identifies the total housing units by type in Lindsay. Single detached homes make up most of the housing stock, comprising 71.5 percent of total units. This percentage is less than the county average (75.0 percent) and greater than the statewide average (57.7 percent). The second most common housing type is 50 or more-unit complexes, providing 6.6 percent of the total units in Lindsay.

Table D2-38 indicates housing units by tenure. In Lindsay, 51.7 percent of units are owner-occupied compared to 48.3 percent renter-occupied. This percentage is similar to the county (57.1 percent owner-occupied) and the statewide average (55.3 percent).

## D2.13 Vacancy Rate

Table D2-39 provides data on vacancy status by type for all vacant units in Lindsay. The vacancy rate in the city is 2.8 percent, lower than the county average (7.4 percent). Of the total vacant units in Lindsay, “other vacant units” make up the largest percentage of total vacant units, with 40.7 percent, greater than the county (14.0 percent) and the state (20.6 percent). Lindsay has no vacant units for seasonal, recreational, or occasional use, far less than the county (27.2 percent) and state (34.1 percent).

**Table D2-37 Total Housing Units by Type**

Jurisdiction	Total	1, Detached	1, Attached	2	3 or 4	5 to 9	10 to 19	20 to 49	50 or more	Mobile Home	Boat, RV, Van, etc.
Lindsay	3,979	2,845	53	22	183	107	176	208	261	124	-
Percent		71.5%	1.3%	0.6%	4.6%	2.7%	4.4%	5.2%	6.6%	3.1%	0.0%
Tulare County	150,079	112,528	4,416	3,704	7,936	4,077	2,262	2,362	3,535	9,096	163
Percent		75.0%	2.9%	2.5%	5.3%	2.7%	1.5%	1.6%	2.4%	6.1%	0.1%
California	14,210,945	8,206,621	1,009,488	339,846	773,994	840,296	721,132	705,450	1,083,247	515,666	15,205
Percent		57.7%	7.1%	2.4%	5.4%	5.9%	5.1%	5.0%	7.6%	3.6%	0.1%

Source: U.S. Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

**Table D2-38 Housing Units by Tenure**

Jurisdiction	Total	Owner-Occupied	Renter-Occupied
Lindsay	3,866	1,999	1,867
Percent		51.7%	48.3%
Tulare County	139,044	79,353	59,691
Percent		57.1%	42.9%
California	13,103,114	7,241,318	5,861,796
Percent		55.3%	44.7%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25042.

**Table D2-39 Vacancy Status by Type for Total Vacant Units**

Jurisdiction	Total	For Rent	Rented, Not Occupied	For Sale Only	Sold, Not Occupied	For Seasonal, Recreational, or Occasional Use	For Migrant Workers	Other Vacant
Lindsay	113	44	-	-	23	-	-	46
Percent		38.9%	0.0%	0.0%	20.4%	0.0%	0.0%	40.7%
Tulare County	11,035	1,542	449	901	398	3,004	39	4,702
Percent		14.0%	4.1%	8.2%	3.6%	27.2%	0.4%	42.6%
California	1,107,831	227,993	54,898	77,702	53,437	378,023	3,326	312,452
Percent		20.6%	5.0%	7.0%	4.8%	34.1%	0.3%	28.2%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25004.

## D2.14 Housing Unit Size

Table D2-40 provides housing unit size data for Lindsay, Tulare County, and California. In Lindsay, three-bedroom units (35.6 percent) are the most common housing type, followed by two-bedroom (32.7 percent) and four-bedroom (14.9 percent) units. This is similar to the statewide and countywide housing unit size trend; however, there is notably larger percentage of three-bedroom units in Lindsay and Tulare County when compared to the state.

**Table D2-40 Housing Unit Size**

Jurisdiction	Total	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 or More Bedroom
Lindsay	3,866	35	540	1,265	1,378	576	72
Percent		0.9%	14.0%	32.7%	35.6%	14.9%	1.9%
Tulare County	139,044	2,322	7,462	33,867	67,094	25,533	2,766
Percent		1.7%	5.4%	24.4%	48.3%	18.4%	2.0%
California	13,103,114	547,466	1,686,731	3,527,970	4,418,085	2,336,619	586,243
Percent		4.2%	12.8%	26.9%	33.7%	17.8%	4.4%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25042.

## D2.15 Age and Condition of Housing Stock

Table D2-41 provides data on the total occupied housing units by year built. Lindsay saw the most growth between 1970 and 1979. During this period, 660 units were constructed, representing 17.1 percent of the current housing stock. Similarly, growth trends for Tulare County and California indicate that the largest percentage of units were also constructed during the 1970s, comprising 20.2 percent in Tulare County and 17.5 percent in California. Notably, more than half (55.4 percent) of the housing stock in Lindsay was built prior to 1980 and is more than 40 years old.

Table D2-42 provides information on substandard housing units. As shown, there were no reported substandard housing units in Lindsay in 2020. In comparison, however, Tulare County had 1,452 substandard housing units (1.1 percent of total units) and the state had 206,002 substandard units (1.6 percent of total units).

The City estimates there are approximately 100 units in need of minor repairs, such as paint, roof improvements, new windows, and water damage repairs. An estimated 20 homes likely require major rehabilitation, such as a new roof or walls. Concentrated areas of substandard housing in the city are in South Lindsay and within the city’s two mobile home parks, as the majority of the newer subdivisions have been developed in the northern part of the city.

In 2022, the Lindsay Fire Department compiled a list of all abandoned properties within city limits and found a total of 66 abandoned properties. In 2023, the Planning Department compiled a different list with all the parcels in the downtown area that were either abandoned, empty, or dilapidated and found a total of 72 parcels zoned Mixed Use, Industrial, and Commercial in the center of Lindsay. The City has taken the initiative to form a Community Facilities District in the Downtown that will hold Commercial, Industrial, and Mixed-Use property owners accountable for new public improvements. This will benefit residents in Downtown as it would create eligibility for recreation program services, maintenance and lighting for parks, parkways, streets, roads, and open space, as well as flood and storm protection services.

**Table D2-41 Total Occupied Housing Units by Year Built**

Jurisdiction	Total	2014 or later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
Lindsay	3,866	95	315	452	282	585	660	146	439	185	707
Percent		2.5%	8.2%	11.7%	7.3%	15.1%	17.1%	3.8%	11.4%	4.8%	18.3%
Tulare County	139,044	5,070	4,655	22,770	20,677	20,078	25,486	13,063	12,537	7,205	7,503
Percent		5.0%	7.2%	13.9%	13.9%	8.5%	20.3%	7.4%	10.1%	7.4%	6.4%
California	13,103,114	294,667	234,646	1,432,955	1,448,367	1,967,306	2,290,081	1,740,922	1,767,353	763,029	1,163,788
Percent		2.2%	1.8%	11.0%	11.1%	15.1%	17.5%	13.3%	13.5%	5.8%	8.9%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25036.

**Table D2-42 Substandard Housing Units**

Jurisdiction	Total	Lacking Plumbing Facilities	Lacking Kitchen Facilities
Lindsay	3,866	-	-
Percent		-	-
Tulare County	139,044	481	971
Percent		0.4%	0.7%
California	13,103,114	54,342	151,660
Percent		0.4%	1.2%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25049.

As described in Chapter D7, Program 8, the City will continue to support housing assistance providers that offer housing rehabilitation assistance for owner-occupied households by applying for funding opportunities and expanding awareness of available rehabilitation programs.

## D2.16 Housing Costs

### Median Home Sale Price

Table D2-43 provides information on the median housing value in Lindsay and comparable jurisdictions from 1980 to 2020. Values rose steadily from 1980 to 2000, before experiencing a large increase in value from 2000 to 2010. Median home values increased by 107.8 percent during this period. Increases in value have slowed since 2010, with growth between 2010 and 2020 at 17.0 percent. Each jurisdiction listed in the table experienced a similar pattern of growth in home values, including an extreme spike in value between 2000 and 2010. Porterville is the only jurisdiction listed that saw a decrease in value during any decade (0.6 percent decrease between 2010 and 2020). [According to Zillow analytics, the typical value for single-family homes in Lindsay \(within the 65th to 95th percentile range\) as of October 2024 \(latest available data\) is \\$295,576.<sup>9</sup> No information was available for condos.](#)

**Table D2-43 Median Housing Value Over Time (1980 to 2020)**

Jurisdiction	1980	1990	2000	2010	2020
Lindsay	38,600	56,300	78,000	162,100	189,700
Percent		45.9%	38.5%	107.8%	17.0%
Dinuba	46,400	67,200	95,700	196,400	210,100
Percent		44.8%	42.4%	105.2%	7.0%
Exeter	44,300	67,900	94,800	211,400	224,000
Percent		53.3%	39.6%	123.0%	6.0%
Farmersville	36,000	49,100	77,600	151,300	173,800
Percent		36.4%	58.0%	95.0%	14.9%
Porterville	52,300	70,800	92,200	183,200	182,100
Percent		35.4%	30.2%	98.7%	-0.6%

Note: Data are not inflation-adjusted to current 2022 dollars.

Source: U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

<sup>9</sup> [Zillow.com. 2024. Housing Data. https://www.zillow.com/research/data/](https://www.zillow.com/research/data/)

## Housing Rents

According to 2016-2020 ACS estimates, the median gross rent in Lindsay was \$741 per month (Table D2-44). This was slightly lower than the median for the county (\$974) and significantly lower than the state average (\$1,586).

**Table D2-44 Median Gross Rent, Lindsay, 2020**

	City of Lindsay	Tulare County	City % of County	California	City % of State
Median Gross Rent	\$741	\$974	76.1%	\$1,586	46.7%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25064.

Table D2-45 below provides data on median gross rent from 1980 to 2020 in Lindsay. Median gross rent has grown from \$193 per month in 1980 to \$741 in 2020. Between 2000 and 2010, median gross rent in the city grew by 25.8 percent. From 2010 to 2020, rents grew at a similar rate of 26.5 percent.

**Table D2-45 Median Gross Rent Over Time, Lindsay, 2020**

	1980	1990	2000	2010	2020
Median Gross Rent	\$193	\$342	\$466	\$586	\$741
Percent Change		77.2%	36.3%	25.8%	26.5%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25064.

Table D2-46 provides an overview of median rent for rental housing by number of bedrooms. The median rent data provided by Zumper shows the estimated rent for 2022 and 2023 in Lindsay.

**Table D2-46 Median Rent by Number of Bedrooms**

Jurisdiction	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Lindsay	N/A	\$695	\$850	\$2,100	N/A
Tulare County	\$660	\$850	\$1,425	\$1,800	\$1,995
California	\$1,643	\$1,964	\$1,996	\$2,349	\$2,785

Source: Zumper.com, Rental data 2022 and 2023, accessed June 2023.

## D2.17 Distribution of Owner-Occupied Units

Table D2-47 compares data on the number of owner-occupied housing units by race and ethnicity in Lindsay, Tulare County, and California. In Lindsay, most owner-occupied units are occupied by residents that identify as white (71.1 percent). This is lower than in Tulare County (73.6 percent) and higher than in California (66.7 percent).

Considering ethnicity, 79.7 percent of owner-occupied units are occupied by Hispanic/Latino residents of any race. This percentage is higher than in Tulare County (48.8 percent) and California (24.0 percent).



**Table D2-47 Owner-Occupied Units by Race**

Jurisdiction	White	Black	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Some Other Race	Two or More Races	Hispanic/Latino of any Race
Lindsay	1,421	-	-	21	-	255	302	1,593
Percent	71.1%	-	-	1.1%	-	12.8%	15.1%	79.7%
Tulare County	58,375	710	784	2,682	45	10,916	5,841	38,702
Percent	73.6%	0.9%	1.0%	3.4%	0.1%	13.8%	7.4%	48.8%
California	4,831,347	286,043	48,100	1,111,582	18,182	576,852	369,212	1,741,159
Percent	66.7%	4.0%	0.7%	15.4%	0.3%	8.0%	5.1%	24.0%

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25003.

## D2.18 Housing Affordability

Table D2-48 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment) for Lindsay. A summary of each income category’s ability to pay for housing is provided below the table.

**Table D2-48 Housing Affordability Matrix – Lindsay (2022)**

	Annual Income Limits	Affordable Monthly Housing Costs	Rental Utility Allowance (2020)	Taxes, Insurance, Homeowners Association Fees	Affordable Rent	Affordable Home Price
<b>Extremely Low Income (0-30% AMI)</b>						
1-Person (Studio)	\$11,122	\$278	\$181	\$97	\$97	\$49,234
2-Person (1 BR)	\$12,515	\$313	\$202	\$110	\$111	\$54,917
3-Person (2 BR)	\$13,901	\$348	\$227	\$122	\$121	\$60,582
4-Person (3 BR)	\$15,295	\$382	\$263	\$134	\$119	\$66,264
5-Person (4 BR)	\$19,714	\$493	\$298	\$172	\$195	\$83,034
<b>Very Low Income (30-50% AMI)</b>						
1-Person	\$18,537	\$463	\$181	\$162	\$282	\$82,057
2-Person	\$20,859	\$521	\$202	\$183	\$319	\$91,528
3-Person	\$23,169	\$579	\$227	\$203	\$352	\$100,970
4-Person	\$25,491	\$637	\$263	\$223	\$374	\$110,441
5-Person	\$27,381	\$685	\$298	\$240	\$387	\$115,325
<b>Low Income (50-80% AMI)</b>						
1-Person	\$29,658	\$741	\$181	\$260	\$560	\$131,292
2-Person	\$33,374	\$834	\$202	\$292	\$632	\$146,446
3-Person	\$37,070	\$927	\$227	\$324	\$700	\$161,553
4-Person	\$40,786	\$1,020	\$263	\$357	\$757	\$176,705
5-Person	\$43,809	\$1,095	\$298	\$383	\$797	\$184,520

	Annual Income Limits	Affordable Monthly Housing Costs	Rental Utility Allowance (2020)	Taxes, Insurance, Homeowners Association Fees	Affordable Rent	Affordable Home Price
<b>Median Income (80-100% AMI)</b>						
1-Person	\$37,073	\$927	\$181	\$324	\$746	\$164,115
2-Person	\$41,717	\$1,043	\$202	\$365	\$841	\$183,057
3-Person	\$46,337	\$1,158	\$227	\$405	\$931	\$201,941
4-Person	\$50,982	\$1,275	\$263	\$446	\$1,012	\$220,882
5-Person	\$54,762	\$1,369	\$298	\$479	\$1,071	\$230,649
<b>Moderate Income (100-120% AMI)</b>						
1-Person	\$44,488	\$1,112	\$181	\$389	\$931	\$196,938
2-Person	\$50,061	\$1,252	\$202	\$438	\$1,050	\$219,668
3-Person	\$55,605	\$1,390	\$227	\$487	\$1,163	\$242,329
4-Person	\$61,179	\$1,529	\$263	\$535	\$1,266	\$265,058
5-Person	\$65,714	\$1,643	\$298	\$575	\$1,345	\$276,779

Assumptions:

1. Income limits are the 2021 HCD limits for Tulare County.
2. Affordable housing costs are 30 percent of gross household income.
3. Utility costs are based on Tulare County Housing Authority Utility Allowance Schedule for 2022.
4. Taxes, insurance, private mortgage insurance, and homeowners association dues are calculated at 35 percent of monthly affordable cost.
5. Affordable home price assumes a 30-year fixed mortgage with a 7 percent interest rate and 10 percent down payment.
6. Taxes and insurance costs apply to owners only.

Sources: 2022 HCD Income Limits, Tulare County Housing Authority Utility Allowance Schedule, 2022.

## Extremely Low-income Households

Extremely low-income households earn 30 percent or less of the county AMI. According to HCD estimates, extremely low-income households in Lindsay have an annual income of \$11,122 or below for a one-person household and \$19,714 or below for a five-person household. Extremely low-income households cannot afford market-rate rental or ownership housing in Lindsay. After deductions for utilities, an extremely low-income household can afford to pay approximately \$97 to \$195 in monthly rent. Given the cost of housing in Lindsay, extremely low-income households could not afford to purchase a home, as the affordable home price for extremely low-income households ranges from \$49,234 to \$83,034 depending on household size.

## Very Low-income Households

Very low-income households earn between 31 and 50 percent of the county AMI – up to \$18,537 for a one-person household and up to \$27,381 for a five-person household in 2022. Very low-income households cannot afford market-rate home prices in Lindsay. After deductions for utilities, a very low-income household can afford to pay approximately \$282 to \$387 in monthly rent, depending on household size. Given the cost of housing in Lindsay, very low-income households could not afford to purchase a home, as the affordable home price for very low-income households ranges from \$82,057 to \$115,325 depending on household size.

## **Low-income Households**

Low-income households earn between 51 and 80 percent of the county AMI – up to \$29,658 for a one-person household and up to \$43,809 for a five-person household in 2022. A low-income household can generally afford homes offered at prices between \$131,292 and \$184,520, adjusting for household size. After deductions for utilities, a low-income household can afford to pay approximately \$560 to \$797 in monthly rent, depending on household size. Finding appropriately sized market-rate rental housing in Lindsay can be challenging to households in this income group.

## **Median-Income Households**

Median-income households earn between 80 and 100 percent of the county's AMI – up to \$37,078 for a one-person household and up to \$54,762 for a five-person household in 2022. The affordable home price for a median-income household ranges from \$164,115 to \$230,649. After deductions for utilities, a one-person median-income household could afford to pay up to \$746 in rent per month and a five-person low-income household could afford to pay as much as \$1,071. Finding appropriately sized market-rate rental housing in Lindsay can be challenging to households in this income group.

## **Moderate-Income Households**

Moderate-income households earn between 100 and 120 percent of the county's AMI – up to \$44,488 for a one-person household and up to \$65,714 for a five-person household in 2022. The maximum affordable home price for a moderate-income household is \$196,938 for a one-person household and \$276,779 for a five-person family. Moderate-income households in Lindsay could afford to purchase the median priced home; however, finding an affordable adequately sized home could present a challenge for households earning incomes at the lower end of the moderate-income category. The maximum affordable rent payment for moderate-income households is between \$931 and \$1,345 per month. Appropriately sized market-rate rental housing in Lindsay is generally affordable to households in this income group.

## **Workforce Housing**

Federal guidelines define workforce housing as housing that is affordable to households earning incomes within the range of 60 to 120 percent of the AMI (in Tulare County that range is \$50,580 to \$101,160). A broader definition of workforce housing is housing that is affordable to people who work in the county. A four-person household with an annual income of \$84,300 could afford monthly rent of \$1,845 for a three-bedroom housing unit and a home purchase price of \$304,998 without being burdened by housing costs. As noted in Table D2-44, the average monthly rental price for a three-bedroom unit is \$1,720, just below the affordable rent for the AMI for the county.

As noted in Table D2-4, the annual median income for the largest number of workers located in Tulare County (educational services, healthcare and social assistance sector) is approximately \$52,534. At this income, a household of two would be considered low-income; if there were two children or dependents, then that household would be considered a low-income household.

## **Cost Burden**

Table D2-49 and Table D2-50 identify cost-burdened households by tenure over time in Lindsay. There has been an increase in the number of owner-occupied cost-burdened households from 552 households in 2010 to 603 households in 2020. Cost-burdened renter-occupied households have risen from 666 households in 2010 to 934 households in 2020.

**Table D2-49 Cost Burdened Owner-Occupied Households Over Time**

Jurisdiction	1980	1990	2000	2010	2020
Lindsay	90	146	399	552	603
Percent Change		62.2%	173.3%	38.4%	9.2%

Note: Data are not inflation-adjusted to current 2023 dollars.

Source: U.S. Census Bureau, Census 1980 (ORG STF1), 1990 (STF3), 2000 (SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

**Table D2-50 Cost Burdened Renter-Occupied Households Over Time**

Jurisdiction	1980	1990	2000	2010	2020
Lindsay	277	326	435	666	934
Percent Change		17.7%	33.4%	53.1%	40.2%

Note: Data are not inflation-adjusted to current 2022 dollars.

Source: U.S. Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

CHAS data provided by HUD provides information on cost burden by income category based on the HAMFI. This data is included in Table D2-51 below. While the totals do not align exactly with 2020 ACS data presented above, the CHAS data gives insight into which income categories are currently experiencing costs burdens in the city. As shown, households with income less than 50 percent of HAMFI experience a high rate of cost burden, including 928 of 1,041 extremely low-income households and 590 of 870 very low-income households.

**Table D2-51 Cost Burden by Income and Tenure**

Row Labels	Owner-occupied	Renter-occupied	Grand Total
<b>Household income is &lt;= to 30% of HAMFI (extremely low income)</b>	<b>252</b>	<b>789</b>	<b>1,041</b>
Housing cost burden is <= to 30%	89	24	113
Housing cost burden > 30% but <= to 50%	-	140	140
Housing cost burden is > 50%	163	625	788
<b>Income is greater than 30% but &lt;= to 50% of HAMFI (very low income)</b>	<b>305</b>	<b>565</b>	<b>870</b>
Housing cost burden is <= to 30%	130	150	280
Housing cost burden is > 30% but <= to 50%	100	300	400
Housing cost burden is > 50%	75	115	190
<b>Income is &gt; 50% but &lt;= to 80% of HAMFI (low income)</b>	<b>505</b>	<b>279</b>	<b>784</b>
Housing cost burden is <= to 30%	335	255	590
Housing cost burden is > 30% but <= to 50%	170	14	184
Housing cost burden is > 50%	-	10	10
<b>Income is &gt; 80% &lt;= to 100% of HAMFI (median income)</b>	<b>385</b>	<b>64</b>	<b>449</b>
Housing cost burden is <= to 30%	385	64	449
Housing cost burden is > 30% but <= to 50%	-	-	-
Housing cost burden is > 50%	-	-	-
<b>Income is greater than 100% of HAMFI (moderate income)</b>	<b>485</b>	<b>95</b>	<b>580</b>
Housing cost burden is <= to 30%	485	55	540
Housing cost burden is > 30% but <= to 50%	-	40	40

Row Labels	Owner-occupied	Renter-occupied	Grand Total
Housing cost burden is > 50%	-	-	-
<b>Grand Total</b>	<b>1,932</b>	<b>1,792</b>	<b>3,724</b>

US Housing and Urban Development, CHAS 2015-19 (5-Year Estimates), Table 7.

## D2.19 Assisted Housing Units

Assisted housing units are those that are restricted for use by occupants with limited household incomes. These units are assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, former redevelopment agency (RDA) programs, density bonus, or direct assistance programs.

### At-Risk Housing Units

The California Housing Partnership maintains an affordable housing database to monitor changes in affordable housing and to identify units or housing developments that are at risk of converting to market-rate uses. Assisted units in the preservation data-base are classified by the following risk categories:

- **Low Risk:** affordable housing units that are at risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
- **Moderate Risk:** affordable housing units that are at risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
- **High Risk:** affordable housing units that are at risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Table D2-52 shows assisted units in Lindsay by estimated affordability end date. As shown, there are 625 assisted units in the city, and none are at risk of conversion by 2033.

Nonetheless, the City will implement Program 8 to preserve deed restricted affordable housing developments that are at risk of converting to market-rate uses during the planning period. The City will monitor all regulated affordable units and maintain annual contact with property owners regarding the status of these units.

### Funding Sources for Assisted Housing

There are a variety of funding sources for affordable housing, preservation, and rehabilitation from federal, state, and local sources. HCD and HUD administer grants that can assist developers, local governments, and non-profits in constructing housing units.

#### *Permanent Local Housing Allocation (State)*

The 2017-2018 Regular Session of the California State Legislature passed one bill (of many other housing-related legislation) sought to generate, and distribute directly to cities, funds for new affordable housing production. The Building Homes and Jobs Act (Senate Bill 2, Atkins 2017) established a permanent source of funding for affordable housing through a \$75 fee on real estate document filings.

**Table D2-52 Inventory of Public Assisted Complexes – Lindsay**

Name	Address	City	Zip	Affordable Units	Total Units	Active Program(s)	Estimated Affordability End Year/Date	Risk Level
Lindsay Family Apartments	151 North Westwood Avenue	Lindsay	93247	60	61	LIHTC	2059	Low
Harvard Court Apartment Homes	328 S. Harvard Ave.	Lindsay	93247	80	81	LIHTC	2062	Low
Liberty Family Apartments	548 East Honolulu Street	Lindsay	93247	42	43	LIHTC	2062	Low
Harvard Court Apartment Homes Phase II	328 S. Harvard Avenue	Lindsay	93247	40	40	LIHTC	2062	Low
Lindsay Apartments	115 S. Locke Street	Lindsay	93247	59	60	LIHTC; USDA	2065	Low
Lindsay Senior Apartments	187 N. Westwood Ave.	Lindsay	93247	72	73	LIHTC; USDA; HCD	2065	Low
Sequoia Villas	780 Sequoia Avenue	Lindsay	93247	18	18	LIHTC	2066	Low
Delta Vista Manor	701 North Ash Avenue	Lindsay	93247	39	40	LIHTC; USDA	2070	Low
Lindsay Senior Villa	1127 W. Fresno Street	Lindsay	93247	41	42	LIHTC; USDA	2075	Low
Monte Vista Manor	901 W. Tulare Road	Lindsay	93247	43	44	LIHTC; USDA	2075	Low
Palm Terrace II	200 N Westwood Ave	Lindsay	93618	53	54	LIHTC	2075	Low
Mt. Whitney Plaza	181 East Honolulu Street	Lindsay	93618	29	29	LIHTC; HCD	2051	Low
Lindsay Village	700 Hermosa Street	Lindsay	93618	49	50	LIHTC; HCD	2074	Low

Note: All locally assisted or restricted developments may not be included in this list.

Source: California Housing Partnership, 2023.

*Affordable Housing and Sustainable Communities Program (State)*

The statewide Greenhouse Gas Reduction Fund's Affordable Housing and Sustainable Communities program is a competitive funding program that encourages collaboration between affordable housing developers, jurisdictions, and transit agencies to fund affordable housing development and transportation infrastructure and amenities. City planning staff will continue to work with their colleagues in various departments to best position affordable housing and sustainable infrastructure planning to align with this program. Additionally, staff will continue seeking partnerships with area technical assistance programs, affordable housing developers, and area transit agencies to collaborate in an application for funding when a viable and competitive housing and transportation development is ready to move forward.

*State Low Income Housing Tax Credits (State)*

The federal government through the Internal Revenue Service enacted the Low Income Housing Tax Credit (LIHTC) Program in 1986. This program has been the largest producer of affordable multifamily rental housing since its inception. Each state has a financing agency that administers the LIHTC Program, and in California that is the Tax Credit Allocation Committee (TCAC). Institutional investors or syndicates are incentivized to invest in long term affordable rental housing projects to receive tax credits. Non-profit and private developers are eligible to apply for state LIHTC for acquisition, new construction and/or rehabilitation of affordable rental housing.

*HOME (State)*

The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. HOME funds are made available on an annual, competitive basis through HCD's HOME Investment Partnerships Program. The City has used these funds in previous years for multifamily acquisition/rehabilitation.

*CDBG Funding (Locally controlled federal funds)*

The City is considered a non-entitlement city, as it has a population of under 50,000, a criterion defined by HUD for agencies seeking assistance with Community Development Block Grant (CDBG) funds.

## D3 Housing Constraints Analysis

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Constraints to the development of adequate and affordable housing include market, governmental, infrastructure, and environmental factors. These constraints may result in housing that is not affordable to low- and moderate-income households and may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with low and moderate incomes and special needs.

According to Government Code Section 65583, local governments are required to analyze governmental and non-governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels and those with special needs and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing as part of the housing element update. Where constraints to housing production are related to the City's regulations or land use controls, the City must identify appropriate programs to mitigate these constraints, particularly ones that impact the production of affordable housing or housing for special needs populations.

The following chapter outlines non-governmental, governmental, environmental, and infrastructure constraints and was used in the development of specific policies and actions included in the Housing Plan to remove barriers to housing and to incentivize housing production, specifically targeting housing production at all income levels and housing for persons with special needs.

### D3.1 Summary of Local Housing Constraints

- The costs of developing housing is rising rapidly. There is a lack of federal, state, and local funding and the funding that is available is increasingly competitive. The time and effort needed to identify, compete for, and layer affordable housing funds is a major constraint to development of affordable housing.
- Loan denial rates in Tulare County were higher for Hispanic/Latino applicants (18 percent) compared to non-Hispanic/Latino applicants (16 percent). Although discrimination in mortgage lending is prohibited by the federal Fair Housing Act, other factors may contribute to a potential homebuyer's ability to secure safe financing, such as credit history, savings, and education regarding the home-buying process. The higher denial rate in for Hispanic/Latino applicants indicates a financial constraint to purchasing a home which puts higher pressure on the rental markets.
- Although Lindsay's development regulations allow for a variety of densities throughout the city, development standards are not sufficiently flexible. Zoning code provisions that allow single-family residences by-right in multifamily zones potentially constrain the development of housing. Additionally, use permit regulations for small group homes in certain zoning districts constrains development of housing for individuals with special needs and use permit regulations and parking requirements for emergency shelters in certain zoning districts constrains housing access for unsheltered individuals.
- Lindsay's development review and impact fees are higher than in other small cities in the region, which may be a constraint to development.



## D3.2 Non-Governmental Constraints

The availability of housing is affected by a complex set of interrelated market factors, including but limited to, cost of land, cost of construction, and availability of financing. These factors contribute to determining a new home's sale price or the rents required to make a project feasible. Non-governmental constraints include factors outside of direct governmental control that directly impact housing prices. The cost of construction and the availability of financing contribute to the cost of housing and can hinder the production of affordable housing. The following analysis accounts for these non-governmental constraints.

### D3.2.1 Land Costs

The cost of land can impede the production of affordable housing. Land costs are influenced by many variables, including land scarcity and developable density (both of which are indirectly controlled through governmental land use regulations), location, site constraints, and the availability of public utilities.

Table D3-1 provides the average price per acre for land listed for sale throughout Lindsay in June 2023. The price per acre was less for larger lots, averaging \$100,000 per acre. This value is based on the two properties of over 10 acres that were listed for sale. The average price per acre for all lots listed for sale was \$360,611. The only small lot listed for sale was priced at \$621,233 per acre.

**Table D3-1 Listed Land Prices – Lindsay**

Lot Size	Average Price per Acre (Listed)
Less than 10 acres	\$621,223.79
10 or more acres	\$100,000.00
Average \$/acre	\$360,611.90

Source: Zillow, Inc., 2023.

Table D3-2 provides the average price per acre for land sold in 2022 and 2021 in Lindsay. The average price per acre for all plots was \$133,237, significantly lower than the average list price. The average price per acre was \$36,233, which is less than the total average per acre price for all sales, but more than double the average price per acre for currently listed properties.

**Table D3-2 Sold Land Prices – Lindsay**

Lot Size	Average Price per Acre (Listed)
Less than 10 acres	\$230,240.78
10 or more acres	\$36,233.97
Average \$/acre	\$133,237.38

Source: Zillow, Inc., 2023.

### Conclusion

Land costs in Lindsay are consistent with neighboring cities and are not considered a constraint to development.

*Recommended Action*

None required.

### D3.2.2 Construction Costs

Construction costs can be broken down into two primary categories: materials and labor. A major component of the cost of housing is the cost of building materials, including wood and wood-based products, cement, asphalt, roofing materials, and pipe. The availability and demand for such materials affect prices for these goods.

Another major cost component of new housing is labor. The cost of labor in Tulare County is comparatively low because the area’s cost of living is relatively low compared to other areas in California. However, labor for government subsidized housing work is additionally costly for the Central Valley, as wages are rooted in the required State Labor Standards based on higher northern and southern California prevailing wages.

Table D3-3 shows the estimated cost of constructing a basic 1,200 square foot single-family home in Tulare County to be around \$337,540. The estimate includes direct and indirect (e.g., insurance, permits, utilities, plans) construction costs, including material, labor, and equipment costs, but does not include the price of land or development impact fees.

**Table D3-3 Estimated Construction Cost**

Item	Cost
Material	\$204,226
Labor	\$126,001
Equipment	\$7,313
<b>Total</b>	<b>\$337,540</b>

Source: Promatcher.com, 2023.

There is little that municipalities can do to mitigate the impacts of high construction costs except by avoiding local amendments to uniform building codes that unnecessarily increase construction costs without significantly adding to health, safety, or construction quality. Because construction costs are similar across jurisdictions in Tulare County, the cost of construction is not considered a major constraint to housing production in Lindsay.

### D3.2.3 Availability of Financing

Mortgage interest rates have a large influence over housing affordability. Higher interest rates increase a homebuyer’s monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

Where financing is available, construction capital seems to be directed at those with large, established, and well-capitalized sponsors. Given recent trends of increasing interest rates, the availability of

financing is likely to be more of a constraint on new housing construction during this Housing Element planning period than it has been in the recent past.

### *D3.2.3.1 Market-Rate Development Financing*

As discussed in Land Costs and Construction Costs, above, market-rate development is generally financed by investors, and the cost to build a project must be recovered by revenue from sales or rents, which drives up the ultimate rent or sales prices of new housing as the component costs increase. A market in which housing supply is limited and demand is high can support higher housing prices, but lower-income segments of the community are priced out. Therefore, it is difficult for the private sector, for-profit developers, and market-rate housing to meet the housing needs of all community members.

### *D3.2.3.2 Affordable Housing Financing*

A description of available funding sources for affordable development is provided in Chapter D2, *Housing Needs Assessment*.

### *D3.2.3.3 Mortgage and Rehabilitation Financing*

The availability of financing affects the ability of residents to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary purpose of reviewing the lending activity is to determine whether home financing is available to city residents. The data presented in this section includes the disposition of loan applications submitted to financial institutions for home mortgages, home improvement, and refinance loans.

Lending activity data provides information regarding home financing availability for city residents. The most recent data set available for the County of Tulare from 2022 shows that 18,154 households applied for a home financing loan which includes loans for home purchase, home improvement, and refinancing. As discussed in Chapter 3, *Regional Housing Constraints Analysis*, of the total applications received for home purchase 54 percent of the loans originated while 6 percent were denied.

Conventional loans are made by the private sector (banks, mortgage companies, etc.) and are not guaranteed or insured by the United States (U.S.) government. Conversely, government-backed loans, such as those issued by the Federal Housing Administration, Department of Veterans Affairs, and the Rural Housing Services/Farm Service Agency, are completely or partially insured by the U.S. government. Within the county, 12,849 of the applications received were for conventional loans and 5,305 were for government backed loans. As discussed in Chapter 3, *Regional Housing Constraints Analysis*, 49 percent of the conventional loans originated, and 18 percent of the applications were denied. Additionally, 43 percent of the government backed loans were originated and 10 percent of the applications were denied.

County data shows that the white racial group had the highest number of loan applications with 5,463 applications. Per racial group, white applicants also had the highest percentage of loans originated out of applications received (56 percent). In terms of ethnicity, Hispanic/Latino applicants comprised 38 percent of the total number of loan applications while non-Hispanic or Latino residents comprised 29 percent. However, of the loan applications made by Hispanic/Latino applicants, only 53 percent of loans originated compared to 56 percent for non-Hispanic/Latino applicants. Hispanic/Latino applicants also had a higher loan denial rate (18 percent) compared to non-Hispanic/Latino applicants (16 percent).

#### D3.2.3.4 Construction Financing Timing

The timing between project approval and requests for building permits affects project viability. Project delays may result from developers' inability to secure financing for construction. In Lindsay, the average time between project approval and request for building permit alone is between two days and a week but varies by type of project. Some projects take years to pull building permits and secure financing. Single-family homes usually experience the least delay (two days to a week). Multifamily housing construction tends to be more complex and usually requires more time between entitlement and building permit issuance (three to six months). If building plans submittal are up to code and address all comments provided by staff, the permit can be issued in a matter of days.

#### Conclusion

Although discrimination in mortgage lending is prohibited by the federal Fair Housing Act, multiple other factors may contribute to a potential homebuyer's ability to secure safe financing. Credit history, savings, and education regarding the home-buying process all affect financing opportunities. Federal Financial Institutions Examination Council HMDA data by itself does not provide insight into these other factors. Therefore, it is important that the City supports housing education and opportunities for all residents.

#### Recommended Action

The City shall implement goals and policies to support homeownership opportunities and home-buying education, particularly for racial and ethnic groups underrepresented in the homebuying market. The City will implement Program 13 to expand awareness of homebuyer education programs.

#### D3.2.4 Requests for Lower Development Densities

In Lindsay, requests for lower density developments are not common. Autumn Hills, a 40-unit single-family residential neighborhood that achieved 68 percent of maximum allowable density, was approved by tentative map prior to the economic recession, at a time when development of large lots were common and the development plan was based on then-current market conditions.

In recent years, there have been no requests to develop housing projects below the minimum density allowed by the zone. However, there have been several requests to develop higher density, multifamily housing projects, including a multifamily, 100 percent affordable housing project that was approved by the City Council. Construction on this project began in 2023 on a lot that was previously zoned for single-family housing units. This project, along with other similar projects in the city, shows the growing support for higher density housing in the area.

### D3.3 Governmental Constraints

Although local governments have little influence on market factors such as interest rates, local policies and regulations can impact where, how much, and what type of residential development is built. Land use controls, site improvement requirements, fees and exactions, and permit processing procedures, among other policies and regulations, may constrain the maintenance, development, and improvement of housing.

### D3.3.1 Land Use Controls

Land use controls provided in the General Plan and the Zoning Code influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development and provide both developers and the public with an understanding of how vacant land will develop in the future. This includes the density of development that will occur within a particular zone, the compatibility of planned uses in each area, and the range and type of buildings and uses that will be located throughout Lindsay.

#### *D3.3.1.1 General Plan*

The City of Lindsay's current General Plan was adopted in 1989 and revised in 1997. The Land Use Element of the City's General Plan sets forth the vision, goals, and policies for the city's urban form and land use patterns, including residential development. The General Plan Land Use Element establishes land use categories that define the allowable uses and building densities/intensities throughout the city. The various types of housing units allowed in the city include single-family dwellings, multifamily dwellings, townhomes, condominiums, an

d mobile homes. Residential densities in Lindsay cover a wide spectrum that promote the development of various housing types.

The Lindsay General Plan contains the following residential land use designations:

- Very Low Density: 0.2 to 1 unit per net acre.
- Low Density: 1 to 6 units per net acre.
- Medium Density: 9 to 17 units per net acre.
- High Density: 18 to 22 units per net acre.

Within the Medium Density Category, several more specific designations provide flexibility on the number of housing units that are to be allowed for various types of housing units under the Zoning Code. These subcategories include density limitations for mobile home parks, apartments, and small lots for single-family detached homes and zero lot line housing. If the specific designation falls within the broader density range shown above, consistency in General Plan policy is maintained. The subcategories are listed below:

- Medium Density Planned Development 2.5 (MD-PD-2.5): 2,500 square feet of site area/housing unit
- Medium Density Planned Development 3.0 (MD-PD-3.0): 3,000 square feet of site area/housing unit
- Medium Density Planned Development Mobile Home (MD-PD-MH8): eight Mobile Homes per net acre

In addition to the residential land use designations, the Central Business District (CBD) designation allows second floor residential uses with ground floor commercial development. Mixed-use development is permitted in certain parcels designated Commercial and other various areas at high density.

#### *Conclusion*

The General Plan includes four residential land use designations with a density range from less than one to 22 dwelling units per acre. The density ranges are sufficiently high to allow the development of affordable housing for all income levels.

### *Recommended Action*

None required.

### *D3.3.1.2 Zoning Code*

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Code, as well as specific plan development codes. A zoning district is assigned to every parcel in the city and the Zoning Code identifies compatible uses. In general, the City's zoning regulations are designed to balance the goal of providing a mix of residential and commercial land use types while protecting the health and safety of residents and preserving the character of existing neighborhoods. Additionally, development standards such as setbacks, height limits, lot coverage, open space requirements, and parking are identified for each zoning district. Some zoning districts may allow similar uses but have different development standards. Development standards may be considered a constraint to the development of housing units if they are too restrictive or reduce the development potential on a specific parcel.

The City's Zoning Code provides for the following residential districts.

- **Urban Reserve District (U-R).** The purpose of the U-R district is to (1) preserve the availability of agricultural and vacant lands required for future urban expansion; and (2) to prevent the premature development of lands where the range of municipal-type services required by the General Plan are not yet available. When such services are available, the property should be rezoned to the appropriate General Plan designation.
- **Residential Acreage District (RA).** The purpose of the RA district is to provide living area which combines certain advantages of both urban and rural location by limiting development to very low-density concentrations of single-family dwellings as designated by the General Plan and permitting limited numbers of animals and fowl to be kept for pleasure or hobbies, free from activities of commercial nature. The RA district is intended to encourage the use of the subdivision or parcel map process in the creation of large residential sites to ensure the provision of those physical improvements necessary to protect the health, safety, and general welfare of people. The minimum site area is 20,000 square feet.
- **Single-family Residential Districts (R).** The purpose of the R districts are to provide living areas at locations designated by the General Plan for low density, involving single-family dwellings, with regulations designed to (1) promote and encourage a suitable environment for family life; and (2) provide space for community facilities needed to complement urban residential areas, and for institutions which require a residential environment, in accordance with policies of the General Plan and state law.
  - The R-1-5 district is intended for exclusive application to areas designated by the General Plan for low density - 5.0 - PUD. The minimum site area requirement for the R-1-5 is 5,000 square feet.
  - The R-1-7X district is intended for exclusive application to those areas where a mixture of dwelling types under planned unit development is prohibited, and where only single-family detached housing is permitted. The minimum site area requirement for the R-1-7X district is 7,000 square feet.
  - The R-1-7 district is intended for application to new subdivision proposals. The minimum site area requirement for the R-1-X is 7,000 square feet.

- **Multiple Family Residential Districts (RM).** The purpose of the RM districts are to provide multifamily residential development at densities consistent with policies of the General Plan. The RM districts allow for single-family and multifamily development as a permitted use.
  - The RM-MH8 district is intended exclusively for application to areas designated by the General Plan for mobile home park development. The minimum site area for the RM-MH8 district is 5,000 square feet.
  - The minimum for the RM-3.0 district is 3,000 square feet.
  - The RM-2 district is intended for older residential areas where some conversion of existing single-family housing may be desired by the city under the city's redevelopment program. The minimum for the RM-2.0 district is 2,500 square feet.,
  - The RM-1.5 district is intended for areas designated by the General Plan for high density in the immediate vicinity of the central commercial district. The minimum for the RM-1.5 district is 1,500 square feet.
  
- **Mixed Use Combining District (MXU).** The MXU district is intended for application to residential, commercial, and industrial base zoning districts which are designated as areas characterized by different uses, blighted structures, and sites, and/or inadequate street and alley improvements. Residential uses are permitted by-right in the MXU district, subject to administrative Site Plan Review. The standards for the MXU district are designed to encourage flexibility around high-density development, to provide amenity and design quality that is human-scaled and non-institutional, and to encourage sustainable development practices based on neighborhood design principles. Mixed-use combining districts for residential developments shall be at least 10 units per acre but no more than 30 units per acre.

The City specifies a minimum lot area per land use designation, as shown in Table D3-4.

**Table D3-4 Lot Area Minimum per Dwelling Unit**

District	Lot Area
UR	N/A*
RA	20,000 sq. ft.
R-1-7	7,000 sq. ft.
R-1-7X	7,000 sq. ft.
R-1-5	5,000 sq. ft.
RM-MH8	5,000 sq. ft.
RM-3.0	3,000 sq. ft.
RM-2.0	2,500 sq. ft.
RM-1.5	1,500 sq. ft.
MXU	N/A*

\* Lot area minimum is not provided for the U-R district or the MXU district.

Source: Lindsay Zoning Code.

*Conclusion*

The City’s Zoning Code provides for a range of densities and is consistent with the General Plan land use designations.

*Recommended Action*

None required.

**D3.3.2 Residential Development Standards**

Table D3-5 shows the development standards for residential and mixed-use zones. The minimum parcel area for residential zones ranges from 1,500 square feet to one acre. Front setback ranges from five to 15 feet for all residential districts. Side setback is five feet for all residential and nonresidential. Rear setbacks range from five to 10 feet for all residential and nonresidential districts. The maximum height standard is 35 feet for all districts. Maximum site coverage ranges from 35 to 70 percent. Maximum density ranges from two units per acre in the RA district up to 30 units per acre in the MXU district. There are no applicable development standards for the Urban Reserve (UR) district.

**Table D3-5 Residential Development Standards**

Zoning District	Minimum Parcel Area (square feet)	Minimum Setback (in feet)			Maximum Height (feet)	Maximum Height (Accessory Structure)	Maximum Site Coverage (percent of lot)	Maximum Density (du/acre)
		Front (feet)	Side (feet)	Rear (feet)				
UR	–	–	–	–	–	–	–	–
RA	20,000	5	5	10	35	35	35	2
R-1-5	–	15	5	5	35	35	40	6.2
R-1-7X	7,000	15	5	5	35	35	40	6.2
R-1-7	7,000	15	5	5	35	35	40	6.2
RM-MH8	5,000	15	5	10	35	35	–	–
RM-3	3,000	15	5	10	35	35	50	14
RM-2	2,500	15	5	10	35	35	60	14
RM-1.5	1,500	15	5	10	35	35	70	29
MXU	43,560	5	5	–	35	35	-	30

Notes:

In the RM districts, duplexes require 8,400 square foot parcel areas and apartments require 9,000 square feet.

Developments over one story in the RM districts require a setback of 10 feet.

Developments on a corner lot in the UR district require a setback of 20 feet on the street side.

Higher densities are allowable in the MXU district with a Conditional Use Permit (CUP).

Source: Lindsay Zoning Code.

*Conclusion*

The maximum density development standards for the RM-1.5 and MXU districts are appropriate to accommodate low-income housing development, as the maximum density permitted is greater than 20 units per acre for both zones. However, the RM zones permit single-family residential units which is a constraint to affordable housing development. Additionally, the 35-foot height limit in the RM zone could potentially does not restrict the development of three-story structures.



### *Recommended Action*

The City should amend the Zoning Code to prohibit single-family uses in the RM zones and to specifically allow three-story development in the RM zone. The City will implement Housing Plan Program 6 to revise the development standards for the RM zones to not permit single-family uses and to specifically allow three-story structures.

#### *D3.3.2.1 Parking*

According to the Turner Center for Housing Innovation at UC Berkeley, parking can cost \$25,000 to \$75,000 per space to construct. However, given the age of data and the increased cost of land and construction costs discussed above, the costs per parking space are likely much higher.<sup>1</sup> Parking provided in underground or structured parking facilities, or if required to be covered or enclosed, can significantly increase the cost of housing and could affect the feasibility of various housing projects in the city. In addition, requirements for parking space locations and maximum distances from dwelling units may also increase the cost of housing and affect the feasibility of housing projects. Requiring less parking not only reduces the project budget but can allow for more space to build additional housing units.

Table D3-6 provides the residential parking requirements in Lindsay.

**Table D3-6 Residential Parking Requirements**

Residential Use	Required Parking Spaces (per unit)	
Single-family units	2	
Multifamily units	Duplexes	2
	Apartments	1.5
Senior residential units	1	

Source: Lindsay Zoning Code, 2023.

### *Conclusion*

The residential parking requirements, which are standard per unit and not related to the number of bedrooms, may pose a constraint to affordable residential development of studio and one-bedroom units. Requiring more than one space per unit for such housing types may be cost prohibitive to the development of such units.

### *Recommended Action*

Revise parking requirements related to studios and one-bedroom multifamily units to require no more than one space per unit. The City will implement Housing Plan Program 6 to amend the Zoning Code to revise parking requirements for studios and one-bedroom multifamily units to no more than one space per unit.

<sup>1</sup> Turner Center for Housing Innovation at UC Berkeley, 2016. Available at: <http://turnercenter2.berkeley.edu/proforma/>

### *D3.3.2.2 Open Space and Park Requirements*

The City requires a development fee for the purpose of constructing park and recreation facilities prior to issuance of a building permit for construction of a new dwelling unit or recording of a final map or parcel map. Such fees shall be composed of an acquisition fee and a development fee to be paid as follows:

- A. The acquisition fee shall be paid at the time of filing (filing map approval) of final map or parcel map which is filed subsequent to City approval of a residential development. The amount of the acquisition fee payable at the time of approval referenced herein shall be determined by multiplying the number of each type of dwelling unit planned for the parcels of the final map or parcel map times the acquisition fee for each type of dwelling unit in effect at the time of approval. Where no parcel map or final map is recorded prior to issuance of a building permit for a residential development, the acquisition fee shall be paid at the time of issuance of the building permit or permits according to the acquisition fee schedule in effect at the time of issuance of such building permit.
- B. The development fee shall be paid at the time of issuance of a building permit or permits according to the development fee schedule in effect at the time of issuance of the building permit.

The amount of land required for each type of dwelling unit is based on the average number of persons per household for each dwelling unit type which has been estimated by the most recent federal census or a state census taken pursuant to Section 40200 et seq. of the Government Code. The amount of land required for park and recreation facilities for each dwelling unit type are established as follows:

- Single-family: 0.1605 acres per dwelling unit
- Multifamily: 0.12 acres per dwelling unit
- Mobile homes: 0.12 acres per dwelling unit

The City Council may reduce, waive, or supplement the acquisition fee and/or development fee where it finds that such waiver or reduction will promote the construction of housing for low-income and moderate-income households where it makes a finding that other moneys are available to construct the necessary park and recreation facilities.

#### *Conclusion*

The open space and park requirements are minimal and do not pose a constraint to residential development generally; however, the dedication requirement potentially constraints the development of income-restricted affordable housing.

#### *Recommended Action*

Revise the Zoning Code to specifically exclude affordable housing developments from the parkland dedication requirements. Program 6 directs the City to amend the Zoning Code to eliminate parkland dedication requirements for affordable housing development.

### *D3.3.2.3 Density Bonus*

The City's Zoning Code applies density provisions to planned unit developments under Zoning Code Section 18.19.050. These provisions were codified in 1989 and have not been updated since. The City's density bonus provisions under this section apply standards separately for R and RM base districts, limit

density bonuses based on the maximum population density prescribed by the General Plan, and do not outline incentives or concessions allowed by state law.

### **Assembly Bill 1287 Additional Density Bonus for Very low to Moderate-income Units**

California Assembly Bill 1287, signed into law on June 21, 2023, requires that a city, county, or city and county grant an additional density bonus. Additional density bonuses are to be administered when housing development conforms to specified requirements and provides 24 percent of the total units to lower-income households, conforms to specified requirements and provides 15 percent of the total units to very low-income households, or conforms to specified requirements and provides 44 percent of the total units to moderate-income units.

State Density Bonus law prohibits a local government from conditioning the submission, review, or approval of an application pursuant to the Density Bonus law on the preparation of an additional report or study that is not otherwise required by state law, but provides that this provision does not prohibit a local government from requiring an applicant to provide reasonable documentation to establish eligibility for a requested density bonus, incentives or concessions, waivers or reductions of development standards, and parking ratios, as specified.

#### *Conclusion*

The Zoning Code does not comply with State Density Bonus provisions required by Government Code Section 65915. The Zoning Code should be updated to equally provide for density bonuses in all zoning districts where residential uses are permitted and to include provisions relative to density bonuses, incentives, and concessions as required by state Law.

#### *Recommended Action*

Adopt revisions to the Density Bonus Ordinance for compliance with state law. The City will implement Housing Plan Programs 6 and 7 to revise the City's Density Bonus Ordinance to comply with state law.

#### *D3.3.2.4 On-~~Off~~-Site Improvement Standards*

The typical improvements required by the City for development of property include curb, gutter, sidewalk, and street improvements. Extension of necessary utilities is also generally required as new subdivisions are developed. As stated in the U.S. Department of Housing and Urban Development's (HUD) study of Subdivision Requirements as a Regulatory Barrier, such requirements can reasonably be considered regulatory barriers to affordable housing if Lindsay determines that the requirements are greater (and hence, more costly) than those necessary to achieve health and safety requirements in the community.<sup>2</sup>

The Zoning Code states that developers are responsible for improvements to underground utilities, including sanitary sewers and storm drains, streets and highways, structures, sidewalks, curbs, gutters, driveway approaches, water mains, fire hydrants, street signs, access barricades, streetlights, railroad crossings, and monuments. All required improvements must be constructed under the inspection of the Director of Public Works and/or the City Engineer. The cost of inspection of work is to be paid by the

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<sup>2</sup> U.S. HUD. 2007. Study of Subdivision Requirements as a Regulatory Barrier.  
[https://www.huduser.gov/portal/publications/commdev/subdiv\\_report.html](https://www.huduser.gov/portal/publications/commdev/subdiv_report.html)

subdivider in an amount sufficient to pay for the inspection and no less than two percent of the estimated cost of 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
- Pave out 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 drains line extension/interconnection/oversizing
- Streetlights
- Turn lane installation and marking
- Water line extension/interconnection/oversizing

## Improvement Standards

Public improvement standards and approximate values are listed below.

- **Curb and Gutter.** Curbs shall be Class 3 concrete. Minimum gradient of 0.20 foot per 100 feet or as approved by the City Engineer. On cul-de-sacs, street bulbs, and roll type curb and gutter shall have a minimum gradient of 0.35 feet per 100 feet or as approved by the City Engineer. Vee gutter shall have a minimum gradient of 0.25 feet per 100 feet or as approved by the City Engineer. All curb and gutter, vee gutter, and median curb and landscape curb shall be placed on six inch moist and compacted base materials. Minimum 95 percent relative compaction. All curb and gutter, vee gutter, median curb and landscape curb shall have a light broom finish. All curb and gutter shall have weakened plane joints constructed at 20-foot centers. Median curb and landscape curb shall have weakened plane joints constructed at 10-foot centers. Weakened plane joints shall be a minimum of 1.5 inches in depth and shall be finished with a scoring tool leaving the edges rounded. All exposed surfaces of curb and gutter, vee gutter, median curb and landscape curb shall not vary in excess of 0.02 feet when a 10-foot straight edge is placed on the surface, except at grade changes or curves. All curb and gutter and vee gutter shall be water tested for flow. All curb and gutter, vee gutter, median curb and landscape curb shall be cured in accordance with the provisions in the general concrete notes in the improvement standards.

- **Sidewalk and Ramps.** Shall be Class 3 concrete and shall be placed on six inch moist and compacted base materials. Ninety percent relative compaction under sidewalks and 95 percent relative compaction under ramps and sidewalks at curb returns. Sidewalks and ramps shall be steel troweled and have a light broom finish unless otherwise noted. Ramps shall have a heavy broom finish across the slope of the ramp. Sidewalks and ramps shall have weakened plane joints constructed at 10-foot centers and as shown in these improvement standards. Weakened plane joints shall be a minimum of 1-inch in depth and shall be finished with a scoring tool leaving edges rounded. The established sidewalk pattern in block shall be matched. Special sidewalk designs and materials shall be subject to the approval of the City Engineer. All sidewalks and ramps shall be cured in accordance with the provisions in the general concrete notes of these improvement standards. Detectable warning surfaces shall be installed per these improvement standards and as required by the City Engineer.
- **Major arterial street.** 110-foot right-of-way.
- **Secondary street.** 84-foot right-of-way.
- **Collector street.** 60-foot right-of-way.
- **Local street.** 56-foot right-of-way.
- **Cul-de-sac street.** 56-foot right-of-way.
- **Private streets and alleys.** 20 to 30-foot right-of-way.

### *Conclusion*

On-/off-site improvement standards for the City of Lindsay are typical of small cities and comparable to surrounding jurisdictions. It should be noted that once the improvements are completed, they are typically granted to the City, which will be responsible for operating, maintaining, repairing, and replacing the improvements in perpetuity. The City does not consider the requirements to be greater than those necessary to achieve health and safety requirements.

### *Recommended Action*

None required. While the City's on-/off-site improvement standards are not a constraint to development, the City will implement Housing Plan Program 7, which directs the City to allow negotiation regarding required improvements for affordable housing.

### *D3.3.2.5 Provision of a Variety of Housing Types*

Housing Element law specifies that jurisdictions must identify adequate sites that are zoned to encourage the development of a variety of housing types available to all economic segments of the population. People and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. This includes single-family homes, multifamily housing, accessory dwelling units, mobile homes, agricultural employee housing, homeless shelters, and transitional housing, among others. Table D3-7 summarizes the housing types permitted and conditionally permitted in Lindsay.

**Table D3-7 Residential Use Matrix**

Residential Use	UR	RA	R	RM	MXU
Single-family (1 per lot)	P	P	P	P	P
Multifamily				P	P
Manufactured Housing	C	A	A	A	A
Mobile home Parks				C	C
Employee Housing (6 or fewer)					
Employee Housing (7 or more)					
Emergency Shelters					P
Transitional Housing				P	P
Supportive Housing				P	P
Single Room Occupancy					
Group Care Home (small)	C		P	A	A
Group Care Home (large)	C		A		
Additional Dwelling Unit	P	P	P	P	P
Mixed Use					P

P = Permitted; A = Administrative Use Permit; C = Conditional Use Permit  
 Source: Lindsay Zoning Code.

## Manufactured Housing

Manufactured homes are permitted subject to administrative approval in all residential zoning districts. The administrative approval process determines project compliance with clearly defined 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.

### *Conclusion*

Manufactured housing requirements are not a constraint to development of this housing type.

### *Recommended Action*

None required.

## Accessory Dwelling 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, off-street parking, and utility connection. The City ordinance complies with recent state law changes for accessory dwelling units (ADUs) in effect as of 2018.

In recent years, several bills have added requirements for local governments related to accessory dwelling unit (ADU) regulation. Updates to state law in 2016 and 2017 included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and reduced parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size and replacement parking space requirements. AB 68 allows

an ADU and a junior ADU (JADU) to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered permit fee structure for ADUs based on their size and location, and prohibits fees on units of less than 750 square feet. In addition, AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals.

In 2022, two laws were passed that affect ADU law and came into effect in 2023. SB 897 increases the existing height limit for attached and detached ADUs that meet certain conditions. AB 2221 clarifies existing ADU law to close procedural and permitting loopholes for approving ADUs, including the requirement for approving or denying applications within 60 days of application submittal and providing a full set of comments and remedies to applicants with denied applications. Additionally, AB 2221 adds front setbacks to the list of local development standards that local governments cannot impose if they would preclude construction of an attached or detached ADU of at least 800 square feet, that is at least 16 feet in height and that has at least four-foot side and rear yard setbacks.

### *Conclusion*

The second dwelling unit ordinance does not comply with all provisions of housing legislation passed since 2018.

### *Recommended Action*

Amend the Zoning Code to comply with state law. The City will facilitate the development of ADUs through implementation of Housing Plan Program 5, which directs the City to amend the Zoning Code in compliance with state ADU law and implement strategies to streamline the ADU permitting process, such as adopting pre-approved ADU plans.

## **Multifamily**

The RM multifamily residential districts are intended primarily for the development of multifamily residential structures ranging from medium to high density. Multifamily development is permitted in the RM and MXU zones. Lot area requirements range from 1,500 to 5,000 square feet, depending on the specific district. Within the RM zones, multifamily and single-family residences are allowed by-right, while mobile home parks are allowed by conditional use permit (CUP).

### *Conclusion*

Allowing single-family residences by-right in multifamily zones potentially constrain the development of multifamily housing.

### *Recommended Action*

Amend the Zoning Code provisions for RM districts to not permit single-family uses. The City will implement Housing Plan Program 6 to remove the allowance of single-family uses in the RM districts.

## **Group Homes/Residential Care Facilities**

Group homes are not specifically defined by the Zoning Code. However, the 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, and in the UR zoning district, group homes serving six or fewer individuals are permitted with a CUP. Group homes serving seven or more

persons are conditional uses requiring discretionary approval by the City Council in the UR zoning district.

### *Conclusion*

The CUP requirement for large residential care facilities (seven or more residents) is a constraint to the development of these uses.

### *Recommended Action*

Revise the Zoning Code to allow residential care facilities of seven or more residents by-right in all residential zones and subject only to the requirements of residential uses of similar type and form.

The City will implement Housing Plan Program 6 to amend the Zoning Code to permit large residential care facilities (for seven or more) in all zones where residential uses are permitted, subject only to the requirements of residential uses of similar type and form.

## **Emergency Shelters**

Emergency shelters are permitted by-right in the MXU district, subject to non-discretionary Site Plan Review procedures and the following standards.

- Emergency shelters shall be defined by Section 18.24.030 of the Zoning Code.
- The facility shall not serve more than 12 persons on any night.
- The facility should provide at least one off-street parking space for every two beds and one parking space per employee. Driveways and parking areas shall be subject to the standards of Section 18.13.030 for off-street parking facilities. Parking areas shall be located to the rear and/or side of the structure.
- Client waiting, intake, and visiting areas shall be located indoors.
- Facility management personnel shall be present at the facility when clients are at the facility.
- There shall be a minimum distance separation of at least 250 feet between emergency shelters. This distance separation shall be measured from the closest property lines of such facilities.
- Clients shall not occupy the facility for more than six consecutive or cumulative months. The facility operator shall keep accurate records of client names and dates of occupancy and shall make such records available for city inspection in order to verify compliance with this subsection.
- Facility entrances, parking areas, and outdoor gathering areas shall be lit in accordance with a security lighting plan approved by the Public Safety Director and City Planner. This review shall be limited to ensure that the security lighting plan: a) provides for the secure illumination of facility entrances, parking areas, and outdoor gathering areas; and b) includes adequate shielding to prevent glare impacts on adjacent properties and public rights-of-way.
- There shall be at least one private security officer present on site at times during facility operation. This security officer shall be a separate person from on-site facility management personnel.

The parking requirement for emergency shelters is not compliant with AB 2339 which requires cities to only require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.



In 2019, AB 101 was passed requiring that a Low Barrier Navigation Center development be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses. A Low Barrier Navigation Center is a low barrier, temporary, service-enriched shelter that helps homeless individuals and families obtain permanent housing. The City will need to amend its Zoning Code to explicitly allow the development of Low-Barrier Navigation Centers, by-right, in mixed-use zones and nonresidential zones permitting multifamily uses.

AB 2339 was passed in 2022 and went into effect January 1, 2023. AB 2339 requires that jurisdictions - expand the definition of emergency shelters per AB 2339 to include interim housing options such as navigation centers, bridge housing, and respite and recuperative care; and identify zoning designations where emergency shelters are allowed to include sites that meet at least one of the following:

- Vacant and zoned for residential use;
- Vacant and zoned for nonresidential use and located near amenities and services for homeless individuals;
- Nonvacant and is suitable for use as a shelter in the current planning period.

Zoning designations identified to allow emergency shelters as a permitted use without a discretionary permit must also allow residential uses. The City permits emergency shelters by-right in the MXU zone which also permits residential development, which satisfies that requirement of AB 2339.

Identified sites must have a minimum area of 200 square feet per person to accommodate the number of people experiencing homelessness. Additionally, AB 2339 requires that emergency shelters can only be subject to parking requirements such that the jurisdiction can require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

The Kings/Tulare County Point-in-time count estimated that 1,053 people experienced homelessness in Tulare County in 2023, including 299 in Porterville, 284 in Tulare, and 434 in Visalia and 36 in the remainder of the county areas including Lindsay. To meet the requirements of AB 2339, 7,200 square feet (0.17 acres) of appropriately zoned land would be needed that meets the requirements of state law. As shown on Table D3-8, vacant properties in the MXU zone have potential capacity for 36 individuals in emergency shelters, which is equal to the identified 36 individuals counted in 2023. All parcels in Table D3-8 are located at S Mirage Avenue in southern Lindsay and are a 20-minute walk to a bus stop for the Tulare County Area Transit bus routes C40 and C90, which connect Lindsay with Strathmore, Plainview, Woodville, Poplar, and Porterville. These parcels are also a short walk to the Lindsay Food Center grocery store and the eCity’s commercial center. Services for persons/people experiencing homelessness are more available in larger cities in the county such as Tulare and Porterville, and less available in Lindsay. The parcels listed in Table D3-8 are as close or closer to transit and to amenities than most parcels in the city.

**Table D3-8 Capacity Analysis**

APN	Acreage	Realistic Capacity (beds)	Vacant or Non-vacant
205190041	0.48	12	Vacant
205190042	0.49	12	Vacant
205190043	0.65	12	Vacant
<b>Total Capacity</b>		<b>36</b>	

### *Conclusion*

Facility capacity and parking requirements are not in accordance with state law. Emergency shelter requirements constrain the development of emergency shelters with capacity for more than 12 persons. Additionally, the Zoning Code requires more parking spaces than is required by state law which contains the development of emergency shelters. State law only requires sufficient parking to accommodate all staff working in the emergency shelter.

### *Recommended Action*

Revise the Zoning Code to increase the number of people allowed to be served on any night and revise parking requirements to accommodate all staff working in the emergency shelter instead of bed count.

Housing Plan Program 6 directs the City to amend the Zoning Code to remove capacity limits, revise definitions of emergency shelters, and revise parking requirements to be consistent with the requirements of AB 2339. The City will also permit Low Barrier Navigation Centers in all mixed-use and nonresidential zones where multifamily housing is permitted.

## **Transitional and Supportive Housing**

“Transitional housing” is defined as buildings configured as rental housing operating under program requirements that require 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 from the beginning of the assistance. Transitional housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

“Supportive housing” is defined as housing with no limit on length of stay that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining permanent housing, health services, and employment, as needed. Supportive housing units are residential uses subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone. AB 2162, which went into effect on January 1, 2019, requires that cities allow supportive housing with up to 50 units by-right in all zones where multifamily housing is also permitted (including nonresidential zones) and precludes cities from imposing parking requirements on supportive housing developments located within 0.5-mile of a public transit stop.

The Zoning Code defines supportive housing as housing with no limit on length of stay, that is occupied by a target population, and that is linked to an onsite or offsite service that assists residents in retaining housing, improving health status, and maximizing the ability to live and, when possible, work in the community. The Zoning Code 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.” Anywhere a dwelling is permitted by zoning, including multifamily residential zoning districts, supportive housing is likewise permitted. Therefore, supportive housing is allowed by-right in all zones allowing multifamily uses (the RM and MU zones) in compliance with state law (SB 745).

Transitional housing is rental housing, operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. City codes pertaining to transitional housing were amended in 2018 to comply with state law changes, specifically defining “dwelling” as inclusive of transitional housing. Anywhere a dwelling is permitted by zoning, transitional housing is likewise permitted. Therefore, supportive housing is allowed by-right in all zones allowing multifamily uses, the RM and MU zones, consistent with SB 745.

### *Conclusion*

Provisions involving transitional and supportive housing do not constrain the development of these uses. However, the City's Zoning Code is not consistent with the requirements of AB 2126.

### *Recommended Action*

Revise the Zoning Code to comply with AB 2162, whereby certain supportive housing meeting specific criteria are to be permitted by right in all zones where multi-family housing is also permitted (including nonresidential zones). For such supportive housing locating within half-mile from transit, no minimum parking can be required. The City will implement Housing Plan Program and 6 to amend the Zoning Code as appropriate.

## **Farmworker Housing/Employee Housing**

The Employee Housing Act requires that housing provided by an employer for up to six employees is considered a residential use, subject to the same standards as single-family residences. Additionally, the Employee Housing Act (Health & Safety Code Section 17021.6) requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single-family or household shall be deemed an agricultural land use. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

In Lindsay, housing for farmworkers is not currently specifically enumerated in the existing Zoning Code. While the California Health and Safety Code specifically preempts local zoning authority in this matter, the Zoning Code should be amended to clearly align with state law.

### *Conclusion*

The City's Zoning Code does not comply with state law regarding agricultural employee housing.

### *Recommended Action*

Amend the Zoning Code to ensure compliance with the Employee Housing Act (Health & Safety Code Sections 17021.5 and 17021.6). Housing Plan Programs 6 directs the City to make this amendment to the Zoning Code.

## **Single Room Occupancy Units (SROs)**

SROs are defined as a living or efficiency unit by California Health and Safety Code section 17958.1, intended or designed to be used as a primary residence by not more than two persons for a period of more than 30 consecutive days and having either individual bathrooms and kitchens or shared bathrooms and/or kitchens. Single-room occupancy (SRO) units are not specifically enumerated land uses in the Zoning Code. SROs that include a kitchen would meet the definition of a multifamily dwelling unit and are permitted in RM zoning districts.

### *Conclusion*

The Zoning Code does not specifically allow the development of SROs, which constrains the development of these uses.

### *Recommended Action*

Revise the Zoning Code to define SROs and allow the development of SROs in residential zones allowing multifamily uses.

Housing Plan Program 6 directs the City to amend the Zoning Code to define SRO housing and establish SROs as a permitted use in zones where multifamily and mixed-use residential developments are permitted.

## D3.3.3 Housing for Persons with Disabilities

California Government Code Section 65583 requires local jurisdictions to analyze potential and actual government constraints on the maintenance, improvement, and development of housing for people with disabilities. This is to ensure that persons with either physical or mental disabilities are provided reasonable accommodation for access to and the enjoyment of all facilities, including housing. Government Code Section 65583(c)(3) also requires housing elements to provide a program to “...address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities.”

This section analyzes if the zoning policies and permitting procedures in Lindsay impose any constraints on persons with disabilities accessing appropriate and adequate housing in the city.

### *D3.3.3.1 Definition of Family*

The City of Lindsay’s definition of family is as follows:

“Family” means “household.”

The Zoning Code defines household as:

Any individual or group of individuals living together in a single dwelling unit who may share living expenses, chores, and meals together, and who maintain social, economic and psychological commitments to each other. A household includes, for example, the residents of residential care facilities and group homes for people with disabilities. A household does not include larger institutional group living situations such as dormitories, lodging houses, or boarding houses.

### *Conclusion*

The City’s definition of “family” ~~may be is not~~ a constraint to persons with disabilities.

### *Recommended Action*

~~None required.~~ The City will implement Program 6 to revise the definition of family to “one or more persons living together as a single housekeeping unit in a dwelling unit.”

### *D3.3.3.2 Reasonable Accommodation Procedures*

The federal Fair Housing Act and the California Fair Employment and Housing Act require that cities and counties provide reasonable accommodation where such accommodation may be necessary to afford

individuals with disabilities equal housing opportunities. Cities and counties must also consider requests for accommodations related to housing for people with disabilities and provide the accommodation when it is determined to be “reasonable” based on fair housing laws and the case law interpreting the statutes.

Reasonable accommodation is one of the tools intended to further housing opportunities for people with disabilities. These accommodations require that local jurisdictions make modifications or exceptions in their zoning laws and other land-use regulations when accommodations are necessary to afford individuals with disabilities an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that a paved path of travel can be provided to residents with mobility impairments.

Reasonable accommodation enables developers and providers of housing for people with disabilities a means of requesting from the local government flexibility in the application of land use and zoning regulations or, in some instances, even a waiver of certain restrictions or requirements because it is necessary to achieve equal access to housing.

Lindsay requires that people with disabilities are provided flexibility in the application of land use and zoning regulations and procedures, or even waiving certain requirements, when necessary to eliminate barriers to housing opportunities. This may include yard area modifications for ramps, handrails or other accessibility improvements; hardscape additions, such as widened driveways, parking area or walkways; building additions for accessibility; tree removal; or reduced off-street parking where the disability clearly limits the number of people operating vehicles. Reasonable accommodation does not include an accommodation which would impose an undue financial or administrative burden on the City or require a fundamental alteration in the nature of the City’s land use and zoning program.

Reasonable accommodation procedures provide an administrative exception process for zoning standards, where necessary, to make housing available and/or accessible to persons with disabilities protected under fair housing laws. The City Manager or designee reviews and approves or denies written applications for reasonable accommodation, within 30 days of receipt of a complete application. The Zoning Code does not include the required findings for denial of reasonable accommodation requests.

### *Conclusion*

The City’s reasonable accommodation procedures provide for administrative approval of accommodation requests in a timely manner; however, the required findings for a request should be codified and ensure that findings are not subjective in nature.

### *Recommended Action*

Codify the findings for Reasonable Accommodation that are objective in nature and provide a link to the Reasonable Accommodations policy on the Housing page of the City website.

Housing Plan Program 6 directs the City to amend the Zoning Code regarding the City’s Reasonable Accommodation policies.

### *D3.3.3.3 Building Codes and Enforcement*

The City of Lindsay adopted the California Building Code, 2022 Edition, which regulates the access and adaptability of buildings to accommodate persons with disabilities. California Building Standards Code and Federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building sub

department of the City Services Department as part of the plan check and building permit issuance process. The City's Code Enforcement, which is under the Public Safety Department, enforces the local laws of the Municipal Code and investigates violations related to housing, zoning, weed abatement and all codes specifically designed to address blight and nuisances. Most of the code enforcement violations are resolved through an administrative process; others may be resolved through civil or criminal processes. The City enforces Title 24 of the California Code of Regulations, which regulates the access and adaptability of buildings to accommodate persons with disabilities. Compliance with provisions including the California Building Standards Code, is reviewed, and enforced by the City Services Department as a part of the building permit submittal. There are no local amendments to the building code. While these regulations can also impact the cost of housing by potentially increasing construction and compliance expenses, they are essential for accessibility and safety.

Lindsay permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the city. The General Plan does not restrict the siting of special needs housing.

Lindsay does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. Lindsay's requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. The City is not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

#### *Conclusion*

No unique restrictions are in place that would constrain the development of housing for persons with disabilities.

#### *Recommended Action*

The City will continue to review and amend the Building Code to ensure that it is up to date with the California Building Code and all applicable state laws. The City will implement Housing Plan Program 6, which will ensure that the City's reasonable accommodations procedures are codified and that required findings are objective.

### D3.3.4 Planning and Development Fees

The City charges various fees and assessments to cover the cost of processing permits and providing certain services and utilities. In comparison to similarly sized cities in the county, Lindsay's planning fees are higher, but generally comparable. Planning fees for a Site Plan Review are \$1,249 in the city of Dinuba and \$2,210 in the city of Farmersville. Both of these cities have Site Plan Review fees that are less than Lindsay's fee of \$2,906. Table D3-9 details some of the residential development planning fees for both single-family and multifamily development.

**Table D3-9 Residential Planning Fees**

<b>Fee Title</b>	<b>Amount</b>
Preliminary Plan Review	\$1,004
Site Plan Review	\$2,906
Variance Review	\$2,425
Conditional Use Review	\$2,425
Sign Review	\$155
Zoning Text Amendment Request	\$4,549
Zone Change	\$5,331
General Plan Amendment	\$5,331
Planned Unit Development	\$3,001
Lot Line Adjustment	\$2,835
Tentative Parcel Map	\$5,239
Tentative Subdivision Map	\$8,148
Final Parcel Map	\$2,658
Subdivision Map	\$4,247
Annexation	\$6,192
Development Extension Review	\$217
Planning Appeal Processing	\$769
Environmental Impact Review Deposit	\$2,597
Grading Plan Check Deposit	\$726
Grading Inspection Minimum Fee	\$193
Compliance Review	\$117
R.O.W. Encroachment Plan Check/Review	\$105
General Plan Update fee	8% of Building Permit Fee
CUP Amendment	\$1,794
Development Agreement	\$8,338
Environmental-Categorical Exemption	\$408
Environmental-Negative Declaration or Mitigated Negative Declaration	\$6,226
Extension Request	\$941

Source: City of Lindsay, Fee Schedule, 2023.

Table D3-10 shows development impact fees for typical single-family and multifamily developments.

Single-family residential development fees are approximately \$12,000 per unit and account for approximately eight percent of the project valuation. Multifamily residential building fees are approximately \$40,000 per unit or 12 percent of the project valuation.

Both single-family residential and multifamily residential development fees vary based on project valuation. Building fees are calculated by accumulating cost percentages of electrical, plumbing, and mechanical specifications.

**Table D3-10 Typical Residential Development Fees**

Single-family <sup>1</sup>	Fee
<b>Single-family<sup>1</sup></b>	
Building Permit Fee	\$3, 323.54 (Based on building value per UBC)
Plan Check Fee	\$2,158.78 (65% of Building Permit Fee)
Electrical, Mechanical & Plumbing Fee	\$3,045.31
Sewer Connection & Treatment	\$950.00 (Based on Fee Schedule)
Water Service & Connection	\$2,326.35 (1" meter) (Based on Fee Schedule)
Excavation	\$392.00 (Based on Fee Schedule)
Grading	\$193.00 (Based on Fee Schedule)
Parkland	\$650.00 (Based on Fee Schedule)
Storm Drain	\$550.00 (Based on Fee Schedule)
General Plan Update Fee	\$682.21 (8% of total Building Fees)
SB 1473	\$9.00 (Based on total valuation)
Seismic	\$26.10 (Based on total valuation)
<b>Total</b>	<b>\$12,009</b>
<b>Multifamily<sup>2</sup></b>	
Building Permit Fee	\$10,298.22
Plan Check Fee	\$6,693.84 (65% of Building Permit Fee)
Electrical, Mechanical & Plumbing Fee	\$11,088.93 (Based on Fee Schedule)
Sewer Connection & Treatment	\$2,000 (Based on Fee Schedule)
Water Services & Connection	\$735.00 Service (8" Meter purchased and installed per City approval)
Excavation	\$1,100.00 (Based on Fee Schedule)
Grading	\$193.00 (Based on Fee Schedule)
Parkland	\$4,550.00 (Based on Fee Schedule)
Storm Drain	\$650.00 (Based on Fee Schedule)
General Plan Update Fee	\$2,242.31 (8% of total Building Fees)
SB 1473	\$29.00 (Based on total valuation)
Seismic	\$94.25
Water Acre	\$400.00 (Based on total valuation)
Sewer Acre	\$300.00 (Based on total valuation)
<b>Total</b>	<b>\$40,342.88</b>

<sup>1</sup> Average estimated fee based on Single-family Residential 1,200 square feet, 2 car garage, 7,000 square foot lot, R-1-7 Zone

<sup>2</sup> Average estimated fees based on 20,000 square foot residential zoned (RM-3) development. 7 units, single story, 2 bed 1 bath & 3 bed 2 bath apartments.

\* School fees are exempt for senior living communities, migrant worker housing, and manufactured housing/mobile homes.

Source: City of Lindsay Planning Department, 2023.

Single-family development fees in Lindsay are lower than similarly sized cities in the same county. Fees for a single-family unit are approximately \$12,000 in Lindsay but can range from approximately \$14,607 to \$38,888 in the cities of Dinuba, Exeter, Farmersville, and Woodlake. Fees for a multifamily unit are \$40,342.88 for a ~~7~~seven-unit development—\$5,763.27 per unit, lower than other small cities in the



~~region, which is higher than in other cities within the county.~~ Table D3-11 below shows a comparison of development fees in other Tulare County jurisdictions.

**Table D3-11 Residential Development Fee Comparison**

Jurisdiction	Total Cost Per Unit	
	Multifamily	Single-family
Dinuba	\$32,796 to \$33,962	\$37,059 to \$38,888
Exeter	\$10,495.25	\$16,482
Farmersville	\$16,400.00	\$19,269
Lindsay	<del>\$5,763.27</del> <del>\$40,342.88</del>	\$12,009
Porterville	\$12,000 to \$14,500	\$17,000 to \$20,000
Tulare	\$17,781	\$18,677
Woodlake	\$11,478	\$14,607

*Conclusion*

~~Given that p~~lanning and development fees ~~are much higher~~ in Lindsay ~~are comparable to~~ ~~than in~~ other small cities in the region, ~~planning and development fees may be a constraint to development.~~

*Recommended Action*

~~No action.~~ ~~Review the City's development impact fees and revise to be competitive with other cities in the same county.~~

~~Program 6 directs the City to review and revise development impact fees.~~

**D3.3.5 Permit Types**

The City provides the full range of services relating to the development of property within its city boundaries and Sphere of Influence. Subdivision maps, parcel maps, CUPs, and building plans are all processed by the City. The City has a residential design review process, unless the project is part of a planned unit development, which has its own process. Most single-family development is ministerially processed through land subdivision procedures (tentative and final maps), and multifamily residential development (including duplexes) are processed through the Site Plan Review process. Multifamily projects require discretionary approval through the City Council with a public hearing if the development consists of a subdivision or there is a parcel map, which is typically the case for multifamily projects.

**Site Plan Review**

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 Code Section 18.18.050, which provides specific guidance for required findings of transportation, safety, and project consistency with City codes and policies. Prior to plan check, the proposal is sent to the Planning Department to determine California Environmental Quality Act (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.

In recommending approval of a site plan, the director shall state those conditions of approval necessary to protect the public health, safety and general welfare. To the extent applicable, such conditions shall include consideration and/or requirement of the following:

- Special yards, spaces and buffers.
- Fences and walls.
- Surfacing of parking areas and provisions for surface water drainage subject to city specifications.
- Requiring street dedications and improvements, subject to the provisions of Section 18.18.060, including service roads or alleys when practical, and the requiring of drainage, sewer and water connection fees when applicable.
- Regulation of points of vehicular-ingress and egress.
- Regulation of signs, in accordance with the standards prescribed under Chapter 18.14.
- Requiring maintenance of the grounds and the undergrounding of utilities.
- Requiring landscaping and refuse enclosures and maintenance thereof.
- Regulation of noise, vibration, odors and other similar characteristics.
- Measures necessary to eliminate or to effect mitigation to acceptable levels of environmental impact.
- Regulation of time for certain activities to be conducted on the site.
- Regulation of the time period within which the proposed use shall be developed.
- A bond, deposit of money, recorded lien secured by deed of trust or letter of credit for the completion of street and site improvements and other facilities or for the removal of such use within a specified period of time to assure conformance with the intent and purposes set forth in this title.
- Such other requirements which reasonably may be required by the city council.

In taking action on a proposed site plan, the city council shall make all of the following findings:

- That the site plan complies with all applicable provisions of this title.
- The following are so arranged that traffic congestion is avoided and that pedestrian and vehicular safety and welfare are protected and there will not be adverse effect on surrounding property:
  - Facilities and improvements.
  - Vehicular ingress, egress, internal circulation and off-street parking and loading.
  - Setbacks.
  - Height of buildings.
  - Location of service.
  - Walls and fences.
  - Landscaping, including screen planting and street trees.
  - Drainage of site.
  - Refuse enclosures.
- Proposed lighting is so arranged as to deflect the light away from adjoining properties.
- Proposed signs will comply with all of the applicable provisions of Chapter 18.14.
- That adequate provision is made to reduce adverse or potentially adverse environmental impacts to acceptable levels.

## **Conditional Use Permits**

The CUP review process consists of an analysis to verify consistency of the project with the City's Zoning Code and General Plan, and requirements of CEQA. A CUP requires a public hearing and approval by the City Council. Planning Staff may impose reasonable conditions upon a project, subject to appeal to the City Council.

The City Council may grant an application for a CUP as the use permit was applied for or in modified form if, on the basis of the application and the evidence submitted, the Council makes all of the following findings:

1. That there are circumstances or conditions applicable to the land, structure, or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right.
2. That the proposed location of the conditional use is in accordance with the objectives of the Zoning Code and the purposes of the district in which the site is located.
3. That the proposed use will comply with each of the applicable provisions of the Zoning Code.

## **Variances**

An applicant must request a variance when seeking an exception to specific development standards or requirements of the Zoning Code, Parking Regulations, or Sign Regulations. The City Council may only grant variances when those requirements would result in a hardship due to the physical condition of the property or site. Planning staff or the City Council acts on variance requests. Administrative action on a variance request takes place one to two months after the application is deemed complete.

## **General Plan Amendment and Zone Change**

Projects that are not consistent with the General Plan or Zoning Code may require approval of a General Plan amendment or a zone change. Approval of these types of proposals is discretionary, subject to CEQA, and requires public hearings before the City Council.

### *Conclusion*

The CUP finding "That there are circumstances or conditions applicable to the land, structure or use which makes the granting of a use permit necessary for the preservation and enjoyment of a substantial property right" is subjective.

The requirement for discretionary approval for all multifamily developments is a constraint.

### *Recommended Action*

Revise the CUP findings to be objective. Revise the Site Plan Review process for multifamily developments to be ministerial.

Housing Plan Program 6 directs the City to amend the Zoning Code to revise the required findings for CUP approval to be objective and to make the Site Plan Review process for multifamily developments ministerial.

### D3.3.6 Permit Procedures and Processing Times

The City Lindsay underwent improvements to its ministerial approval process in accordance with Senate Bill (SB) 35, signed into law in 2017. The City improved the efficiency of its permit approval and residential construction process to meet the previous cycle's Regional Housing Needs Allocation (RHNA) requirements.

The City uses a residential design review process that streamlines the approval process and allows most developers to avoid a planned development process. Single-family development is processed through land subdivision procedures and most multifamily development is processed through the Site Plan Review process. The average number of days from entitlement to building permit is 10 days, based on a review of projects from the past 12 months.

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.

For multifamily residential developments, the review process typically takes approximately four to eight months:

- Day 1: Application for Multifamily Housing development is received
- Day 2-25: Plans are reviewed by City Services and Planning Department and any alterations are addressed with the applicant
- Day 26-45: A 10-day public hearing notice is published per CEQA requirements, and the project is presented to City Council for discretionary approval
- Day 46: Applicant can submit plans for building permit approvals and begin construction

For subdivision developments, the review process takes approximately three to 18 months. 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.

- 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 the City 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 with Tulare County for recordation
- Day 67: Applicant can begin submitting plans for building permit approvals and begin construction

**Table D3-12 Timelines for Permit Procedures**

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review	1 – 2 months	<del>City Staff</del> <u>City Council</u>
Minor Modifications	1 – 2 weeks	City Staff
Minor Amendment	4 weeks	City Council
Major Amendment	4 – 6 weeks	City Council
Conditional Use Permit	4 – 8 weeks	City Council
Variance	4 – 8 weeks	City Council
Zone Change	4 – 5 months	City Council
General Plan Amendment	4 – 5 months	City Council
Tentative Subdivision Map	4 – 10 weeks	City Council
Final Subdivision Map	4 – 6 weeks	City Council
Tentative Parcel Map	4 – 8 weeks	City Council
Final Parcel Map	4 – 6 weeks	City Council
Negative Declaration	2 months	City Council
Environmental Impact Report	4 – 6 months	City Council
Single-family Unit/Bldg. Permit Review	2 – 4 weeks	Building Officials

Source: Lindsay Zoning Code, 2023

Table D3-13 shows the typical processing procedures by project type for Lindsay. As shown, single-family units have the shortest estimated processing times (two weeks) while subdivision development has the longest (3-18 months). Lindsay’s permit process times are consistent with typical permit processing times for cities in Tulare County.

**Table D3-13 Typical Processing Procedures by Project Type**

	One Single-Family Unit	Subdivision	Multifamily Units	Planned Unit Development
Site Plan Review				
		Site Plan Review	Site Plan Review	Site Plan Review
		Tentative Map	CUP	CUP
		Environmental Assessment	Environmental Assessment	Environmental Assessment
		Final Subdivision Map		
Estimated Processing Time	2 weeks	3 – 18 months	4 – 8 months	3 – 4 months

Source: Lindsay Zoning Code, 2023.

## Building Permits

Building permit review timelines for all projects are as follows, depending on complexity and scope of work:

- First review: 1 to 20 working days
- Second review: 1 to 15 working days
- Third review: 1 to 15 working days

- Fourth review: 1 to 10 working days
- Fifth review: 1 to 10 working days

### *Conclusion*

The permit procedure and processing times for multifamily developments (4-8 months) is a constraint. Other cities in the county have shorter permit processing times for multifamily developments. The processing time in Porterville is 4-6 months and two months in Farmersville.

### *Recommended Action*

Reduce permit processing times for multifamily development projects by amending the development standards including parking and height requirements, particularly in relation to higher density housing. The City will implement Housing Plan Program 6 to accomplish this action.

## **State Streamlining (SB 35)**

Under the 5<sup>th</sup>-Cycle Housing Element reporting period (2015-2023), the City of Lindsay has made insufficient progress toward its above moderate income RHNA and is subject to SB 35 streamlining provisions for projects that include at least 10 percent affordability. SB 35 requires that eligible projects be reviewed for compliance and consistency with the City's objective standards and are not subject to discretionary processes, such as CEQA environmental review and public hearings. Eligible projects with 150 units or fewer must be approved within 90 days and projects with more than 150 units must be approved within 180 days.

Three projects have been approved through SB 35 ministerial approval in Lindsay. The City does not have written procedures for SB 35 Streamlined Ministerial Approval Process.

In addition, AB 1397 requires that 5<sup>th</sup>-cycle opportunity sites re-used in the 6<sup>th</sup> cycle and identified to accommodate lower-income units (very low-income and low-income) be subject to by-right approval if projects include at least 20 percent affordable units for lower-income households on-site.

### *Conclusion*

The City should amend the Zoning Code to address updates to SB 35 and SB 330 and create written procedures for the Streamlined Ministerial Approval Process. Housing Plan Program 3 directs the City to revise the Zoning Code to be in compliance with AB 1397.

### *Recommended Action*

The City will implement Housing Plan Program 6 to amend the Zoning Code to address updates to SB 35 and create written procedures for the Streamlined Ministerial Approval Process. The City will implement Housing Plan Program 3 to comply with AB 1397.

## **Permit Streamlining Act**

The Permit Streamlining Act sets forth various time limits within which state and local government agencies must either approve or disapprove permits and provides that these time limits may be extended once by agreement between the parties. The City currently meets the timelines below and complies with the Permit Streamlining Act including streamlining determinate with 30-day CEQA determination:

- 30 days to deem application complete/incomplete
- 30-day period restarts with each resubmittal on an incomplete application.
- 30 days to make environmental determination after an application is deemed complete
- 60 days after the environmental determination, including a finding that the project is exempt from CEQA, the City must take action to approve or disapprove the project. Applicants can agree to an additional 90 days to take action.

#### *Conclusion*

The City complies with the Permit Streamlining Act.

#### *Recommended Action*

None required.

### D3.3.7 Short-Term Housing Rentals

The City of Lindsay does not have a short-term rental ordinance. As of July 2023, there were no active VRBO and Airbnb rentals in the city.

#### *Conclusion*

Short-term rentals do not constrain the availability of rental housing.

#### *Recommended Action*

None required.

### D3.3.8 Code Enforcement

The City of Lindsay implements the California Building Code (CBC), 2022 Edition. The 2022 CBC is set forth to regulate and govern the conditions and maintenance of all property, buildings, and structures within the city by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use and providing for the condemnation and demolition of buildings and structures that are unfit for human occupancy and use.

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. The City has the power to inspect and declare unsafe any structure or piece of equipment, be it existing or under construction, that does not meet specific Municipal Code standards. These include, but are not limited to, structures with insufficient modes of egress; structures that are unsafe or that have been made structurally unsound due to fire, earthquake, or other natural disaster; buildings that are deemed a public nuisance; and buildings that have been constructed or maintained in violation of local or state law. Once a building has been declared unsafe, the Building Official may issue notice that the structure be repaired, vacated, or demolished within a reasonable amount of time and with the appropriate permits.

The enforcement of building codes in the city is centered on the inspection of new construction and remodels or renovations requiring building permits. However, for existing structures, City staff prioritize code enforcement complaints according to the severity of the violation on the community and individuals. Situations that appear to pose a serious risk to health and safety are given top priority; others are pursued in the order in which they are received, as resources are available. In most cases for

non-emergency complaints, a warning letter or courtesy notice is sent to the alleged violator to verify the status of the potential compliant and to obtain compliance.

### *Conclusion*

Building codes and enforcement are not considered a constraint.

### *Recommended Action*

None required. The City will implement Housing Plan Program 9 to advertise available rehabilitation grant programs on the City's website and ensure that Code Enforcement has the information when addressing enforcement cases.

## **Transparency in the Development Process**

To increase transparency in the development process, the City's website publishes resources that help developers and homeowners navigate the residential development and home improvement processes. Specifically, the Planning Department webpage (<https://www.lindsay.ca.us/planning>) provides contact information for the City's Planning Manager and information on the Planning Department's mission and duties. Planning Documents such as the City's General Plan, Housing Element, Fee Schedule, Land Use Map, and Planning Application form are also available online.

### *Conclusion*

The City's webpage should contain additional resources for developers and the public.

### *Recommended Action*

The City should evaluate its compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary. The City should modify its planning webpage to provide a zoning map, information on the permit center and staff contacts, the public hearing calendar, planning and building permit resources, and permit status information through a citizen access portal. The Zoning Code and Zoning Map, plan review procedures, and forms and handouts, among other documents should also be made available online. The City should create an online appointment request system for scheduling review with Planning Division staff including an interface for parcel-specific inquiry to see if a permit has been issued or if there is a project in progress.

The City will implement Program 6 to ensure compliance with state transparency requirements, including publishing resources relating to the City's development process on the City's website.

### *D3.3.8.1 Cumulative Impact of Development Standards*

The Housing Element must analyze the cumulative effect of development standards on the development of housing and/or achieving densities after considering how all standards and/or ordinances relate to each other. In Lindsay, density standards, overly restrictive parking requirements, discretionary review requirements, together with comparably high planning and development fees, may constrain development of housing, especially multifamily housing. In recent years, projects have been dropped by housing developers due to land use constraints, site improvements, and building codes. In 2024, the City hired consultants to amend the existing Zoning Code and Subdivision Code to be applicable to the state mandates and reduce constraints on housing development, including amending the Zoning Code to comply with recent state law requirements for streamlined ministerial approval processes. Final revisions for both ordinances are estimated to be completed in fall 2024.



## D3.4 Environmental Constraints

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the availability of water to the suitability of land for development due to potential exposure to seismic, flooding, wildfire, and other hazards. If not properly recognized and accommodated in residential design, these environmental features could potentially endanger lives and property. This section summarizes environmental constraints to housing development in the city.

### D3.4.1 Wildfire

Lindsay is not designated by the California Department of Forestry and Fire Prevention (CAL FIRE) as a fire hazard severity zone. According to the CAL FIRE, Fire and Resource Assessment Program, the City is an unzoned Local Responsibility Area (where fire protection and response is a local responsibility). State Responsibility Areas generally include foothill areas located east of the Friant-Kern Canal and the Sierra Nevadas.

Wildfire hazards in the city include vacant/fallow lands that have dry vegetation and/or agricultural debris storage (e.g., limbs, trimmings, etc.). These hazards are more common on non-irrigated lands, during drought years, and in dry seasons. The City manages vegetation in areas within and adjacent to public rights-of-way and critical facilities, in order to reduce the risk of wildfire and property damage. The City promotes vegetation management in these areas as well as all private properties through an existing weed abatement policy. Fire and Code Enforcement personnel perform citywide property reviews and send letters of abatement to violators. The City hires a contractor to abate hazards where no action is taken and charges the violating property owners. Wildfire is not a constraint to development in the city.

### D3.4.2 Floodplains

Maps prepared by the Federal Emergency Management Agency indicate that portions of the city are within the 100-year and 500-year flood plains. Most of the 100-year flood plain area is situated east of Oxford Avenue, abutting Lewis Creek.<sup>3</sup> Most of this area is fully developed. Much of the remaining area of the community including future growth areas are either in the 500-year flood zone or in areas of minimal or no flooding. Approximately 62 acres of vacant and underdeveloped residentially planned land in Lindsay are located within flood hazard zones. The City has set measures to mitigate flood risk including requiring elevated building pads and foundations above the known flood level. The sites identified in the Site Inventory are all located outside of identified flood zones in the city, and flood zones do not constrain housing development.

### D3.4.3 Seismic Zones

Lindsay is not in proximity to major California fault lines and there is no specific threat or hazard from seismic ground shaking to residential development within the county. Additionally, all new construction will comply with current local and state building codes. Due to the minimal historical hazard of earthquakes in the city and the use of the most current building codes and construction techniques, seismic faults do not pose a constraint to residential development.

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<sup>3</sup>.Property Shark FEMA Flood Hazard Areas, Tulare County, <https://www.propertyshark.com/mason/ca/Tulare-County/Maps/Fema-Flood-Hazard-Areas> accessed April 2023.

#### D3.4.4 Steep Slopes

Approximately seven acres of vacant and underdeveloped land are in an area of steep slopes, Towt's Hill, which renders this land unlikely to develop. None of the sites identified in the Site Inventory are in this area.

#### D3.4.5 Soil Contamination

Agricultural uses may contaminate sites due to the use of pesticides and other chemicals. Soil contamination may be a concern if a Phase I Environmental Site Assessment determines there is a potential for soil contamination and contamination is substantiated by a Phase II study. The City ensures that the necessary steps are taken to clean up residual hazardous wastes on any contaminated sites proposed for redevelopment or reuse. Soil evaluations are required as needed to ensure that risks are assessed, and appropriate remediation is provided. Developing housing on these sites can involve costs to remediate contaminated soil or groundwater. The remediation cost would typically be on the developer to address the clean-up and potential site contamination is not considered a constraint.

##### *Conclusion*

Environmental conditions in Lindsay are not considered a constraint to development.

##### *Recommended Action*

None required.

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## D4 Lindsay Housing Resources

This section documents the methodology and results of the Site Inventory analysis conducted to demonstrate the City of Lindsay’s ability to meet the 6<sup>th</sup> cycle Regional Housing Needs Allocation (RHNA). Infrastructure, services, and financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in the City of Lindsay are also discussed in this chapter. Background information on regional development trends and analysis are included in Chapter 4, *Regional Housing Resources*.

The Site Inventory was developed through the analysis of development trends, the identification of vacant land, and community input. Community engagement events included an online, interactive community survey, where residents identified areas for potential future residential development throughout Lindsay, and a virtual community workshop held on June 1, 2023.

### D4.1 Regional Housing Needs Allocation (RHNA)

This Housing Element covers the planning period of December 2023 through December 2031 (also referred to as the 6<sup>th</sup> housing cycle). The Tulare County Association of Governments (TCAG), as the Metropolitan Planning Agency for the Tulare County region, is responsible for preparing the RHNA for the region based on recent growth trends, income distribution, and capacity for future growth. This methodology must align with state objectives, including but not limited to:

- Promoting infill, equity, and environmental protection
- Ensuring jobs-housing balance
- Affirmatively furthering fair housing

Lindsay must identify adequate land with appropriate zoning and development standards to accommodate its RHNA, or assigned share of the region’s housing need. Lindsay’s RHNA is 789 units, which is distributed among five income categories, as shown below in Table D4-1.

**Table D4-1 Lindsay 2023-2031 RHNA**

Income Category (Percent of Tulare County Area Median Income [AMI])	Number of Units	Percent of Total Units
Extremely Low (< 30% of AMI)*	51	6.5%
Very Low (30 to 50% of AMI)	42	5.3%
Low (51 to 80% of AMI)	58	7.4%
Moderate (81% to 120% of AMI)	178	22.6%
Above Moderate (> 120% of AMI)	460	58.2%
<b>Total</b>	<b>789</b>	<b>100%</b>

\* The RHNA does not project the need for extremely low-income units, but pursuant to state law (AB 2634), the City must project its extremely low-income housing needs based on Census income distribution or assume 50 percent of the very low-income units required by the RHNA as extremely low-income units. The City’s very low-income requirement is 93 units. The number of extremely low income units that the City must plan for shown here was projected using Census data. According to the Comprehensive Housing Affordability Strategy (CHAS), data developed by HUD, 52 percent of households in the city earned less than 50 percent of the AMI. Among these households, 55.1 percent earned incomes below 30 percent (extremely low-income). Therefore, the City’s RHNA allocation of 93 very low-income units was distributed as 51 extremely low-income (52 percent of the 93 very low-income units required by the RHNA) and 42 very low-income units. However, for purposes of identifying adequate sites for the RHNA allocation, state law does not mandate the separate accounting for the extremely low-income category.

Source: TCAG, 2022. Final Regional Housing Needs Plan.

## D4.2 Meeting the RHNA

Each jurisdiction must identify adequate land with appropriate zoning and development standards to fulfill its required RHNA. Jurisdictions can use planned and/or approved projects, estimated accessory dwelling unit (ADU) production, and vacant and/or underutilized sites to accommodate the RHNA. In some cases, rezoning must occur to ready sites for future residential development.

Once the City has demonstrated in the Housing Element that it has the development capacity to accommodate the RHNA, it has two implementation-related obligations during the planning period:

1. Maintain a “no net loss” policy of its residential development capacity over the housing element planning period, meaning that sites listed in the adopted Housing Element land inventory may not be down-zoned to a lower-density residential zone or rezoned to a nonresidential zone, unless the City up-zones or rezones alternative sites prior to the density reduction or rezone on the inventoried site.
2. Continue to allocate available funding resources to and facilitate the development of affordable housing.

### D4.2.1 RHNA Credits

The City may use units in approved and/or permitted residential developments which will be completed within the planning period, and anticipated ADU production, as credit towards fulfillment of its RHNA.

#### Planned and Approved Projects

Residential developments approved and permitted, but not yet built (also called “pipeline projects”) can be credited towards the City’s RHNA provided it can be demonstrated that the units can be built by the end of the 6<sup>th</sup> cycle planning period. Similarly, units that have not yet received a building permit as of June 30, 2023, can also be credited towards the RHNA. Affordability (the income category in which the units are counted) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. Pipeline projects that can count toward the City’s 6<sup>th</sup> cycle RHNA are listed in Table D4-2. All pipeline projects are affordable to ~~low-and~~ above moderate-income households.

Figure D4-1 shows the locations of pipeline projects. For the purposes of analysis in this Housing Element, the city is divided into three neighborhoods:

- East Lindsay
- South Lindsay
- West Lindsay

These pipeline projects are mostly concentrated in West Lindsay, and consist of single-family and multifamily projects. According to City estimates, it takes roughly one to six months for an approved project to receive building permits, followed by ~~and~~ an additional one to three months to beginning construction after the permits are issued. Roughly five percent of approved projects result in expired entitlements. Based on the status of these projects, all units are expected to receive Certificates of Occupancy during the 2023-2031 planning period. There are no known barriers that would preclude development of these projects. The City will monitor these projects through Housing Plan Program 2 and identify alternative sites if projects do not appear on track for development.

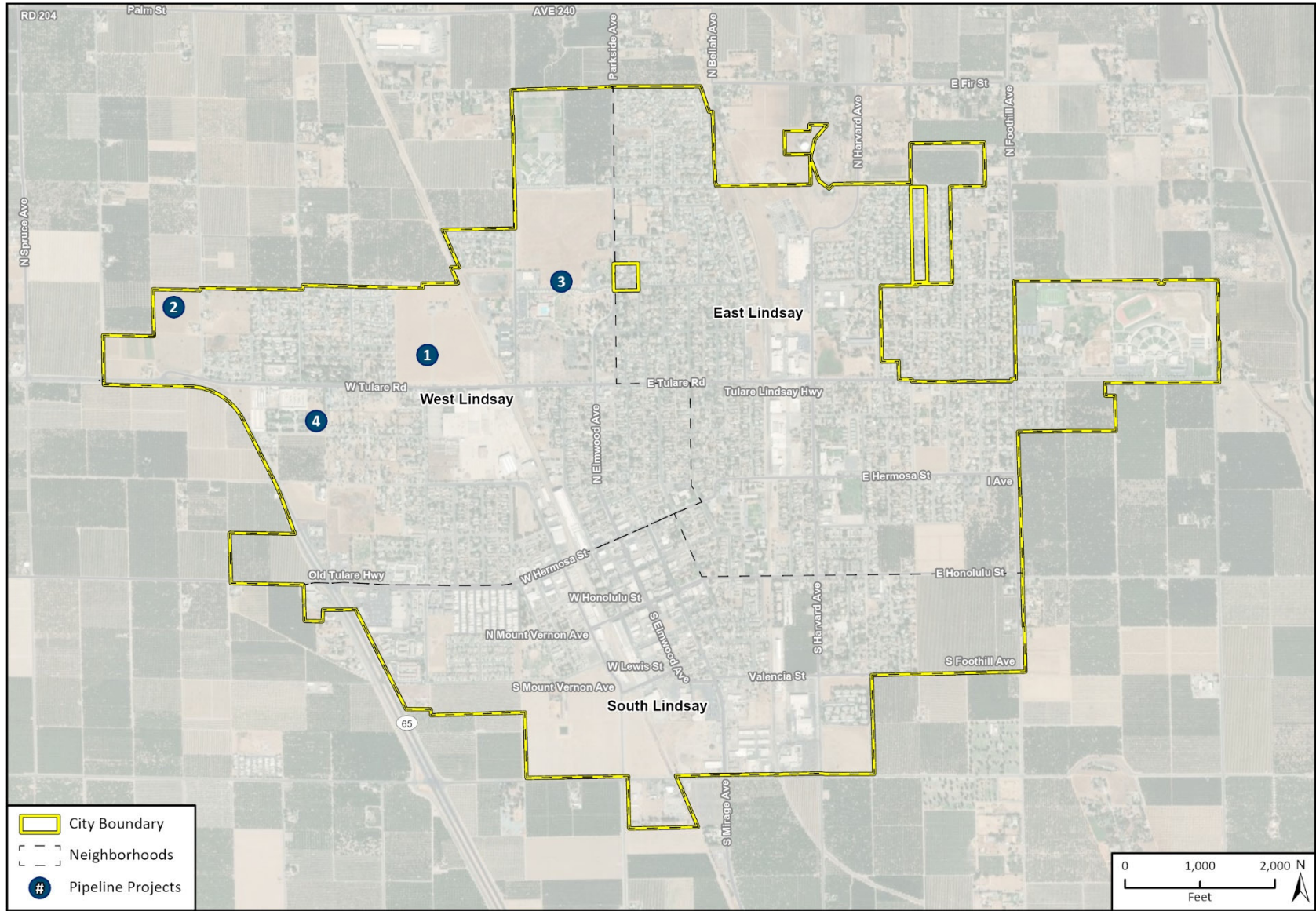
~~The moderate-income units in the Mission Estates project are based on assumed rental prices.~~

**Table D4-2 Pipeline Projects**

Map ID	Project Name	Assessor's Parcel Number (APN) <sup>1</sup>	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units	Status
1	O'Hara Ranch Residential	199050017, 201170010	0	0	0	145	145	Entitlement Processing
2	Hidden Oak Residential	199050055	0	0	0	50	50	Entitlement approved in 2023; Developer Planning Stage.
3	Mission Estates	201230036	0	0	<del>310</del>	<del>85116</del>	116	Developer Planning Stage
4	Fresno St. Apartments	199100003	0	0	0	11	11	Final Map Stage
<b>Total</b>			<b>0</b>	<b>0</b>	<b><del>310</del></b>	<b><del>291322</del></b>	<b>322</b>	

<sup>1</sup> An assessor's parcel number is a series of numbers/digits that are used as a file number to inventory or identify property. Each parcel is assigned an APN that corresponds to a location on a page in a book of maps maintained by the County Assessor's Office.

Figure D4-1 Pipeline Projects



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Additional data provided by County of Tulare, 2019.

22\_13496\_HE\_AFFH  
Pipeline Projects - Lindsay

## D4.3 Summary of RHNA Credits

The City can satisfy 41 percent of its RHNA requirement with planned and approved units. Since no ADU permits were recorded during the previous planning period, ADUs are not assumed to contribute to the overall share of RHNA. To encourage ADU production, the City will implement Program 4 to employ strategies to streamline the permitting process, such as developing an ADU application checklist and adopting pre-approved ADU plans.

To achieve the remaining RHNA after accounting for planned and approved projects, the City must demonstrate the availability of sites with appropriate zoning and development standards that allow and encourage the development of 467 units. These units are broken down by household income level: 93 units affordable to very low-income households, 58 units affordable to low-income households, ~~147~~ 178 units affordable to moderate-income households, and ~~169~~ 138 units affordable to above moderate-income households, as shown in Table D4-3.

**Table D4-3 Remaining Share of RHNA**

Affordability Category (Percent of AMI)	RHNA Allocation	Units Pending or Approved or under Construction	Estimated ADUs	Remaining RHNA
Very-Low	93	0	0	93
Low	58	0	0	58
Moderate	178	<del>31</del> 0	0	<del>147</del> 178
Above Moderate	460	<del>291</del> 322	0	<del>169</del> 138
<b>Total</b>	<b>789</b>	<b>322</b>	<b>0</b>	<b>467</b>

## D4.4 Nonvacant Sites

The Housing Element must analyze the extent to which existing uses may impede additional residential development. The City's Site Inventory accommodates approximately 95 percent of its lower-income RHNA, 35 percent of its moderate-income RHNA, and 25 percent of its above moderate-income RHNA on vacant sites. The remaining 23 percent of lower-income RHNA, 65 percent of moderate-income RHNA, and 75 percent of above moderate-income RHNA are proposed on sites currently being used for agriculture.

Nonvacant sites included in the Site Inventory have comparable predevelopment characteristics to developed residential projects in the region. As discussed in Chapter 4, *Regional Housing Resources*, residential development in Tulare County has occurred primarily on vacant sites and sites used for agriculture. Each site is located in a residential zone and would not require rezoning to allow for housing development. ~~Since the zoning is residential, the agricultural uses are not subject to the Williamson Act.~~ Regional trends indicate the high likelihood of redevelopment of sites with agricultural uses to residential development.

### D4.4.1 Redevelopment of Existing Uses

Of the 23 sites included in the City's Site Inventory, 12 are vacant and 11 are on sites with currently operational agricultural uses (nonvacant sites). Of the 11 nonvacant (~~agricultural~~) sites, all sites are currently zoned for residential development and therefore are not subject to the Williamson Act. The City anticipates development on these sites to accommodate low-density, medium-density, and mixed-



use residential uses. ~~The city does not consider existing uses on these sites to impede housing development.~~

## D4.4.2 Adequacy of Nonvacant Sites

In considering sites, the City identified land with residential zoning to facilitate the development of a variety of housing types. ~~All identified nonvacant sites were selected for high potential for redevelopment and probability of turnover as agricultural use on a site has historically not been an impediment to residential development in the city or in the region. Regional trends indicate a high likelihood of redevelopment of sites with agricultural uses to residential development, as discussed below.~~

### Redevelopment Trends on Agriculture Sites

~~The San Joaquin Valley region has primarily experienced redevelopment of previously vacant sites and on parcels that have required the conversion of agricultural uses to residential development. Examples of recent projects in the region that converted sites from operational agricultural uses to residential uses are listed on Table D4-4. Eleven There are 11 sites in the Lindsay Site Inventory that are currently utilized for occupied by active operational agricultural uses operations. These sites range in size from three to 20 acres and would realistically accommodate nine to 86 units per site, achieving three to 15 dwelling units per acre. The sites have similar predevelopment characteristics that match observed the regional trends of redeveloped sites. The largest site is approximately the same acreage as the recently developed Sundance Village in Livingston (58.95 acres), and other sites are similar in size to Village at Shannon Parkway Apartments in Visalia (9.24 acres) and Stocking Street in Dos Palos (9.83 acres).~~

**Table D4-4 Redevelopment Trends on Sites with Operational Agriculture**

<u>Jurisdiction</u>	<u>Project Name</u>	<u>Parcel Size (acres)</u>	<u>Total Units</u>	<u>Achieved Density (du/ac)</u>
<b><u>Tulare County</u></b>				
<u>Woodlake</u>	<u>Hillside Estates</u>	<u>28.5</u>	<u>75</u>	<u>2.2</u>
<u>Visalia</u>	<u>Village at Shannon Parkway Apartments</u>	<u>9.24</u>	<u>216</u>	<u>23.38</u>
<b><u>Merced County</u></b>				
<u>Dos Palos</u>	<u>Stocking Street</u>	<u>9.83</u>	<u>44</u>	<u>4.48</u>
<u>Livingston</u>	<u>Manzanita</u>	<u>51.33</u>	<u>213</u>	<u>4.15</u>
<u>Livingston</u>	<u>Sundance Village</u>	<u>21.63</u>	<u>97</u>	<u>4.48</u>
<u>Los Banos</u>	<u>The Villas</u>	<u>58.95</u>	<u>231</u>	<u>3.92</u>
<u>Los Banos</u>	<u>Westbrook</u>	<u>37.81</u>	<u>162</u>	<u>4.28</u>

~~Given the redevelopment trends on sites used for agricultural production, the City does not anticipate existing operational agricultural uses to impede residential redevelopment of agricultural land with residential uses on the sites included in the Site Inventory.~~

## D4.5 Development Trends

As discussed in detail in Chapter 4.4, *Regional Housing Resources, Development Trends*, the development characteristics in the region indicate that most of the recently developed residential projects, or projects that are planned to be developed, are on vacant land or land zoned for agricultural use. Approximately one-third of the development trend projects include housing affordable to very low- and low-income households. The densities of these projects range from 2.63 to 60.00 dwelling units per acre due to the various zoning requirements per jurisdiction and use of state density bonus. The average density of projects is approximately 16 dwelling units per acre, with 99 percent density achieved. Projects located in low density residential zones averaged 92 percent density achieved, projects located in medium density residential zones averaged 96 percent density achieved, and projects high density residential zones achieved 105 percent of allowable density.

Of the projects discussed in Chapter 4.4, *Regional Housing Resources, Development Trends*, two of the recently approved residential developments are in Lindsay: Autumn Hills and Palm Terrace. Autumn Hills is a single-family neighborhood and Palm Terrace is a multifamily affordable rental community. These projects achieve an average achieved density of 99 percent of allowable development based on zoning standards, as seen in Table D4-5.

**Table D4-5 Lindsay Development Trends**

Project Name	Total Units	Acreage	Density	Zoning District	Zoning District Density (du/ac)	Number of Units Allowed	Percent Density Achieved
Autumn Hills	40	9.43	17.09	Single-Family	6.22	58.68	68%
Palm Terrace	50	2.67	18.73	Multifamily	14.52	38.77	129%
<b>Lindsay Average</b>			<b>17.91</b>				<b>99%</b>
<b>Regional Average</b>			<b>16.18</b>				<b>99%</b>

### D4.5.1 Realistic Development Capacity

Factors such as site-specific conditions and development standards such as open space or parking requirements may limit the development capacity of a given site. To account for this, the City assumes that the development capacity on each site will be less than the full development capacity allowed by the parcel's zoning or land use designation. To create a realistic development assumption, the City assumes that the development capacity on each site will be less than the full development capacity allowed by the parcel's zoning or land use designation. Sites do not always develop to their full capacity potential due to factors such as site-specific conditions and development standards such as open space or parking requirements. To determine a realistic development achievement on the sites in the Site Inventory, the City reviewed the development achievement of pipeline and recently developed projects in the region. On average, the pipeline projects in Lindsay, as shown in Table D4-2, achieved an average density of 71 percent of the maximum density allowed on the site based on the site's zoning and development standards. As discussed in Chapter 4.4, *Regional Housing Resources, Development Trends*, the average density achieved for recent development in the region is 99 percent. Based on local and regional trends, the City conservatively assumes the realistic capacity of each site would be 75 percent of the maximum density allowed under the applicable zoning or General Plan designation, except for sites with the MXU zoning designation. The City conservatively assumes a realistic capacity of 50 percent of the maximum allowable capacity to account for both residential and nonresidential uses occurring on MXU sites.

The Site Inventory includes parcels in three residential zoning districts with varying allowable densities and development standards. The City’s Zoning Code classifies each site into the following zones:

- Single-Family Residential (R-1-7): This district allows single-family residential units with one unit per 7,000 square feet of lot area, equal to a maximum density of 6.22 units per acre.
- Multifamily Residential (RM-3): This district provides multifamily residential units with one unit per 3,000 square feet of lot area, equal to a maximum density of 14.52 units per acre.
- Mixed-use District (MXU): This district allows multifamily residential units with a range of densities from 10 to 30 units per acre. This zone allows for residential, commercial, and industrial uses.

Table D4-6 details the realistic capacity of available sites by zoning district.

**Table D4-6 Realistic Capacity of Sites by Zoning District**

Zoning District	Total Acreage	Maximum Density (du/acre)	Realistic Density (du/acre)	Lower-Income Units	Moderate Income-Units	Above Moderate-Income Units	Total Units
R-1-7	114.00	6.22	3.11	0	0	349	349
RM-3	24.24	14.52	7.26	0	174	0	174
MXU	16.06	30.00	15	171	60	0	229
<b>Total</b>	<b>154.30</b>			<b>171</b>	<b>234</b>	<b>349</b>	<b>754</b>

#### D4.5.2 Likelihood of 100 Percent Nonresidential ~~Uses on Sites~~ Development

The City identifies ~~231 units on eight~~ sites in the MXU zones, ~~which that~~ allows for 100 percent nonresidential uses. In accordance with state law, the Housing Element must consider the likelihood of nonresidential development on sites that allow for nonresidential uses. To determine likelihood, the City reviewed development that has occurred in nonresidential zones within the last 10 years. During this period, no residential developments were constructed in the MXU zone except for a Planned Unit Development with single-family homes. The MXU zone allows a sufficient maximum density (30 units per acre) to accommodate the state’s default density requirement for lower-income units in a suburban jurisdiction (20 units per acre). All inventoried sites identified in the MXU zone were included in previous housing elements and did not experience residential activity during the 5<sup>th</sup> housing cycle.

~~Elsewhere in the San Joaquin Valley, residential uses occurred on approximately 18 percent of projects in mixed-use zones in the City of Visalia between 2019 and 2022. During the 5<sup>th</sup> cycle, the City of Reedley saw development on 16 mixed-use sites included in its Site Inventory. Of these sites, three were developed with residential uses. As a result, regional trends indicate that residential uses occur in nonresidential zones on less than one quarter of mixed-use sites.~~

~~Table D4-7 shows residential projects in the region within the last five years (2019 through 2024) that have occurred in zones that allow for 100 percent nonresidential uses. As shown on the table, residential projects have generally averaged much higher densities (26 units per acre) than what is assumed on mixed use sites in Lindsay’s Site Inventory (15 units per acre). Residential projects that developed on mixed-use sites in the region also generally achieved nearly 100 percent of the maximum allowable capacity for each zone. Projects that are similar in size, density, and projected affordability to the mixed-use sites include Andrade Co, Corvina Duplexes, and Reedley I Mixed Use. However, most projects in Table D4-7 achieved higher densities on parcels of similar size. Given these trends, the City~~

believes that the unit assumptions for development on the MXU sites in the Site Inventory are conservative.

**Table D4-7 Residential Projects in Zones that allow 100 percent Nonresidential Uses**

<u>Jurisdiction</u>	<u>Project Name</u>	<u>Acres</u>	<u>Total Units</u>	<u>Dwelling Units Per Acre</u>	<u>Percent of Max Capacity</u>	<u>Income Category</u>
<b>Merced County</b>						
<u>Merced City</u>	<u>Childs Court Apartments</u>	<u>4.01</u>	<u>119</u>	<u>29.68</u>	<u>No Max Density</u>	<u>Very Low, Low</u>
<u>Merced City</u>	<u>3136 E Gerard Ave</u>	<u>9.44</u>	<u>200</u>	<u>21.19</u>	<u>No Max Density</u>	<u>Above Moderate</u>
<u>Merced City</u>	<u>Andrade Co.</u>	<u>1.33</u>	<u>24</u>	<u>18.05</u>	<u>No Max Density</u>	<u>Above Moderate</u>
<u>Merced County</u>	<u>SPR20-006</u>	<u>0.18</u>	<u>8</u>	<u>44.44</u>	<u>135%</u>	<u>Low</u>
<u>Livingston</u>	<u>Tierrasanta Villas</u>	<u>3.98</u>	<u>80</u>	<u>20.10</u>	<u>No Max Density</u>	<u>Very Low, Low</u>
<b>Tulare County</b>						
<u>Visalia</u>	<u>Corvina Duplexes</u>	<u>0.5</u>	<u>8</u>	<u>16.00</u>	<u>46%</u>	<u>Low</u>
<u>Visalia</u>	<u>Lofts at Fort Visalia</u>	<u>1.46</u>	<u>80</u>	<u>54.79</u>	<u>No Max Density</u>	<u>Very Low, Low</u>
<u>Visalia</u>	<u>Duplex at Murray &amp; Encina</u>	<u>0.19</u>	<u>2</u>	<u>10.53</u>	<u>No Max Density</u>	<u>Low</u>
<u>Visalia</u>	<u>Rancho Colegio Affordable Housing</u>	<u>3.47</u>	<u>80</u>	<u>23.05</u>	<u>66%</u>	<u>Very Low, Low</u>
<u>Visalia</u>	<u>Camino Del Rio</u>	<u>3.12</u>	<u>94</u>	<u>30.13</u>	<u>86%</u>	<u>Very Low</u>
<u>Visalia</u>	<u>Senior Housing at N Highland</u>	<u>2.06</u>	<u>70</u>	<u>33.98</u>	<u>97%</u>	<u>Very Low</u>
<u>Visalia</u>	<u>Caldwell/Lovers Apartments</u>	<u>11.41</u>	<u>342</u>	<u>29.97</u>	<u>86%</u>	<u>Very Low, Low</u>
<u>Visalia</u>	<u>Demaree/Houston Apartments</u>	<u>7.62</u>	<u>243</u>	<u>31.89</u>	<u>91%</u>	<u>Very Low, Low</u>
<u>Visalia</u>	<u>Lovers Tulare Apartments</u>	<u>2.78</u>	<u>32</u>	<u>11.51</u>	<u>No Max Density</u>	<u>Low</u>
<u>Visalia</u>	<u>Cameron Creek Garden Units</u>	<u>4.81</u>	<u>30</u>	<u>6.24</u>	<u>18%</u>	<u>Moderate</u>
<u>Visalia</u>	<u>S Stonebrook St &amp; W Cameron Ave</u>	<u>11.77</u>	<u>276</u>	<u>23.45</u>	<u>156%</u>	<u>Moderate</u>
<b>Fresno County</b>						
<u>Reedley</u>	<u>Paseo 55</u>	<u>1.76</u>	<u>55</u>	<u>31.25</u>	<u>108%</u>	<u>Moderate</u>
<u>Reedley</u>	<u>Reedley I Mixed Use</u>	<u>4.25</u>	<u>80</u>	<u>18.82</u>	<u>127%</u>	<u>Low</u>
<u>Reedley</u>	<u>Kashian Mixed Use: Workforce Housing</u>	<u>2.11</u>	<u>70</u>	<u>33.18</u>	<u>115%</u>	<u>Extremely Low</u>
<u>Kingsburg</u>	<u>Stone Plaza Mixed Use Project</u>	<u>0.28</u>	<u>10</u>	<u>35.71</u>	<u>145%</u>	<u>Above Moderate</u>
<b>Average</b>		<b>3.82</b>	<b>95.15</b>	<b>26.20</b>	<b>98%</b>	

Although residential development is not the prevailing trend in mixed-use zones, the City anticipates that the selected sites have high potential of residential development. All but one of the sites included in the MXU zone are vacant and do not have existing uses that would impede development. The one other site is currently used for agriculture, which is not anticipated to impede development, as discussed in Section D4.4.2, *Adequacy of Nonvacant Sites*. Additionally, sites are generally located along the city's main arterials, are mostly infill sites, and are located a walkable distance to goods, services, and transportation.

The ~~Site Inventory~~City conservatively assumes a realistic capacity of 50 percent of the maximum allowable capacity to account for both residential and nonresidential uses occurring on each site. In addition, the Site Inventory includes a 25 percent buffer above the RHNA for lower-income units to account for sites not developing at capacities assumed in the Site Inventory. The City will implement Housing Plan Program 2 to ensure an inventory of adequate sites to accommodate new housing. In addition, Housing Plan Programs 2, 6, and 7 remove development constraints and encourage new housing development to meet the RHNA during the planning period.

## D4.6 Site Inventory

A description of development capacity by neighborhood is provided below. Sites are listed in Table D4-8 and shown geographically on Figure D4-2.

- The table of sites includes the following items in the column heading order from left to right:
- Map Identification number (a unique reference number assigned by the City to reference the parcel on each map)
- Address or nearest cross street
- APN (Government Code Section 65583.2(b)1))
- Size in acres (Government Code Section 65583.2(b)(2))
- General Plan land use designation (Government Code Section 65583.2(b)(2))
- Zoning designation (Government Code Section 65583.2(b)(2))
- Description of existing uses (Government Code Section 65583.2(b)(3))
- Minimum allowable density by zone
- Maximum allowable density by zone
- Inventoried income level (units appropriate for lower-, moderate-, above moderate-income households) (Government Code Section 65583.2(c))
- Total number of units realistically assumed on the site
- Opportunity category as designated by the California Tax Credit Allocation Committee (TCAC)<sup>1</sup>

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<sup>1</sup> Resource levels designated by TCAC/HCD denote access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. TCAC has a composite opportunity score for each census tract. Source: <https://www.treasurer.ca.gov/ctcac/opportunity/2023/methodology.pdf>

**Table D4-8 Lindsay Site Inventory**

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
<b>East Lindsay</b>													
1	SE Cor. Stanford/Honolulu	206011012	6.13	LDR	R-1-7	Agriculture	0	6.22	0	0	19	19	High Segregation & Poverty
2	NE Cor. Lafayette/Hermosa	206063008	3.14	LDR	R-1-7	Vacant	0	6.22	0	0	9	9	High Segregation & Poverty
3	N of Honolulu, W. of Lafayette	206070001	9.51	LDR	R-1-7	Vacant	0	6.22	0	0	29	29	High Segregation & Poverty
4	S. of Tulare, E. of Foothill	206070018	9.05	LDR	R-1-7	Agriculture	0	6.22	0	0	28	28	Moderate Resource
5	NW Cor Honolulu/Foothill	206070021	10.00	LDR	R-1-7	Agriculture	0	6.22	0	0	31	31	High Segregation & Poverty
6	SW Cor. Hermosa/Foothill	206113019	7.26	LDR	R-1-7	Agriculture	0	6.22	0	0	22	22	High Segregation & Poverty
7	N. of Hickory, W. of Rd 224	202020001	11.95	LDR	R-1-7	Agriculture	0	6.22	0	0	37	37	High Segregation & Poverty
8	W. of Harvard, N. of Sierra View	202190006	7.04	LDR	R-1-7	Vacant	0	6.22	0	0	21	21	High Segregation & Poverty
<b>Total</b>									<b>0</b>	<b>0</b>	<b>196</b>	<b>196</b>	
<b>South Lindsay</b>													
9	S. of Honolulu, W. of Foothill	206080034	19.35	LDR	R-1-7	Agriculture	0	6.22	0	0	60	60	High Segregation & Poverty
10	SW Cor. Honolulu/Foothill	206080038	17.98	LDR	R-1-7	Agriculture	0	6.22	0	0	55	55	High Segregation & Poverty

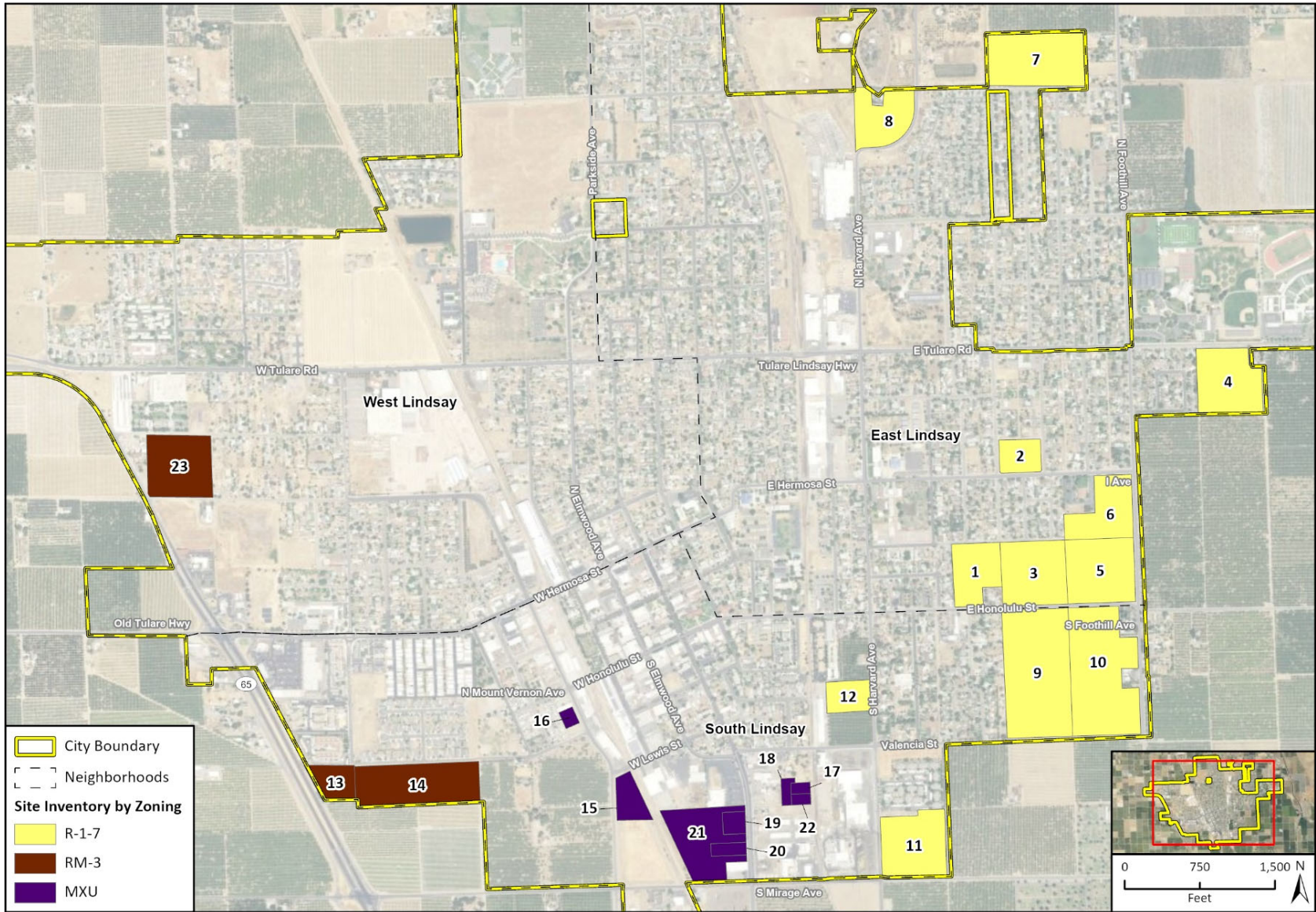
Tulare County Association of Governments  
**Tulare County Regional Housing Element**

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
11	NE Cor Harvard/ Lindmore	206130001	9.48	LDR	R-1-7	Vacant	0	6.22	0	0	29	29	High Segregation & Poverty
12	W. of Harvard, N. of Valencia	205182001	3.11	LDR	R-1-7	Agriculture	0	6.22	0	0	9	9	High Segregation & Poverty
13	890 W Hermosa St	199220002	3.14	MDR	RM-3	Vacant	0	14.52	0	22	0	22	High Segregation & Poverty
14	S. of Apia, E. of Westwood	205020001	11.96	MDR	RM-3	Agriculture	0	14.52	0	86	0	86	High Segregation & Poverty
22	Valencia St & Drive 242	205190041	0.50	MXU	MXU	Vacant	10	30	7	0	0	7	High Segregation & Poverty
15	SE Cor. Lindsay/Lewis	205220010	2.74	MXU	MXU	Agriculture	10	30	41	0	0	41	High Segregation & Poverty
16	Btwn Honolulu, Mt. Vernon, Apia, Ashland	205331002	0.59	MXU	MXU	Vacant	10	30	8	0	0	8	High Segregation & Poverty
17	Drive 242	205190042	0.50	MXU	MXU	Vacant	10	30	7	0	0	7	High Segregation & Poverty
18	Drive 242	205190043	0.65	MXU	MXU	Vacant	10	30	9	0	0	9	High Segregation & Poverty
19	Drive 242	205210002	1.16	MXU	MXU	Vacant	10	30	17	0	0	17	High Segregation & Poverty
20	Drive 242	205210007	1.03	MXU	MXU	Vacant	10	30	15	0	0	15	High Segregation & Poverty

Map ID	Site Address or Street	APN	Acres	Land Use	Zoning	Current Use	Minimum Density	Maximum Density	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity	Total Capacity	TCAC Opportunity Category
21	Drive 242	205210013	8.89	MXU	MXU	Vacant	10	30	67	60	0	133	High Segregation & Poverty
<b>Total</b>									<b>171</b>	<b>168</b>	<b>153</b>	<b>492</b>	
<b>West Lindsay</b>													
23	NE corner of Mariposa St/SR 65	199260009	9.14	MDR	RM-3	Agriculture	0	14.52	0	66	0	66	High Segregation & Poverty
<b>Total</b>									<b>0</b>	<b>66</b>	<b>0</b>	<b>66</b>	
<b>Lindsay Total</b>									<b>171</b>	<b>234</b>	<b>349</b>	<b>754</b>	



**Figure D4-2 Lindsay Site Inventory**



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 Additional data provided by County of Tulare, 2019.

22\_13496\_HE\_AFFH  
 Site Inventory - Lindsay

### D4.6.1 East Lindsay

East Lindsay is bounded by city boundaries to the north and east, Honolulu Street to the south, and J-29 to the west. This area primarily consists of single-family residential and light industrial uses. East Lindsay is in CAL FIRE designated Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard<sup>2</sup> areas and in an area of minimal flood hazard according to the Federal Emergency Management Agency (FEMA).<sup>3</sup> Based on community input, highlighting the opportunity for housing development at the intersection of Sycamore Avenue and E Hermosa Street and near Lindsay High School, residentially zoned parcels 206-063-008 and 206-070-018 (shown as Sites 2 and 4 respectively in Figure D4-2) in Lindsay have been included in the Site Inventory. The East Lindsay neighborhood can accommodate eight sites with an assumed capacity of 196 above moderate-income units. The sites located in this neighborhood are currently vacant or used for agricultural purposes, with all but one site in an area designated high segregation and poverty by TCAC (areas with a high percentage of non-white residents and high poverty rate).

### D4.6.2 South Lindsay

South Lindsay is bounded by city boundaries to the south, east, and west, and Honolulu Street and Hermosa Street to the north. This area primarily consists of multifamily residential, mixed-use, and light industrial uses. South Lindsay is in CAL FIRE Urban Unzoned and Non-Wildland/Non-Urban Fire Hazard areas and in an area of minimal flood hazard according to FEMA. This neighborhood can accommodate 14 sites with an assumed capacity of 171 units lower-income units and 60 moderate-income units. The sites located in this neighborhood are currently vacant or used for agricultural purposes, with all sites in areas designated high segregation and poverty by TCAC.

### D4.6.3 West Lindsay

West Lindsay is bounded by city boundaries to the north and west, Hermosa Street to the south, and J-29 to the east. This area primarily consists of single-family and multifamily residential, open space, and uses. West Lindsay is in CAL FIRE Urban Unzoned Fire Hazard areas and in an area of minimal flood hazard according to FEMA. This neighborhood can accommodate one site with an assumed capacity of 66 moderate-income units. The site located in West Lindsay is currently used for agricultural purposes, in an area designated high segregation and poverty by TCAC.

### D4.6.4 Sites used in Previous Planning Periods

In accordance with Government Code Section 65583, vacant parcels from both the 4<sup>th</sup> and 5<sup>th</sup> RHNA cycles, and non-vacant parcels from the 5<sup>th</sup> RHNA cycle, may be reused in this Housing Element to accommodate lower-income housing, provided they are rezoned to allow projects that have at least 20 percent of the units set aside as affordable for lower-income households to be allowed by right (i.e., can be approved administratively without requiring Planning Commission or City Council approval). Eight sites identified in the Site Inventory were previously identified and are subject to this by-right

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<sup>2</sup> The Urban Unzoned Fire Hazard is defined as an urban area that does not have a severity assigned because it does not have the same degree of risk for wildfire than other zones fire hazard areas. <https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones/>

<sup>3</sup> The City has the Flood Hazard designation of "X" and "AH". Zone X is the area determined to be outside the 500-year flood and protected by levee from 100- year flood. Zone AH means that the area has a one percent annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet. These areas have a 26% chance of flooding over the life of a 30-year mortgage.

requirement, as shown in Table D4-9. The City will update the Zoning Code to address by-right approval requirements for these sites, as specified in Housing Plan Program 3.

**Table D4-9 Sites Used in Previous Planning Periods**

Address	APN	Acres	Land Use	Zoning	Existing Use	Total Units
Valencia St & Drive 242	205190041	0.50	Mixed-Use	MXU	Vacant	7
SE Cor. Lindsay/Lewis	205220010	2.74	Mixed-Use	MXU	Agriculture	41
Btwn Honolulu, Mt. Vernon, Apia, Ashland	205331002	0.59	Mixed-Use	MXU	Vacant	8
Drive 242	205190042	0.50	Mixed-Use	MXU	Vacant	7
Drive 242	205190043	0.65	Mixed-Use	MXU	Vacant	9
Drive 242	205210002	1.16	Mixed-Use	MXU	Vacant	17
Drive 242	205210007	1.03	Mixed-Use	MXU	Vacant	15
Drive 242	205210013	8.89	Mixed-Use	MXU	Vacant	133
<b>Total</b>		<b>16.06</b>				<b>237</b>

#### D4.6.5 Adequacy of Residential Site Inventory in Meeting RHNA

The Site Inventory identifies 171 lower-income units, 234 moderate-income units, and 349 above moderate-income units on 23 sites. No sites smaller than 0.5-acre are used to accommodate lower-income housing.

Of the identified sites, 12 are vacant while the remaining 11 are located on land currently used for agriculture. The Site Inventory includes a surplus of 20 lower-income units, giving the City a 13 percent buffer for this income category. Through Housing Plan Program 2, the City will update and maintain an inventory of available vacant and prospective sites that can accommodate new housing and will develop a formal procedure to monitor no net loss in capacity pursuant to Senate Bill 166.

The summary of the residential Site Inventory is presented in Table D4-10.

**Table D4-10 Adequacy of Residential Site Inventory**

	Lower Income	Moderate Income	Above Moderate Income	Total
<b>RHNA Allocation</b>	<b>151</b>	<b>178</b>	<b>460</b>	<b>789</b>
Planned and Approved Units	0	<del>310</del>	<del>291322</del>	322
ADUs Anticipated	0	0	0	0
<b>Remaining RHNA</b>	<b>151</b>	<b><del>147178</del></b>	<b><del>169138</del></b>	<b>467</b>
East Lindsay	0	0	196	196
South Lindsay	171	168	153	492
West Lindsay	0	66	0	66
<b>Total Units on Sites</b>	<b>171</b>	<b>234</b>	<b>349</b>	<b>754</b>
<b>Total Unit Surplus</b>	<b>20</b>	<b><del>7956</del></b>	<b><del>180211</del></b>	<b><del>279287</del></b>
<b>Percent Buffer over RHNA</b>	<b>13%</b>	<b><del>4431%</del></b>	<b><del>3946%</del></b>	<b><del>610%</del></b>

## D4.7 Availability of Infrastructure and Services

The City's Water Utilities Division oversees the city's water, sewer, and refuse infrastructure. Approximately 96 acres of vacant and underdeveloped residentially planned land in Lindsay are not directly served by water, sewer, or storm drainage infrastructure. 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 major infrastructure extensions. Within one week of adoption, City will provide a copy of the adopted 2023-2031 Housing Element to the City's Water Utilities Division, pursuant to Government Code Section 65589.7.

### D4.7.1 Wastewater System

Lindsay is serviced by one wastewater system, owned and operated by the City, which provides sewage service and wastewater treatment for all residential, commercial, and industrial uses in the city. The City of Lindsay Wastewater Treatment Plant has sufficient capacity to serve new residential development necessary to fulfill the City's RHNA.

### D4.7.2 Potable Water System

The City of Lindsay owns the water distribution system that serves all residents, which is operated by the Water Utilities Division. The city's water source comes from surface water via the Friant Kern Canal and two groundwater wells. The City has enough water to support existing residential developments but faces limitations for new developments. The City has contracted consultants to perform studies on Well 11 to treat the well. Additionally, the consultants have also completed a report on how many more residential developments the City can feasibly support. Per the direction of the city engineer, all new residential developments will have to be treated on a case-by-case basis to ensure accurate responses and conditions. To mitigate the current water service infrastructure issues, the City will seek funding to increase water capacity, as directed in Housing Plan Program 2.

In recent years, the City's water system has failed drinking water standards. While these results have not resulted in an emergency, there is potential for continuous failure due to the high level of contaminants in the water sources. As described in Housing Plan Program 12, the City will develop and implement a plan to address water quality issues in coordination with Tulare County.

### D4.7.3 Storm Water and Drainage

The City of Lindsay manages its own storm water collection system. The City's stormwater system has sufficient capacity to serve new residential development necessary to fulfill the City's RHNA.

### D4.7.4 Dry Utilities

Dry utilities are defined as electricity, natural gas, cable, and telephone services. In Lindsay, each dry utility has one provider: Southern California Edison supplies electricity, The Gas Company provides natural gas service, and AT&T and Verizon provides telecom services. The City does not anticipate any issues with capacity, installation, or connectivity to sites with dry utilities during the planning period.

## D4.8 Environmental Considerations

As noted in Chapter D3, *Housing Constraints*, environmental constraints to housing development in Lindsay include areas of steep slopes. The sites identified in the Site Inventory are located outside of identified wildfire and flood zones in the city and are not in areas of steep slopes. There are no known environmental constraints related to shape, access, contamination, property conditions, easements, conservation easements, overlays and airport or military compatibility that could impact housing development on identified sites in the planning period. Each project will undergo a site-specific environmental clearance process to ensure that it is built safely and in conformance with the appropriate and applicable building codes.

## D4.9 Opportunities for Energy Conservation

The City provides opportunities for energy conservation in residential development primarily through building code enforcement. The City enforces Title 24 energy conservation standards through the building permit review and inspection process. The Site Inventory will also provide opportunities for energy conservation and greenhouse gas (GHG) reduction due to the potential for infill and mixed-use development.

# D5 Jurisdictional Affirmatively Furthering Fair Housing Analysis

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## D5.1 Introduction

This section of the Housing Element analyzes issues relating to fair housing for the City of Lindsay. This analysis is based on the directives from State Assembly Bill (AB) 686. Background information on AB 686, countywide fair housing services, data sources, and analysis of the regional Affirmatively Furthering Fair Housing (AFFH) issues are included in Chapter 5, *Regional Affirmatively Furthering Fair Housing Analysis*.

## D5.2 Methodology

This local AFFH analysis evaluates fair housing issues on the following topics:

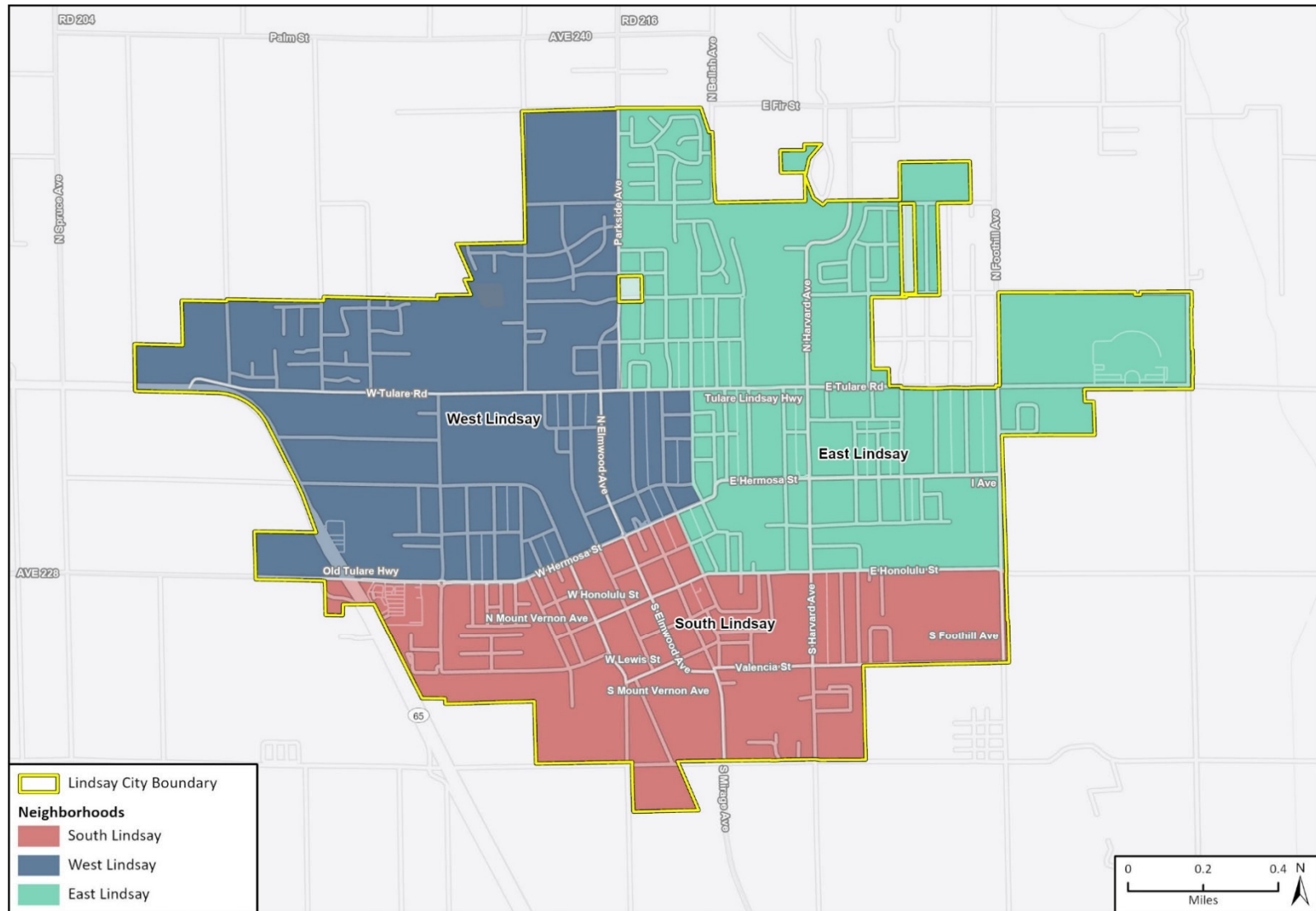
- Fair Housing Enforcement and Outreach Capacity
- Integration and Segregation Patterns and Trends
- Racially and Ethnically Concentrated Areas of Poverty
- Disparities in Access to Opportunity
- Disproportionate Housing Needs
- Local Area Knowledge and Stakeholder and Community Input
- Other Relevant Factors
- Analysis of Housing Site Inventory using AFFH Indicators

This analysis identifies patterns and trends at the local scale. Where appropriate, the analysis refers to the regional AFFH analysis provided in Chapter 5, *Regional Affirmatively Furthering Fair Housing Analysis*, which analyzes patterns and trends of the county and Tulare County/Kings County/Fresno County tri-county area.

For the purposes of this analysis, the city is divided into three neighborhoods: West Lindsay, East Lindsay, and South Lindsay (Figure D5-1). These neighborhoods were based on the City's planning documents, including the General Plan, as well as local knowledge from City staff. Most of the geographic analysis of fair housing issues in Lindsay is based on the California Department of Housing and Community Development (HCD) AFFH Data Viewer described in Chapter 5, *Regional Affirmatively Furthering Fair Housing Analysis*. The AFFH Data Viewer relies on information provided by the Census and other data sources at the census tract and block group level. The data contained throughout this chapter may differ from the data included in Chapter D2, *Housing Needs Assessment*, due to the availability of data at the time of drafting.

Lindsay overlaps with three census tracts. Census Tract 26.01 includes West Lindsay, and 26.02 includes most of East Lindsay, and Census Tract 28 includes South Lindsay. Although these census tracts consist of unincorporated county land, the majority of the population live within the city limits and have similar housing stock (type, size, and age) to the unincorporated areas. Therefore, it can be assumed that the Census data for these areas of Lindsay is representative of the population living within those neighborhoods.

Figure D5-1 Lindsay Neighborhoods



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

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AFFH - Lindsay Basemap 8.5 x 11

In contrast, Census Tract 28 overlaps with the city’s edges in East Lindsay and contains large portions of the county’s unincorporated lands. Since the conditions of the housing stock in these small areas are similar to the rest of the city, it can be assumed that population and housing characteristics in these areas of East Lindsay are similar to the rest of East Lindsay. Therefore, the data shown for these areas may not fully portray the demographics for residents in these specific areas in East Lindsay.

### D5.3 Summary of AFFH Analysis Findings

The city of Lindsay is predominantly Hispanic/Latino. The percentage of the population comprised of non-white residents is higher than that of Tulare County, while the household median income is lower than the county. The city has high rates of poverty and a high percentage of Low- and Moderate-Income (LMI) residents compared to Tulare County and the tri-county area. Most of the city also has a lack of access to transit, high pollution burden, high rate of cost burden (defined as spending more than 30 percent of household income on housing costs), and low-income residents are highly vulnerable to displacement. Most of the city consists of areas designated “low-resource” and “high segregation and poverty” by the California Tax Credit Allocation Committee (TCAC). South Lindsay has the highest concentration of LMI residents, residents living below the poverty line, and lowest median household income than other areas of the city. East and West Lindsay are areas of high segregation and poverty. East Lindsay has the highest proportion of the population living with a disability, the city’s highest median household income, and the lowest proportion of LMI residents. However, as described above, portions of East Lindsay are located in Census Tract 28 which includes a large portion of unincorporated Tulare County, and therefore the AFFH Data Viewer may not accurately represent these areas.

Below is a summary of AFFH analysis findings by neighborhood in Lindsay.

South Lindsay	East Lindsay	West Lindsay
<ul style="list-style-type: none"> <li>•High concentration of non-white residents</li> <li>•Highest poverty rate</li> <li>•Lowest median household income</li> <li>•Highest use of Housing Choice Vouchers (HCVs)</li> <li>•Low walkability</li> <li>•High rate of cost burden</li> <li>•High rate of overcrowding</li> <li>•High risk of displacement</li> <li>•Low resource area</li> </ul>	<ul style="list-style-type: none"> <li>•Highest concentration of white residents</li> <li>•Highest median household income</li> <li>•Lowest concentration of poverty</li> <li>•Most walkable</li> <li>•Furthest job proximity</li> <li>•Lowest rate of cost burden</li> <li>•Lowest rate of overcrowding</li> <li>•Lowest displacement risk</li> <li>•Lowest use of HCVs</li> <li>•Area of high segregation and poverty</li> </ul>	<ul style="list-style-type: none"> <li>•Highest concentration of non-white residents</li> <li>•Moderate median household income (&lt;\$55,000)</li> <li>•Below average walkability</li> <li>•High overpayment by homeowners and renters</li> <li>•High proportion of overcrowded households</li> <li>•High risk of displacement</li> <li>•Area of high segregation and poverty</li> </ul>



## D5.4 Data Sources

To conduct this analysis, the City utilized data from a variety of sources discussed in Chapter 5, *Regional Affirmatively Furthering Fair Housing Analysis*. The Community Development Block Grant (CDBG) Consolidated Plan and Analysis of Impediments (AI) were used to identify issues that impede fair housing choice. The analysis includes a discussion of historic land use and segregation patterns and input from sources of local knowledge, including advocates for people with special needs, housing development and advocacy organizations, housing and social services providers, and low-income residents. The data contained throughout this chapter may differ from the data included in Chapter F2, *Housing Needs Assessment*, based on HCD recommended data sources for AFFH analyses and the availability of data at the time of drafting. Despite minor differences in the data, the conclusions of the Housing Needs Assessment and AFFH analysis remain consistent with one another.

## D5.5 Fair Housing Resources

### **Enforcement and Outreach Capacity**

The City of Lindsay works with the Housing Authority of the Tulare County (HATC) to provide fair housing information and resources to residents and housing providers. The HATC distributes educational materials to property owners, apartment managers, and tenants, and respond to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution) by referring the affected party to the appropriate agencies.

The City completed the 5<sup>th</sup> Cycle Housing Element Update in 2019 and proposed initiatives and actions to address housing issues. Since 2019, the City of Lindsay has created more housing options for low-income families and individuals. Palm Terrace II opened in March 2023 which provides multifamily dwelling units for different families with different needs.

As of today, the City communicates with the residents through social media and promotes grants, housing resources, economic development resources, and other information to the community. In spring 2023, the City held a webinar to ask residents what they felt the community needed in terms of housing. Although there was little participation, the City published the presentation on the City's Facebook page to give community members access to important material. The City has also provided and circulated information for assistance in housing and additional dwelling unit construction in partnership with Self Help Enterprises, and amplified assistance programs and housing programs.

### **Compliance with Existing State and Federal Fair Housing Laws**

The fair housing assessment should include a description of state and local fair housing laws and how the City complies with those laws. These laws include the following:

- **Fair Housing Act; Title VI of the Civil Rights Act of 1964.** The City complies by ensuring its actions related to housing are not discriminatory through City protocols, decision-making procedures, and adhering to non-discrimination requirements of federal funding programs.
- **Rehabilitation Act of 1973.** See Fair Housing Act; also, the City complies through its accessibility protocols, administered and enforced by the City's Human Resources Department.
- **American Disabilities Act (ADA).** The City complies with the ADA through building permit review and issuance and as described in this Housing Element.

- **California Fair Employment and Housing Act (FEHA) Regulations.** The City complies with FEHA and its regulations through established City protocols, decision making, legal counsel, and advisement.
- **Government Code Section 65008.** The City Zoning Code is written to ensure that the City’s actions regarding the development of housing for very low, low, moderate, and middle income persons and households or emergency shelters for the homeless, are not discriminatory. Programs have been included in this Housing Element to remove constraints and facilitate housing for all households, including protected classes (e.g., programs regarding residential care facilities, emergency shelters, etc.).
- **Government Code Section 8899.50.** Chapter D5, *Affirmatively Furthering Fair Housing Analysis*, of this Housing Element documents compliance with Affirmatively Furthering Fair Housing requirements.
- **Government Code Section 11135 et seq.** The City complies with anti-discrimination requirements through the City’s Human Resources programs and the City’s procurement protocols.
- **Density Bonus Law (Gov. Code, Section 65915.).** The City will update its density bonus ordinance to comply with the new provisions as part of the updates to the Zoning Ordinance (Housing Plan Programs 6 and 7).
- **Housing Accountability Act (Gov. Code, Section 65589.5.).** The City has documented compliance with the Housing Accountability Act as described in Chapter D3, *Housing Constraints Analysis*.
- **No-Net-Loss Law (Gov. Code, Section 65863).** The City has documented compliance with sufficient capacity for its RHNA and will ensure compliance with no-net loss law via required annual reporting to HCD.
- **Least Cost Zoning Law (Gov. Code, Section 65913.1).** The City includes a program in this Housing Element to ensure that sufficient land is zoned with appropriate standards to accommodate its RHNA (Housing Plan Program 2).
- **Excessive subdivision standards (Gov. Code, Section 65913.2.).** The City’s subdivision standards are not excessive and are in compliance with the Government Code.
- **Limits on growth controls (Gov. Code, Section 65302.8.).** The City complies as the City does not maintain any restrictions on the number or timing of housing development. The City’s General Plan does establish the Urban Development Boundary, however, the boundary extends beyond the city limits and Sphere of Influence and does not limit housing development within the city.
- **Housing Element Law (Gov. Code, Section 65583, esp. subds. (c)(5), (c)(10)).** This Housing Element documents compliance with state Housing Element Law.

The City of Lindsay ensures compliance with these laws through the City’s daily operations, with any complaints referred to the City Attorney and/or the City Manager for investigation and action, as appropriate. The City has not been a part of any findings, lawsuits, enforcement actions, settlements, or judgements related to fair housing. Further analysis of the City’s compliance with fair housing laws is also provided in Appendix D3, *Housing Constraints Analysis*, of this Housing Element.

## D5.6 Ability to Address Complaints

The City refers fair housing issues and complaints to Fair Housing Council of Central California (FHCCC), the State Department of Fair Employment and Housing (DFEH), and HATC. The DFEH maintains a record of housing discrimination complaints filed in local jurisdictions. Currently, the City does not have sufficient resources to respond or retain all complaints in house. HATC refers fair housing issues and

complaints to the U.S. Department of Housing and Urban Development’s (HUD’s) Office of Fair Housing and Equal Opportunity (FHEO). Based on data provided by HUD, seven FHEO inquiries were reported in Lindsay between 2013 and 2021. These inquiries are not considered official cases and the basis of these inquiries was not provided.

The City does not have sufficient staffing and financial resources by itself to adequately address fair housing concerns. The City will collaborate with regional agencies, fair housing providers, organizations, and other jurisdictions within the county to address housing needs, including fair housing outreach and services, as specified in Housing Plan Programs 1 and 17.

## D5.7 Segregation and Integration Patterns and Trends

### Race and Ethnicity

Lindsay has a higher percentage of non-white residents compared to Tulare County and the Tulare County/Fresno County/Kings County tri-county area. Hispanic/Latino residents comprise the largest racial/ethnic group at 88 percent of the city’s residents. Hispanic/Latino is an ethnicity and residents who identify as Hispanic/Latino may also identify a race. In Lindsay, 69 percent of residents identify as white; but only 11 percent of residents identify as non-Hispanic/Latino white. The percent of Hispanic/Latino residents in is higher in Lindsay than in all of Tulare County (73 percent). As shown on Figure D5-2, between 61 and 80 percent of the city’s population identifies as non-white throughout the entire city.

Lindsay has a significantly larger non-white population than Tulare County and the tri-county area. The percentage of residents that identify as Hispanic/Latino are as follows:

- Lindsay: 88%
- Tulare County: 66%
- Tri-County Area: 58%

Over the past decade, the degree of racial/ethnic diversity has remained fairly consistent in Lindsay (Table D5-1). Between 2011 and 2021, the percentage of white residents decreased slightly and Hispanic/Latino residents of any race increased by two percent. The percentage of residents who identified as other/multiple race, Asian American, Black/African American, and Native American/Alaskan Native was low in 2011 and decreased in 2021.

**Table D5-1 Population by Racial Group (City of Lindsay)**

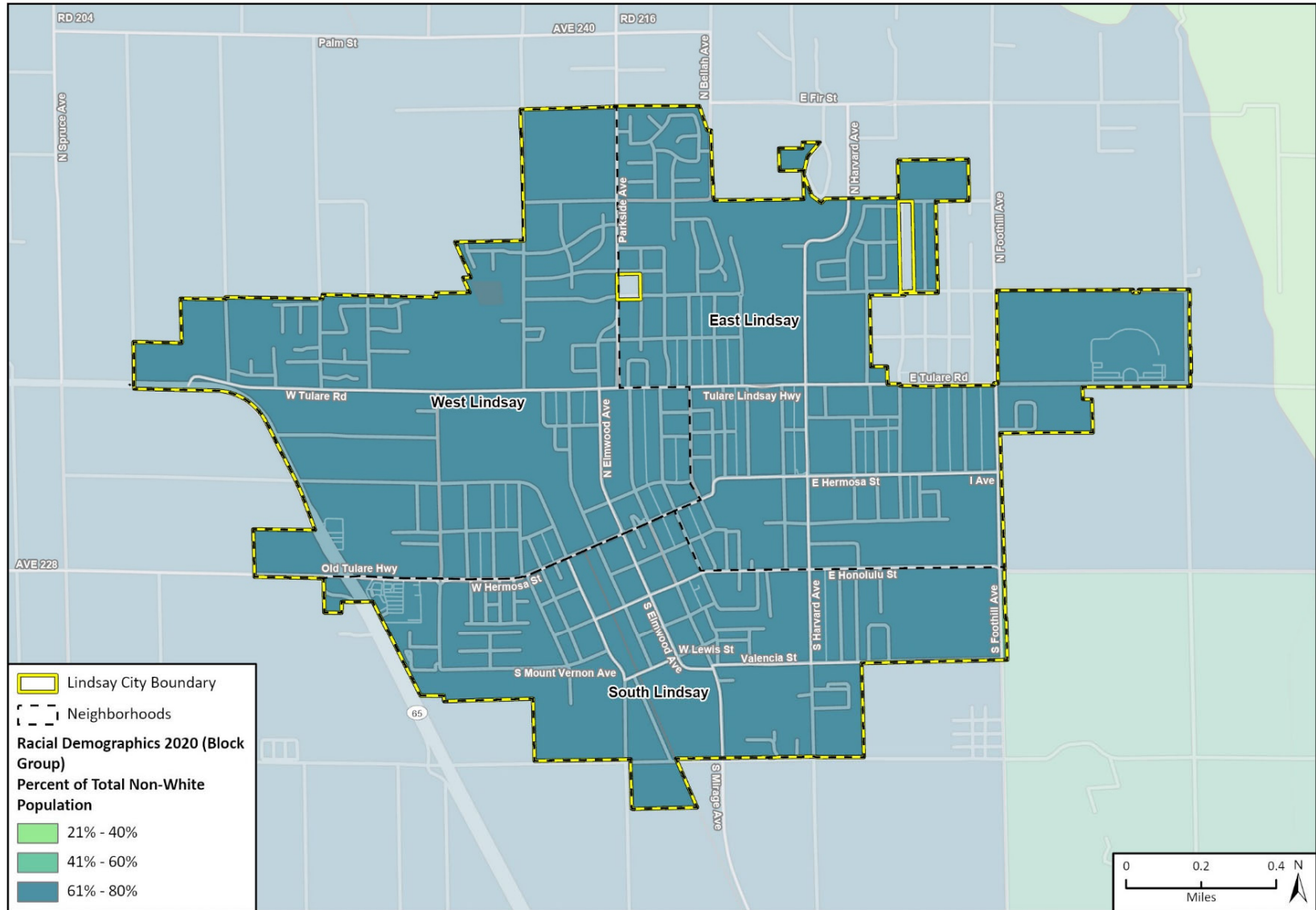
Race	Percent of Population	
	2011	2021
Hispanic/Latino (of any race)	86.5%	88.4%
<b>Not Hispanic/Latino</b>		
White alone	11.0%	10.7%
Other or Multiple Races	0.6%	0.3%
Asian American	1.4%	0.4%
Black/African American	0.5%	0.1%
Native American/Native Alaskan	0.0%	0.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2007-2011, 2017-2021), Table DP05.

The AFFH Data Viewer identifies the degree to which areas have a predominant racial/ethnic majority. The predominant racial/ethnic group in each census tract is that with the largest population. As shown in Figure D5-3, the entire city is predominantly Hispanic/Latino.

According to Othering and Belonging Institute (OBI) racial segregation/integration data, Lindsay has a low-medium level of segregation based on race/ethnicity (neither highly segregated nor integrated) (Figure D5-4).

**Figure D5-2 Percent of Total Non-White Population (City of Lindsay)**

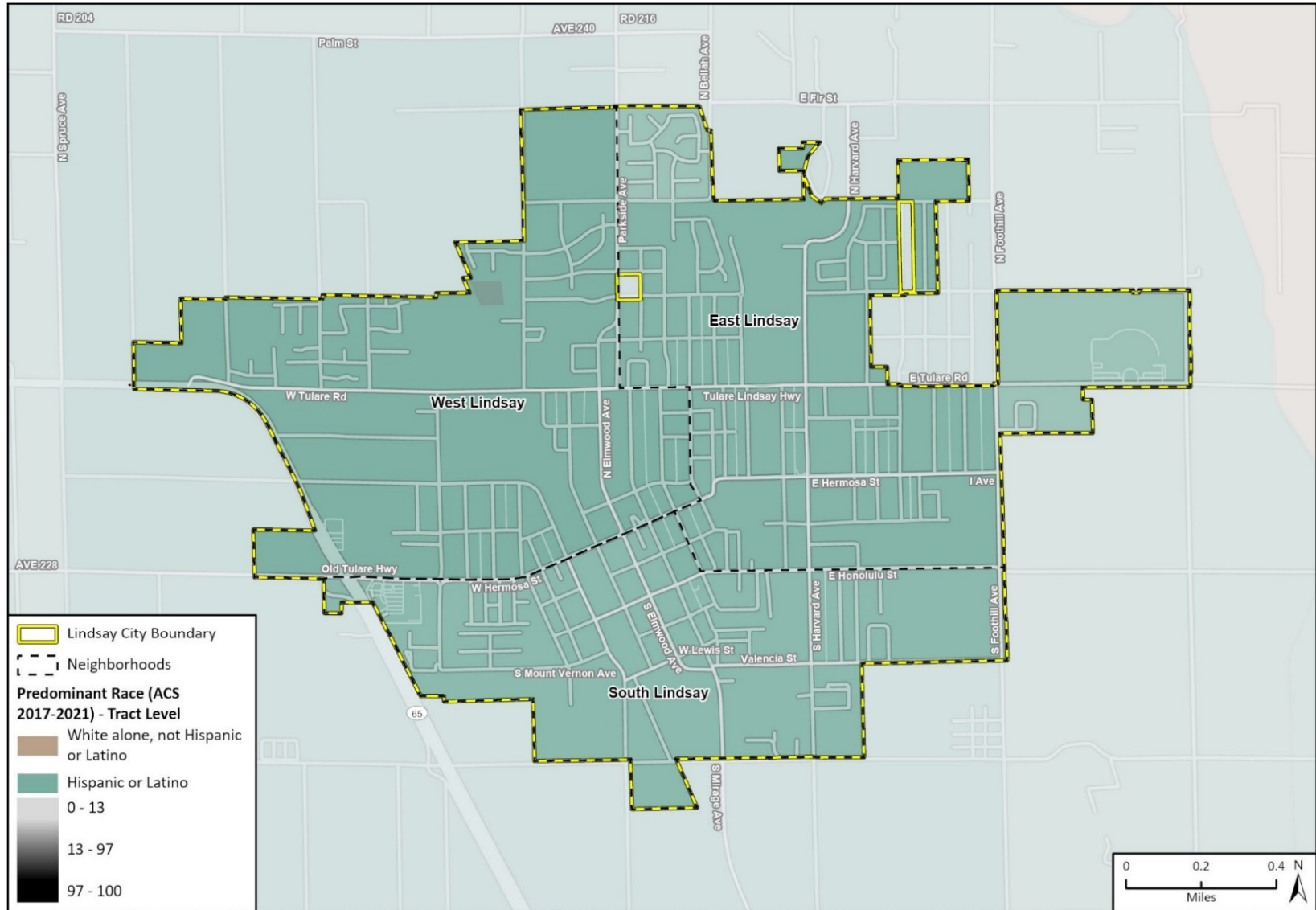


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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 AFFH - Lindsay Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023.

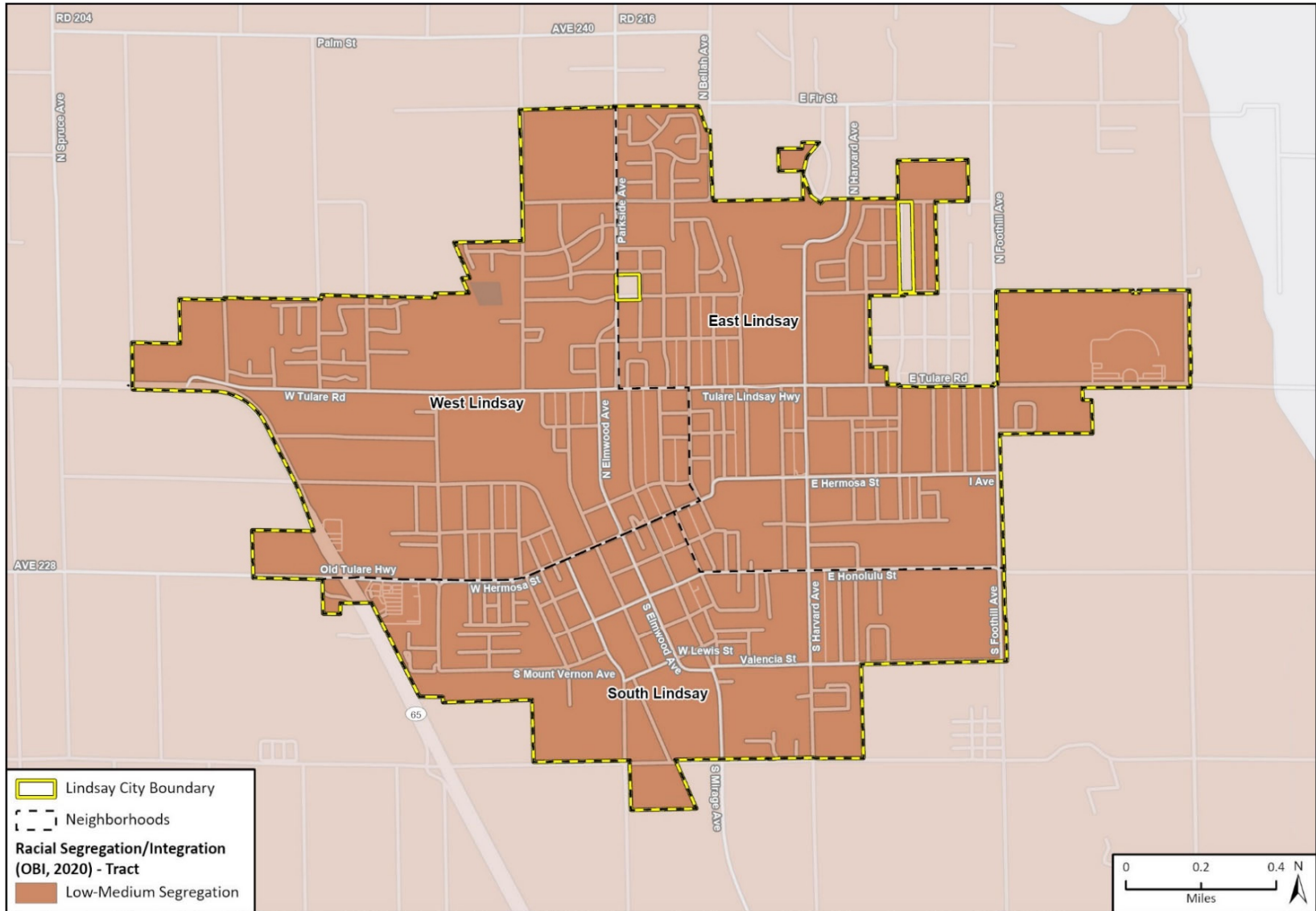
Figure D5-3 Predominant Populations (City of Lindsay)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023.

**Figure D5-4 Racial Segregation and Integration (City of Lindsay)**



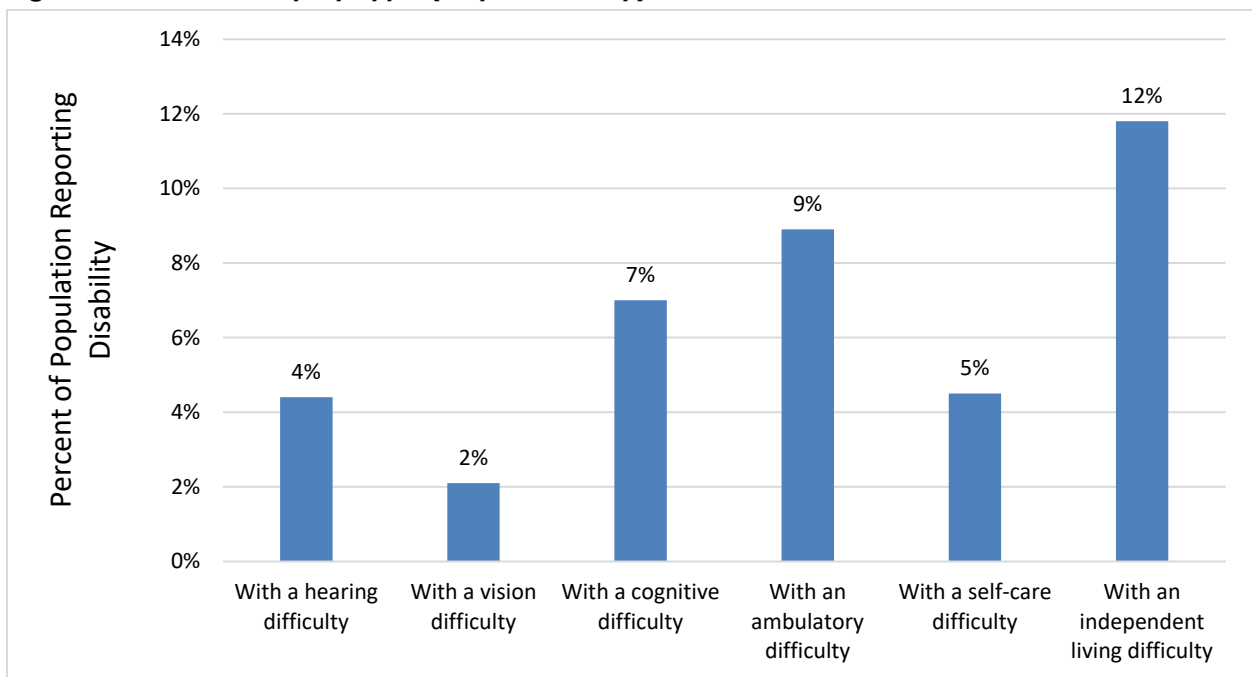
Fresno County Dept. PWR, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023.

## Persons with Disabilities

As referenced in Chapter D2, *Housing Needs Assessment*, approximately 14 percent of the population of Lindsay (1,794 residents) reported living with one or more disabilities. This is higher than the percentage of residents living with a disability in Tulare County (12 percent) and the tri-county area (12 percent). The most common disability in the city is independent living disability, followed by ambulatory difficulty (defined as having serious difficulty walking or climbing stairs), and hearing difficulty (Figure D5-5). Disabilities are most prevalent among senior residents. Approximately 60 percent of residents aged 65 and over in the city have at least one disability. In addition, Native American/Alaska Native and non-Hispanic/Latino white residents reported the highest rates of disability by racial/ethnic group, at 48 percent and 23 percent, respectively.

**Figure D5-5 Disability by Type (City of Lindsay)**



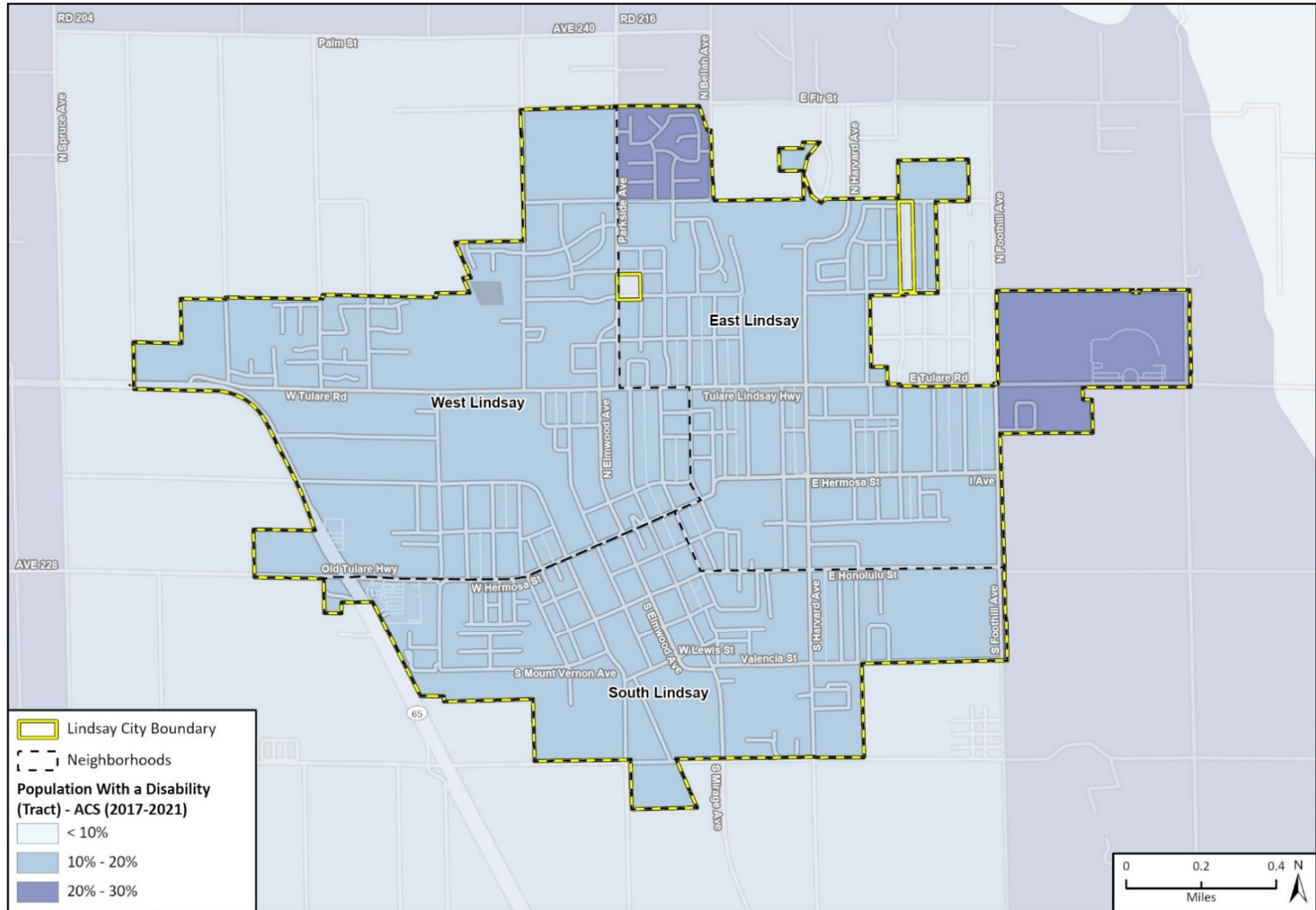
Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2017-2021), Table S1810.

The percentage of the population with a disability is similar throughout the city, with between 10 and 20 percent of residents living with a disability, with the exception of small portions of East Lindsay where 20 to 30 percent of residents live with a disability (Figure D5-6). However, as described above, these neighborhoods are located in Census Tract 28 which includes a large portion of unincorporated Tulare County, therefore, these trends do not necessarily reflect AFFH Data Viewer the population living in Lindsay.



**Figure D5-6 Percent of Population with a Disability (City of Lindsay)**



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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 AFFH - Lindsay Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023.

## Familial Status

As described in Chapter D2, *Housing Needs Assessment*, familial status refers to the presence of children under the age of 18 and the marital status of the head of the household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Examples of differential treatment include limiting the number of children in an apartment complex or confining households with children to a specific location. These actions are potentially discriminatory. Single-parent households are also protected by fair housing laws.

As of 2021 (latest available data), households with children comprise approximately 38 percent of the total households in the city, similar to the county. Married-couple families with children comprise the largest share of households with children (67 percent), higher than the county (24 percent). Female, single-parent households comprise the next largest category of households with children (20 percent). Male, single-parent households comprise 13 percent of all households with children. Single-parent, female-headed households are more likely to rent than own, comprising approximately 13 percent of all renter-occupied households in the city but only two percent of owner-occupied households (Table D5-2).

**Table D5-2 Tenure by Household Type and Presence of Children (City of Lindsay)**

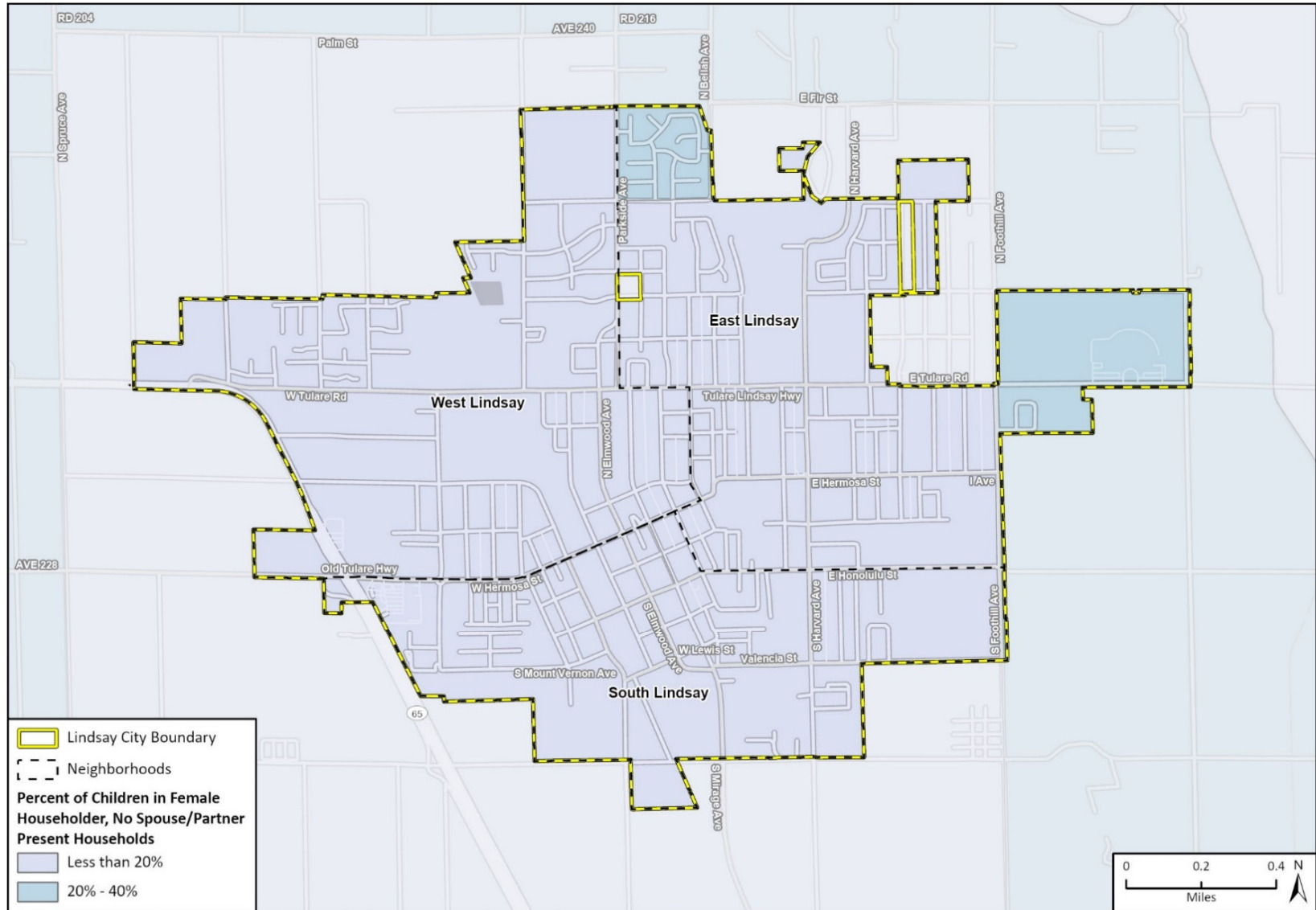
Household Type	Residing in Owner-Occupied Household	Percent of Total Owner-Occupied Households	Residing in Renter-Occupied Household	Percent of Total Renter-Occupied Households	Percent of Households with Children
Married Couple Family, with Children Present	504	26.5%	461	24.8%	67.1%
Single-Parent, Male Householder, no Spouse Present	95	5.0%	87	4.7%	12.6%
Single Parent, Female Householder, No Spouse Present	46	2.4%	246	13.2%	20.3%
Total Households with Children Present	645	33.9%	794	42.7%	38.2%
Total Households	1,902		1,861		

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure by Household Type and Presence and Age of own Children 2017-2021 Estimates

The percentage of children residing in female-headed, single-parent households is evenly distributed throughout most of the city, with less than 20 percent of children living in a female-headed, single-parent household in all census tracts with the exception of small portions of East Lindsay where 20-40 percent of children live in a female-headed, single-parent household (Figure D5-7). However, as described above, these neighborhoods are located in Census Tract 28 which includes a large portion of unincorporated Tulare County, and AFFH Data Viewer trends do not necessarily reflect the population living in Lindsay.

The percentage of children residing in married-couple households is highest in East Lindsay, where more than 80 percent of children live in married-couple households (Figure D5-8). Throughout the rest of the city, between 60 and 80 percent of children live in married-couple households.

**Figure D5-7 Children in Female-Headed Households, No Spouse/Partner Present (City of Lindsay)**

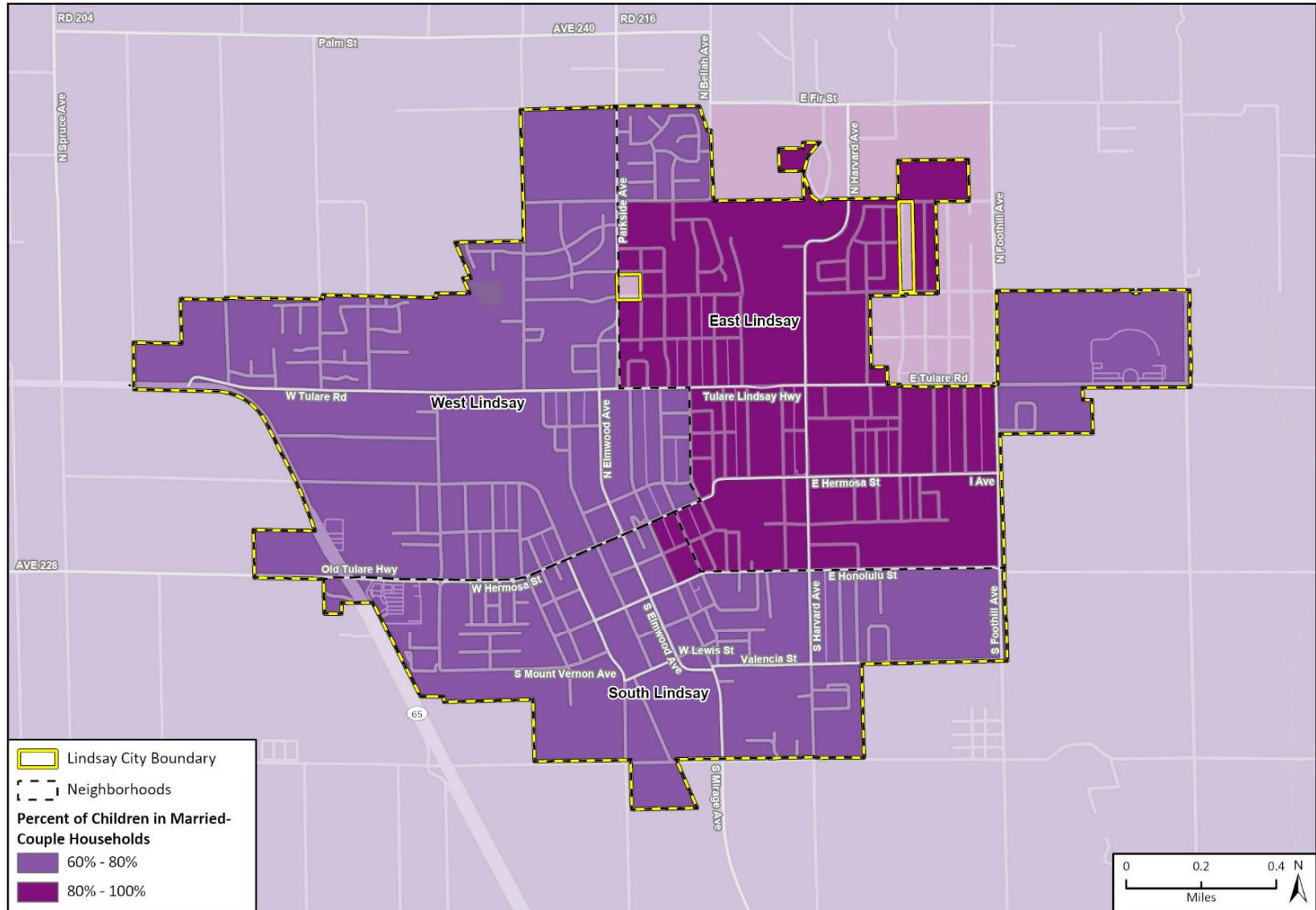


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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 AFFH - Lindsay Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023.

Figure D5-8 Children in Married-Couple Households (City of Lindsay)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023.

## Household Income

Household income is directly connected to the ability to afford housing. Higher-income households are more likely to own rather than rent housing. As household income decreases, households tend to pay a disproportionately large amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases. To achieve fair housing objectives, people in low-income households must have a choice in housing opportunities—that is, when they are able to locate units that are affordable and well maintained in all parts of a jurisdiction and region.

This section identifies household income disparities using data based on median household income and LMI geographies. HUD defines an LMI area as a census tract or block group where over 51 percent of the population is in the low- or moderate-income category. The definition of LMI is based on HUD income definitions of up to 80 percent of the area median income (AMI). Data for this analysis is from the HUD Low and Moderate Income Summary based on the 2011-2015 American Community Survey.<sup>1</sup>



As of 2021 (most recent available data), Lindsay had a median household income of \$39,375 per year, 31 percent less than the county’s median income of \$57,394 and significantly lower than the state median household income of \$87,100.

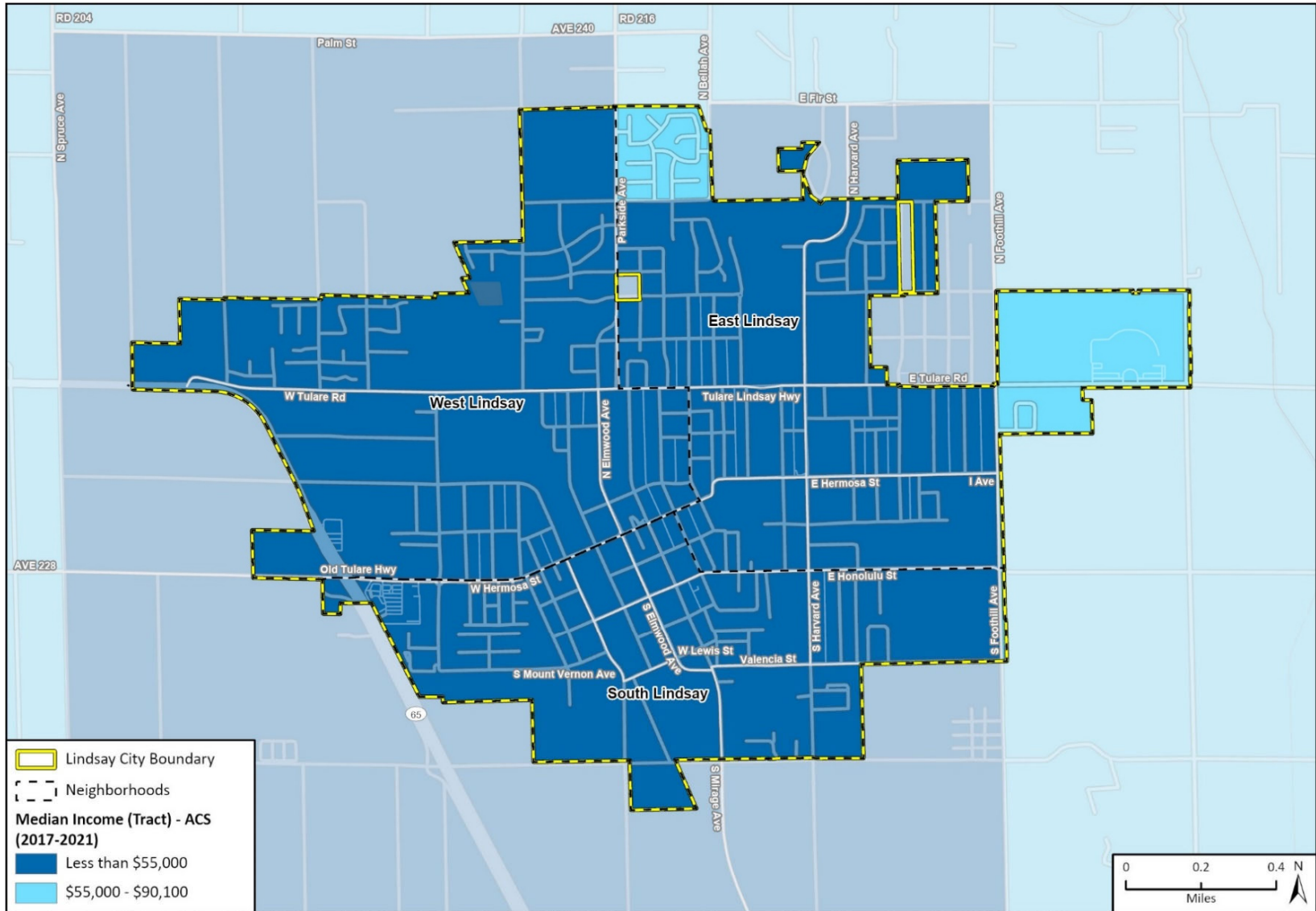
Lindsay has a lower annual median household income than the county and the state and a lower median income than nearby jurisdictions. Lindsay has a median household income of \$39,375, while Farmersville has a median income of \$48,262 and Exeter has a median income of \$55,519. The median income throughout most of the city is less than \$50,000 except for portions of East Lindsay (Figure D5-9). However, as described above, these neighborhoods are located in Census Tract 28 which includes a large portion of unincorporated Tulare County, and what is shown in the AFFH Data Viewer may not accurately represent these areas. It is likely that East Lindsay households have a median income similar to other areas of Lindsay.

LMI populations are prevalent throughout Lindsay and generally follow the same patterns as median household income. In each neighborhood of the city more than 25 percent of residents are considered LMI. Portions of South and East Lindsay have the highest percentage of LMI residents compared to other neighborhoods (Figure D5-10), where between 75 and 100 percent of the population consists of LMI residents. Portions of East Lindsay have the lowest percentage of LMI residents compared to other areas of the city (Figure D5-10), where between 25 and 50 percent of the population is considered LMI. However, these portions of East Lindsay are in Census Tract 28 that includes a large portion of unincorporated Tulare County and the data from the AFFH Data Viewer may not accurately represent conditions in East Lindsay. Since the conditions of the housing stock in East Lindsay is similar to the rest of the city, it can be assumed that the percentage of LMI residents in these areas is similar to the rest of the city.

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<sup>1</sup> HUD Exchange 2021: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

Figure D5-9 Median Household Income (City of Lindsay)

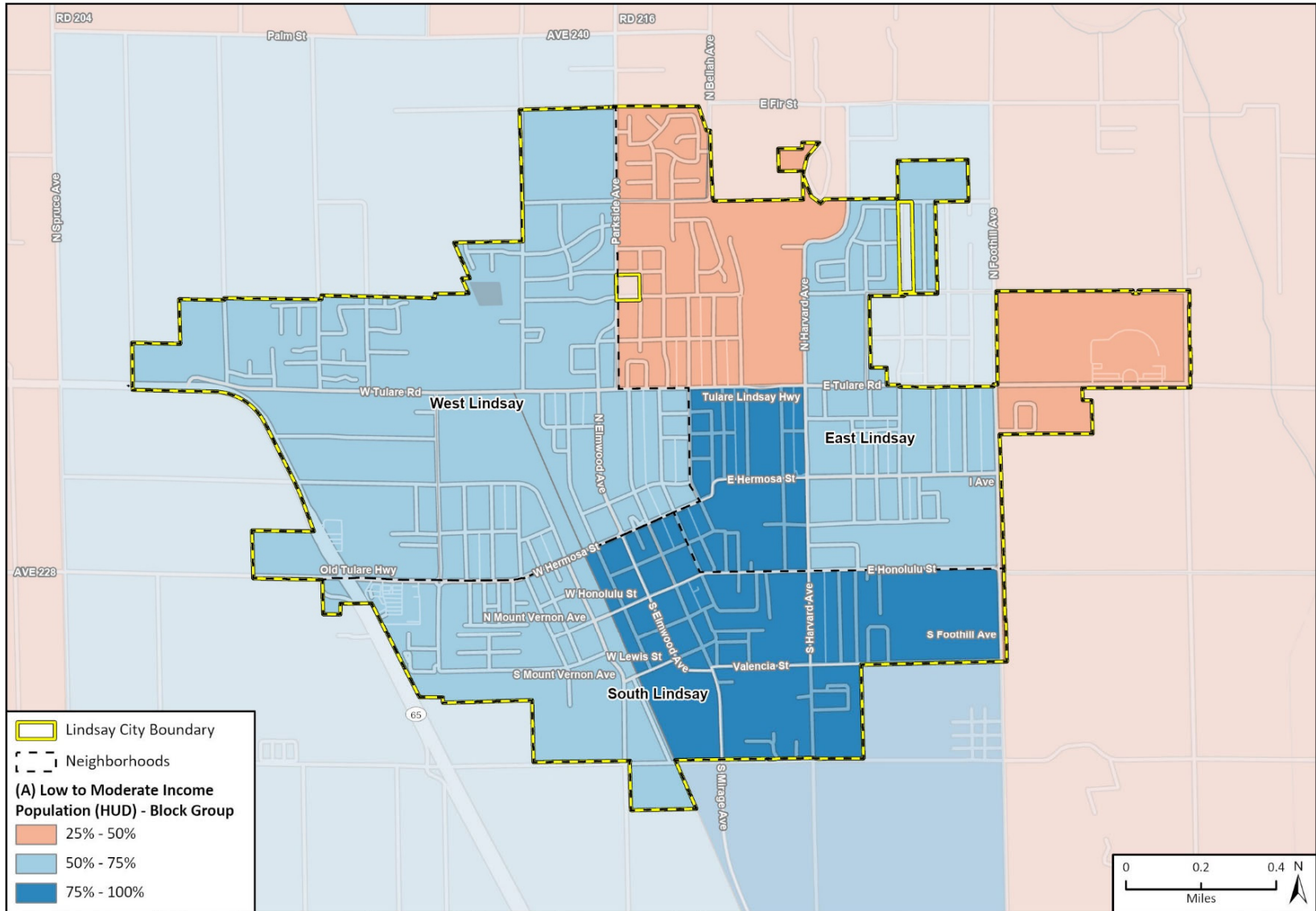


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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 AFFH - Lindsay Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

**Figure D5-10 Low and Moderate Income Population (City of Lindsay)**



Fresno County Dept. PWR, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

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 AFFH - Lindsay Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

## Racially and Ethnically Concentrated Areas of Poverty

To identify racially and ethnically concentrated areas of poverty (known as R/ECAPs), TCAC includes a poverty concentration and racial segregation filter that aligns with HUD’s R/ECAP methodology.

TCAC categorizes census tracts that have both a poverty rate of over 30 percent and that are designated as being racially segregated (overrepresentation of people of color relative to the county) as areas of high segregation and poverty. As shown in Figure D5-12, West and East Lindsay, except for small sections of East Lindsay, are identified as areas of high poverty and segregation. However as previously explained, these areas are located in Census Tract 28 which includes a large portion of unincorporated Tulare County and the data from the AFFH Data Viewer may not accurately represent conditions in East Lindsay. Since the conditions of the housing stock in these areas of East Lindsay are similar to the rest of the city, it can be assumed that segregation and poverty levels in these areas are also similar to the rest of East Lindsay. Areas of high segregation and poverty in Lindsay overlap areas with a slightly higher percentage of non-white residents, ranging from 68 to 79 percent, than other areas of the city, in which 68 to 72 percent of residents are non-white.

The demographics of the areas of segregation and poverty, West and East Lindsay, compared to the City as a whole are shown below. Many of the demographics for these neighborhoods are similar to the demographics citywide. West Lindsay has a median income of \$37,483 and East Lindsay has a median income of \$53,347, compared to \$39,375 citywide. Similarly, the poverty rate is 23.7 percent and 29.8 percent in West and East Lindsay, respectively, compared to 29.5 percent citywide. The population of non-White residents is also comparable between West and East Lindsay and the city as a whole. Given demographics alone, East and West Lindsay do not have particularly high concentrations of multi-family housing units, persons below the poverty level, or renter-occupied households compared to South Lindsay or the city as a whole.

As mentioned above, tract 28 and tract 26.01, encompassing South Lindsay and West Lindsay, also includes parts of the unincorporated County area outside the City boundaries. According to the City’s Environmental Justice Element adopted in 2019, North, East, and South Lindsay were all subject to a disadvantaged community analysis.

**Table D5-3 Demographics of Areas of Segregation and Poverty**

<u>Area</u>	<u>% With Two or More Units</u>	<u>Median Income</u>	<u>Poverty Rate</u>	<u>% Renter Households</u>	<u>% Non-White</u>
<u>West Lindsay (Tract 26.01)</u>	<u>16.5%</u>	<u>\$37,483</u>	<u>23.7%</u>	<u>46.2%</u>	<u>91.6%</u>
<u>East Lindsay (Tract 26.02)</u>	<u>9.5%</u>	<u>\$53,347</u>	<u>29.8%</u>	<u>39.1%</u>	<u>89.8%</u>
<u>South Lindsay (Tract 28)</u>	<u>45.2%</u>	<u>\$25,956</u>	<u>45.3%</u>	<u>65.4%</u>	<u>82.3%</u>
<u>Lindsay (City)</u>	<u>23.6%</u>	<u>\$39,375</u>	<u>29.5%</u>	<u>49.5%</u>	<u>89.3%</u>

Source: HCD AFFH Data Viewer 2.0 and 2017-2021 ACS.

It is important to note that the City encompasses only 2.3 square miles. While some services and facilities may be located in certain areas of Lindsay, these facilities are generally accessible to most of the population given the small footprint of Lindsaythe city.



There are areas zoned for parks and recreation in all Lindsay subareas. Specifically, Lindsay City Park is located in West Lindsay, Harvard Park is located in East Lindsay, and Olive Bowl Park is located in South Lindsay. The Lindsay Sports Complex and Lindsay Wellness Center are both located in West Lindsay. The Lindsay Senior Center is also located in West Lindsay north of Lindsay City Park. According to the Health Places Index, a project conducted by the Public Health Alliance of Southern California detailing community indicators, more than 83 percent of the population in tracts 26.01, 26.02, and 28 live within a half mile of a park, beach, or open space greater than one acre. Similarly, more than 98 percent of residents in the tracts previously listed reside less than a mile from a supermarket or large grocery store.

Most transit stops are located in West and South Lindsay. Only one transit stop serves East Lindsay on Tulare Road and Lafayette Avenue. Transit options available in the City are detailed in Section D5.8.

The Lindsay Unified School District operates in the city and includes the following schools:

- Jefferson Elementary School (PK – 8<sup>th</sup>) – West Lindsay
- John J. Carins Continuation (9<sup>th</sup> – 12<sup>th</sup>) – East Lindsay
- Kennedy Elementary School (K – 8<sup>th</sup>) – East Lindsay
- Lincoln Elementary School (K – 8<sup>th</sup>) – East Lindsay
- Lindsay Senior High (9<sup>th</sup> – 12<sup>th</sup>) – East Lindsay
- Reagan Elementary School (K – 8<sup>th</sup>) – East Lindsay
- Roosevelt Elementary School (K – 8<sup>th</sup>) – West Lindsay
- Washington Elementary School (PK – 8<sup>th</sup>) – South Lindsay

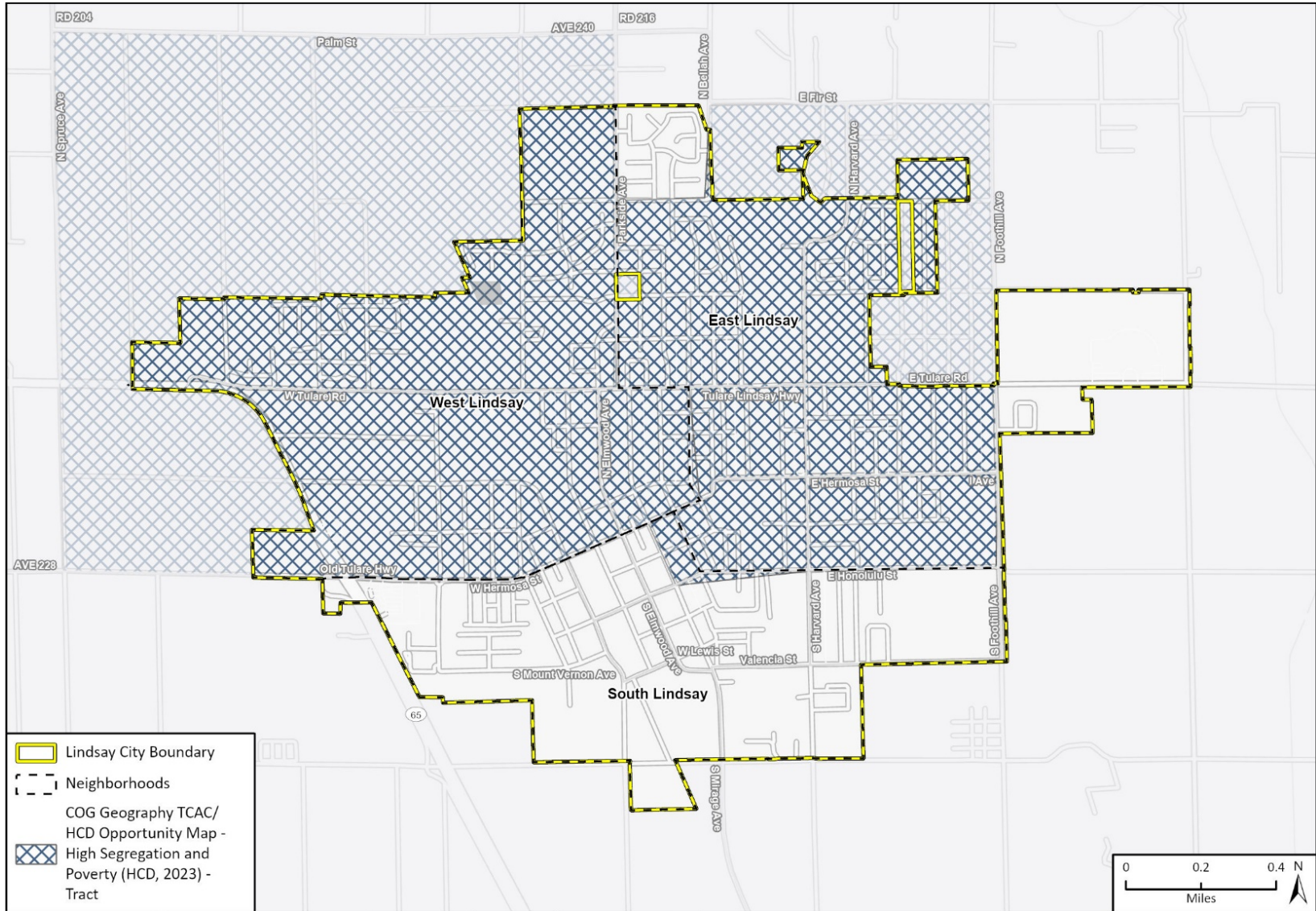
## **Poverty and Segregation**

In Lindsay, more than 20 percent of households earn an income below the poverty line. South Lindsay has the highest rate of poverty, with at least 40 percent of households in this area earning an income below the poverty line. The main land use in this area is commercial, industrial, and multifamily residential, which might explain the discrepancies in income.(Figure D5-11). Portions of East Lindsay on the northern and southern edge of the city have the lowest poverty rates in the city. However, these areas are located in Census Tract 28 which includes a large portion of unincorporated Tulare County, and it is more likely that the poverty rate in these parts of East Lindsay are similar to the rest of the city.

## **Concentrated Areas of Affluence**

The AFFH Data Viewer identifies racially concentrated areas of affluence (RCAAs) as census tracts that have a white population that is 1.25 times higher than the Council of Governments (COG) region (which is all of Tulare County and the incorporated cities) and a household median income 1.5 times higher than the AMI. There are no RCAAs in Lindsay, as most of the city has a low percentage of white residents and a median household income that is lower than the county average. No census tracts within Lindsay have a median household income that is 1.5 times higher than the AMI.

Figure D5-11 Areas of High Segregation and Poverty (City of Lindsay)

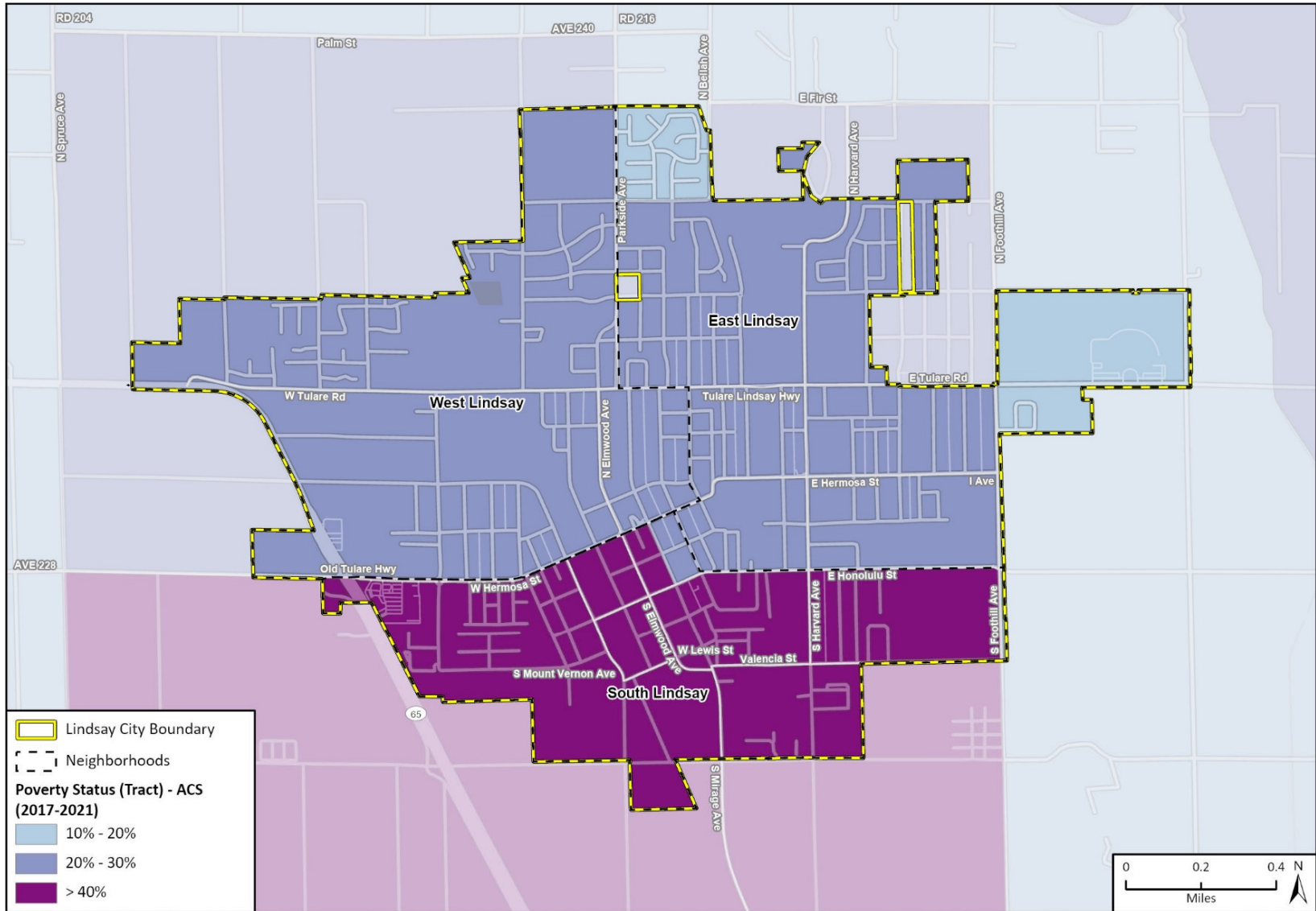


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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 AFFH - Lindsay Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

**Figure D5-12 Poverty Status (City of Lindsay)**



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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 AFFH - Lindsay Basemap 8.5 x 11

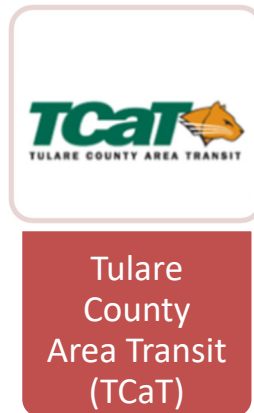
Source: AFFH Data Viewer, 2023

## D5.8 Disparities in Access to Opportunities

### Transit Access and Walkability

There is one transit organization operating throughout the city of Lindsay, offering fixed route bus services to residents.

#### Transit opportunities operating in Lindsay



- Tulare County Area Transit (TCaT) operates one fixed bus route through the city of Lindsay (Route 60), offering bus services to residents. This bus route connects Lindsay to the nearby communities of Woodville, Plainview, and Porterville. It takes approximately 35 minutes to reach the Porterville Transit Center from Lindsay. From the Porterville Transit Center, TCaT provides bus services to the surrounding cities, including Visalia, Tulare, and Exeter, and the communities of Woodville, Springville, and Ducor. Most transit stops are located in West and South Lindsay. Only one transit stop serves East Lindsay on Tulare Road and Lafayette Avenue. TCaT's service operates from 9:00am to 3:00pm on weekdays. TCaT also operates Dial-a-Ride that services the City of Lindsay, which is a shared ride, advanced reservation, origin-to-destination service for persons with disabilities.
- TCaT also offers its own Dial-A-Ride program that includes anywhere within three-quarters of a mile of TCaT Routes C10-C90.
- TransPORT, an on-demand ADA accessible transit service provided by Porterville Transit, TransPORT is similar to Uber, Lyft, or an application on a smart device used to book a ride for travel. TransPORT allows an individual to request travel as needed from Porterville Transit. If TransPORT is available in an individual's area, TransPORT will appear as an available vehicle when the TransPORT application is opened. TransPORT is an on-demand, curb-to-curb shuttle service in the Porterville, Strathmore, and Lindsay communities.

Residents in Lindsay have lower access to transit and lower transit ridership compared to residents in other cities in the region such as Visalia and Tulare. Lindsay received an average AllTransit performance score of 2.6 which is based on a combination of low number of transit trips per week and low number of jobs accessible by transit.<sup>2</sup> For comparison, the cities of Visalia and Tulare received slightly higher performance scores, 6.5 and 5.4, respectively. According to ACS estimates, 83 percent of commuters in

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<sup>2</sup> AllTransit.Org, 2023. <https://alltransit.cnt.org/>

Lindsay commute by driving alone, nine percent carpool, and three percent walk. No resident reported using public transportation, biking, or commuting through other means.

Walk Score is a private company that offers a walkability index on its website, that measures the pedestrian friendliness of a given location by analyzing walking routes to nearby amenities and examining population density and road metrics, including block length and intersection density.<sup>3</sup> The intersection of Honolulu Street and Mirage Avenue in Lindsay received a walk score of 72 out of 100, which is considered “very walkable.” The Environmental Protection Agency (EPA) has a walkability index that ranks block groups according to their relative walkability compared to other census tracts throughout the nation. According to that Index, the most walkable areas in the city are in East Lindsay with a portion of East Lindsay considered “Above Average Walkable.” This area of the city includes Washington Elementary School, Lindsay City Hall, Lindsay Branch Library, and the main commercial area of the city that contains several shops and restaurants. The rest of the city is considered to be below average with regards to walkability (Figure D5-13).

According to the Tulare County Association of Governments (TCAG) 2022 Regional Active Transportation Plan for the Tulare County Region, priority active transportation improvements in the city of Lindsay emphasize improving pedestrian and bicycle connections throughout the city. Projects include installation of Americans with Disabilities Act compliant sidewalks and ramps in the northern parts of West and East Lindsay and other select areas throughout the city. These improvements will increase walkability and access to active transportation throughout the city of Lindsay, especially in northern areas of the city.

## **Access to Quality Education**

TCAC educational outcomes are measured through the educational opportunity index, which measures the percentage of 4<sup>th</sup> graders who meet math and literacy proficiency standards, percentage of high schoolers who graduate on time, and percentage of students not receiving free or reduced-price lunch. Scores are generated by comparing census tracts to all other census tracts within the same COG. Scores range from 0-1, with 1 being the most positive educational outcome, and 0 being the least positive educational outcome. Educational outcomes are higher in South Lindsay and portions of East Lindsay (0.6-0.8) than the rest of the city (0.4-0.6). However, these portions of East Lindsay are located in Census Tract 28 which includes a large portion of unincorporated Tulare County, and it is more likely that the educational outcomes in these areas are similar to the rest of East Lindsay. The City’s educational outcomes are more positive than other nearby jurisdictions in Tulare County and range from 0.4 to 0.78 (Figure D5-14).

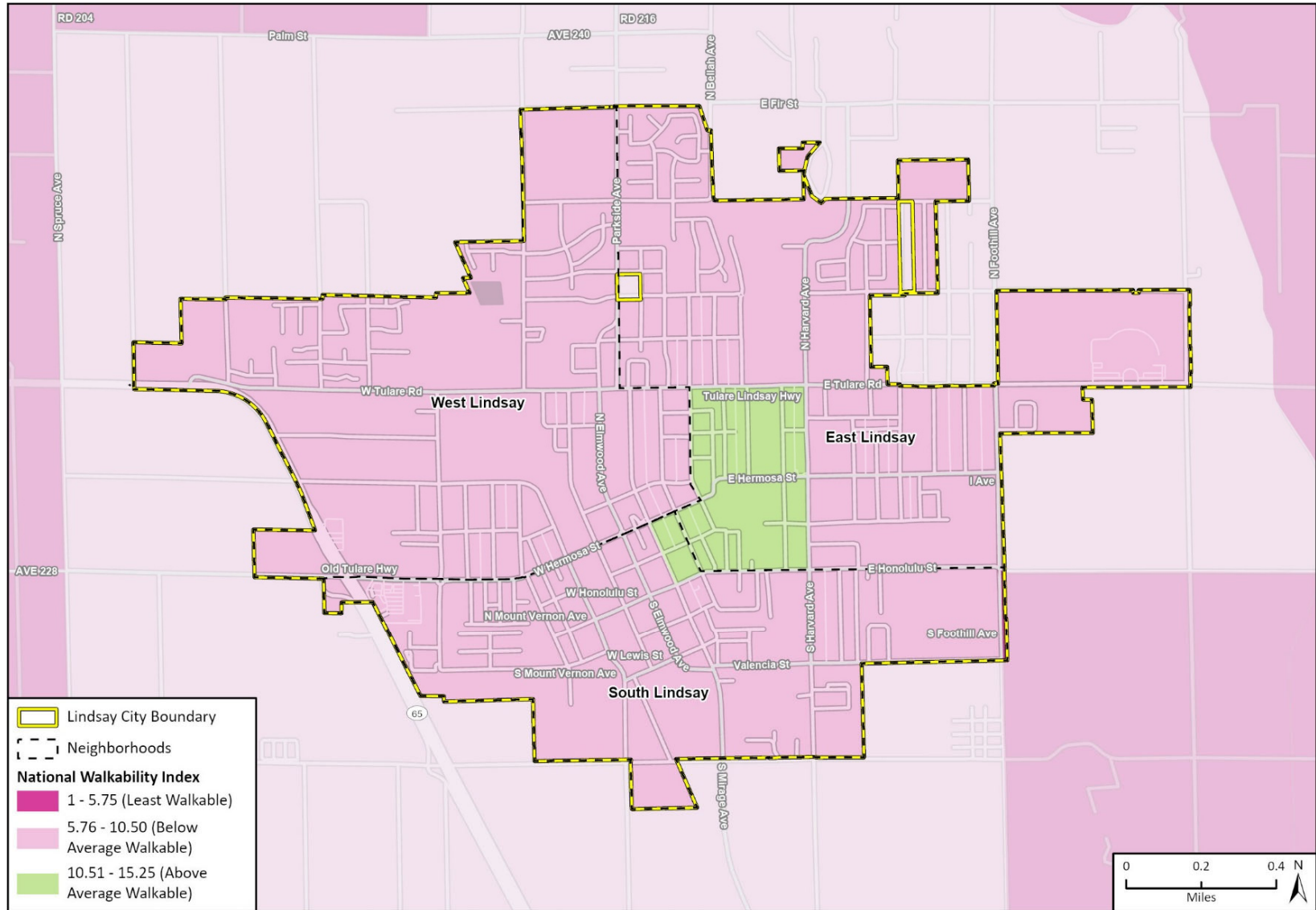
Lindsay is served by the Lindsay Unified School District (LUSD), which manages 10 schools, including one community day school, one continuation school, one high school, one charter school, one K-12 school and six elementary schools. During the 2022-2023 school year, LUSD enrolled approximately 4,000 students.<sup>4</sup>

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<sup>3</sup> Walk Score, 2023. <https://www.walkscore.com/methodology.shtml>

<sup>4</sup> Ed-Data. 2023. Lindsay Unified. <http://www.ed-data.org/district/Tulare/Lindsay-Unified>

Figure D5-13 Walkability Index (City of Lindsay)

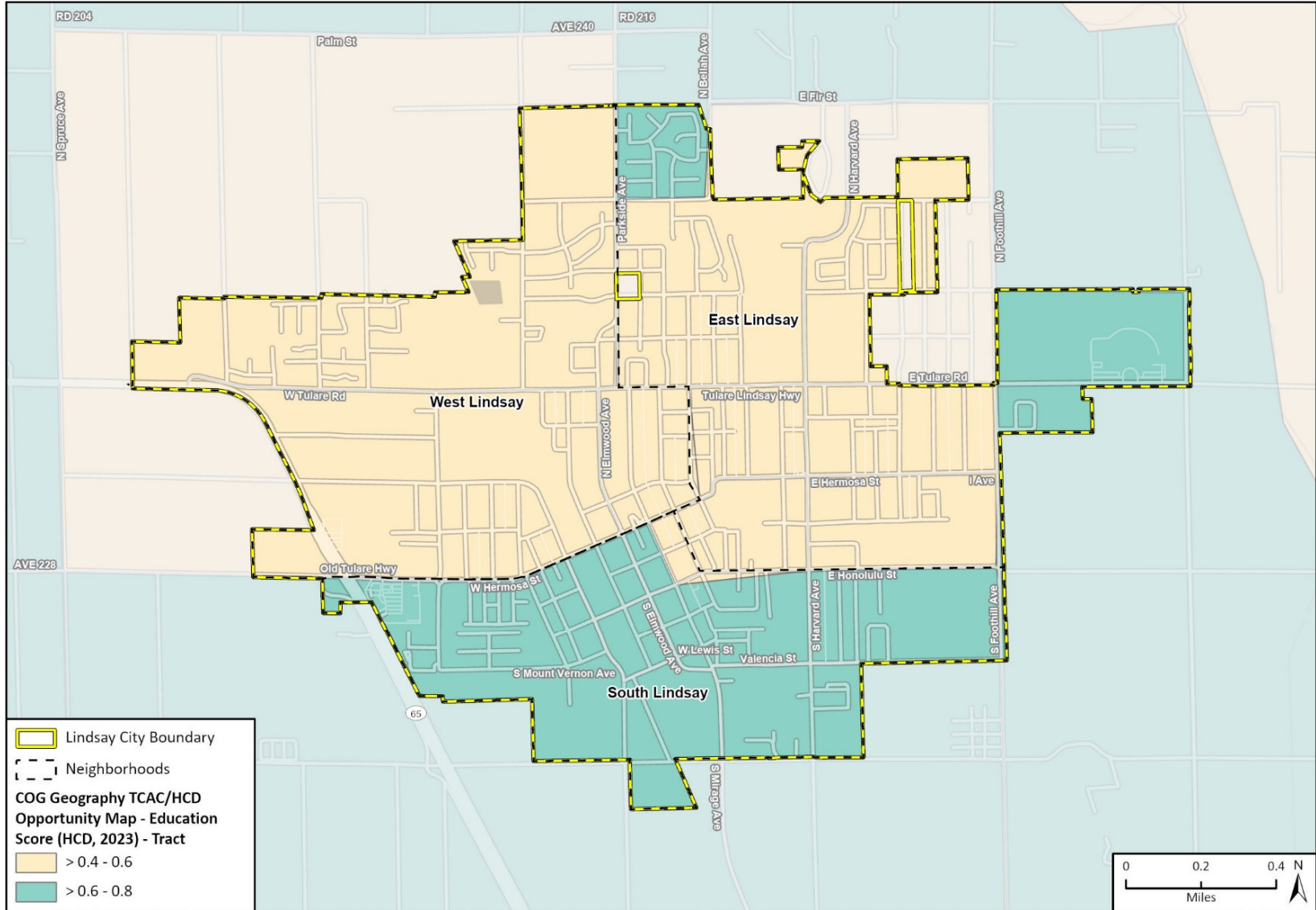


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

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Source: National Walkability Index, 2023

**Figure D5-14 TCAC Opportunity Areas – Education Outcomes (City of Lindsay)**



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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 AFFH - Lindsay Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

According to Kidsdata.org, a data compilation program of the Lucile Packard Foundation for Children's Health, LUSD had a high school graduation rate of 93 percent in 2021. The student population at LUSD is majority Hispanic/Latino (95 percent), three percent are white, one percent are Asian American/Pacific Islander, and less than one percent are Black/African American, Native American/Alaska Native, and multiracial. English learners comprise 36 percent of students, mostly comprised of Spanish speakers, and approximately 83 percent are eligible for free or reduced-price meals, indicating they are living in low-income households. In addition, approximately 20 percent of students are eligible for the Migrant Education Program, meaning their parent/guardian is a migratory worker in the agricultural, dairy, lumber, or fishing industries and whose family has moved during the past three years.<sup>5,6</sup>

Education attainment levels of Lindsay residents are lower than the county and tri-county averages. According to Census data, 89 percent of the city's adult population (25 years of age and older) does not have a college degree (compared to 86 percent of the county and 83 percent of the tri-county area), and 45 percent of residents do not have a high school degree (compared to 30 percent in the county and 25 percent in the tri-county area).

## Economic Outcomes

TCAC economic opportunities, measured by census tract, considers poverty, adult education attainment, employment rate, job proximity, and median home values. A higher economic index score reflects more positive economic outcomes compared to other census tracts within the same COG.

Economic outcomes in Lindsay are not as favorable compared to other cities in the county. West and South Lindsay are identified as having the least positive economic outcomes (0-0.2) while the majority of East Lindsay has slightly higher economic outcomes (0.2-0.4). Portions of East Lindsay have the highest economic outcomes in the city (0.4 -0.6) (Figure D5-15). However, these portions of East Lindsay are located in Census Tract 28 which includes a large portion of unincorporated Tulare County, and it is more likely that the economic outcomes in these areas of East Lindsay are similar to the rest of the East Lindsay.

In 2021, Lindsay had a labor force participation rate of 58 percent for persons 16 years and older. This is lower than the labor force participation rate for the county and tri-county area. The largest industries in Lindsay are educational services, health care, and social assistance (25 percent of employed population); agriculture, forestry, fishing and hunting, and mining (19 percent); and manufacturing (12 percent). Educational Services, health care, and social assistance is also the largest industry in the county based on employment.

According to the Tulare County Economic Development Corporation, some of the largest employers in the city are National Diversified Sales, HIT Products, and Champion Home Builders.<sup>7</sup>

Most of the land zoned for commercial and industrial uses is in West and East Lindsay. Most of East and the northern part of West Lindsay is not zoned for uses that provide employment opportunities. These areas are primarily zoned for residential and resource conservation and open space uses. The majority of residents who work commute outside the city for work (78 percent). Approximately 23 percent of employed Lindsay residents work in Lindsay, 16 work in Porterville, and nine percent work in Visalia.<sup>8</sup>

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<sup>5</sup> Kidsdata.org. 2023. Lindsay Unified. <https://www.kidsdata.org/region/1561/lindsay-unified/results#cat=18>

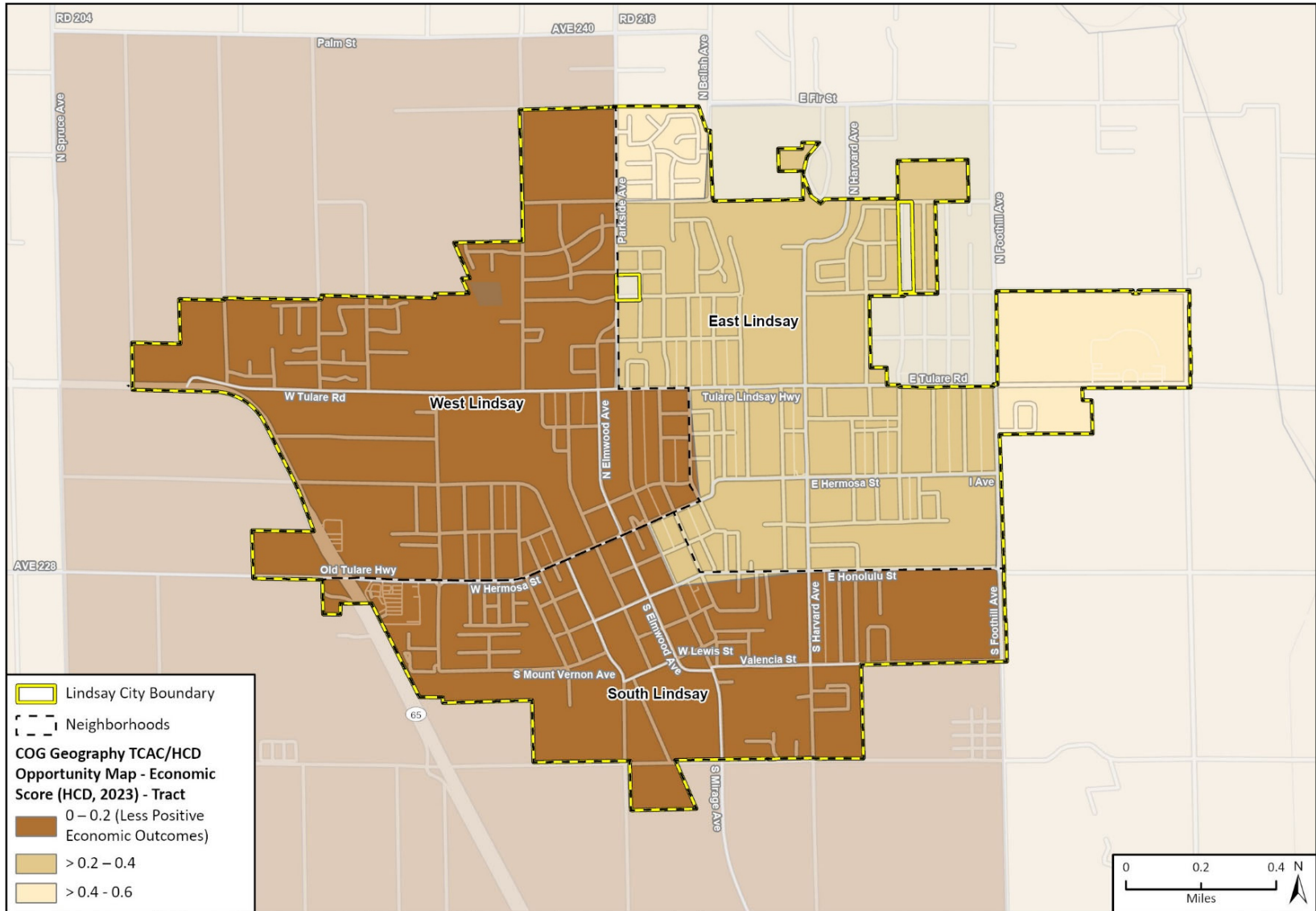
<sup>6</sup> California Department of Education. 2023. Overview of Migrant Education in California. <https://www.cde.ca.gov/sp/me/mt/overview.asp>

<sup>7</sup> Tulare County Economic Development Corporation. City of Lindsay. Available online at: <http://tularecountyedc.com/wp-content/uploads/2019/09/City-of-Lindsay.pdf>, accessed April 11, 2023

<sup>8</sup> U.S. Census Bureau. 2023. OnTheMap Work Destination Analysis. <https://onthemap.ces.census.gov/>



**Figure D5-15 TCAC Opportunity Areas - Economic (City of Lindsay)**

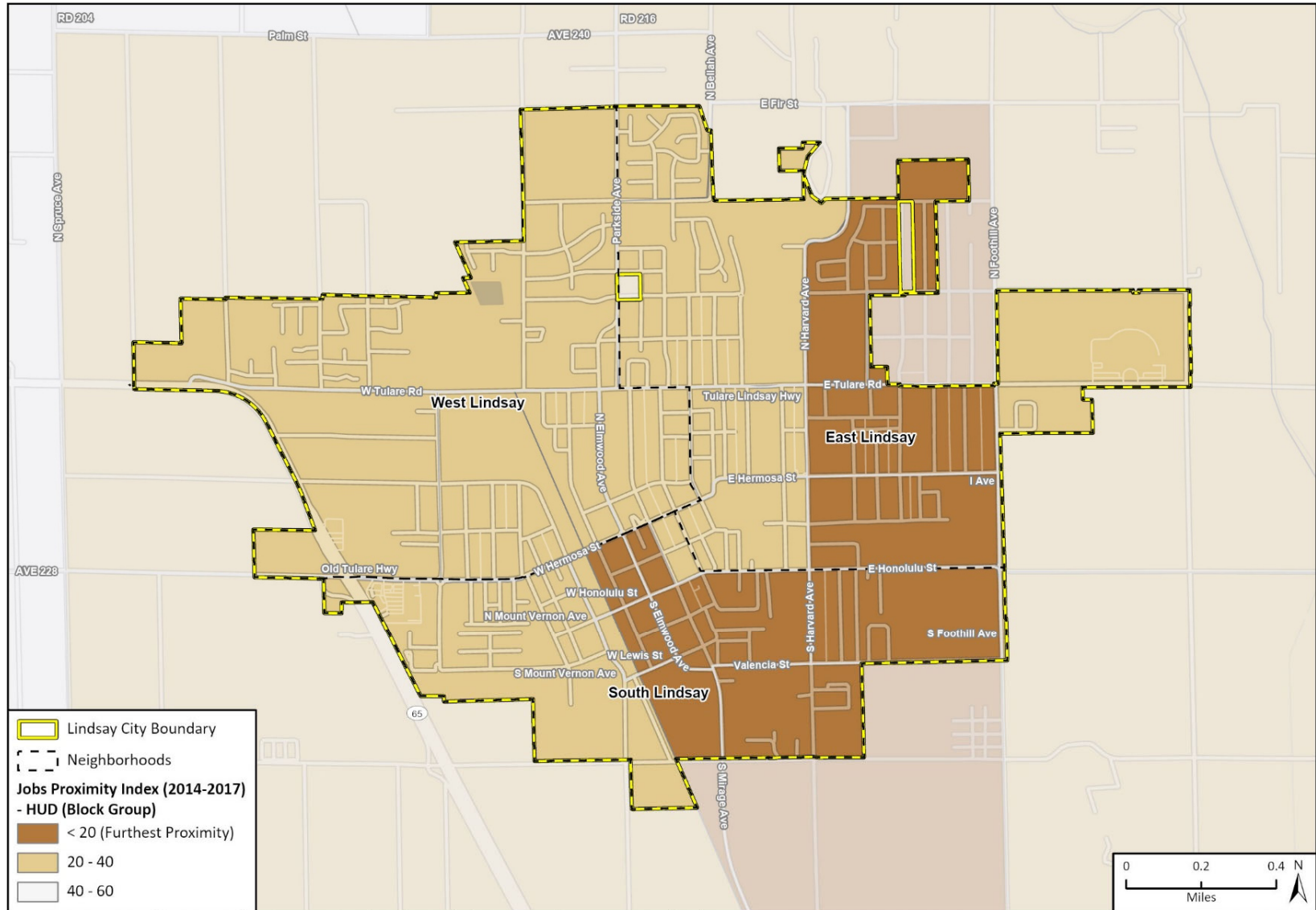


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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Source: AFFH Data Viewer, 2023

Figure D5-16 Job Proximity Index (City of Lindsay)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

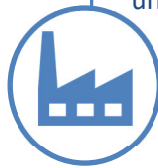
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 AFFH - Lindsay Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

## Healthy and Safe Housing Environment

Pollution burden in Lindsay is high but comparable to most of the western tri-county area, including the western urbanized area of Tulare County and Fresno County and the entirety of Kings County. The CalEnviroScreen map for the City of Lindsay identifies the degree to which communities are considered burdened by pollution by comparing the scores of each census tract to every other census tract in the state. CalEnviroScreen identified a high degree of pollution burden throughout the entirety of the city (Figure D5-17). The entire city has a CalEnviroScreen percentile ranging from 81 to 90, meaning environmental conditions are worse than 81 to 90 percent of census tracts within the state.

Pollution burden associated with ozone, and pesticides are highest in South Lindsay, while pollution burden associated with lead from housing and particulate matter are highest in East and West Lindsay. Pollution burden associated with ozone, particulate matter, pesticides, lead from housing and drinking water contaminants is high throughout the entire city. According to CalEnviroScreen, the city has lower traffic volumes and lower levels of asthma compared to other jurisdictions in western Tulare County, and also does not contain any toxic release inventory facilities or impaired water bodies.

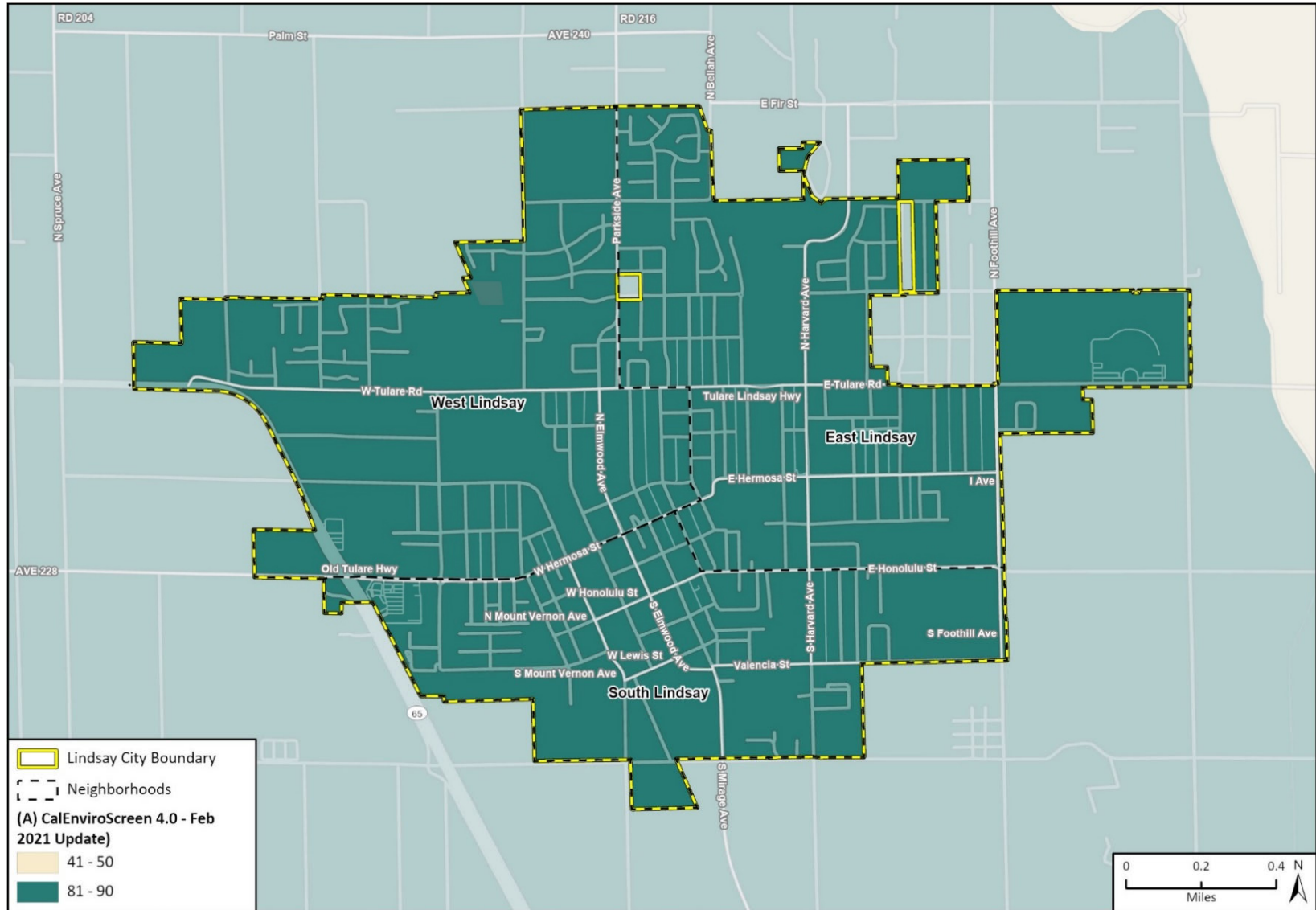


Pollution burden is high throughout Lindsay, particularly associated with ozone, particulate matter, pesticides, lead from housing and drinking water contaminants. Additionally, population characteristics that make Lindsay residents more vulnerable to pollution include cardiovascular disease, low education attainment, high rates of housing burden for low-income households, high poverty and unemployment, and linguistic isolation.

The TCAC environmental opportunity map also identifies pollution burden, using CalEnviroScreen scores. However, unlike CalEnviroScreen, the TCAC map compares census tracts to other census tracts within the same COG to show differences in pollution burden within the region. According to the TCAC opportunity map, most of East Lindsay and South Lindsay have the most positive environmental outcomes in the city (0.6-0.8). West Lindsay has less positive environmental outcomes (0.4-0.6) while portions of East Lindsay have the least positive environmental outcomes in the city (0.2-0.4) (Figure D5-18). Environmental outcome scores in Lindsay are similar to other jurisdictions in the western urbanized area of Tulare County.

Senate Bill (SB) 535 tasks the California Environmental Protection Agency with identifying disadvantaged communities, which are low-income areas that are disproportionately affected by environmental pollution and other hazards. Under SB 535, a minimum of 25 percent of funds from the Greenhouse Gas Reduction Fund, funded by revenue from the State's cap-and-trade emissions program, goes to projects that benefit disadvantaged communities. Under SB 535, the entire city is considered a disadvantaged community (Figure D5-19).

Figure D5-17 CalEnviroScreen 4.0 Percentile Scores (City of Lindsay)

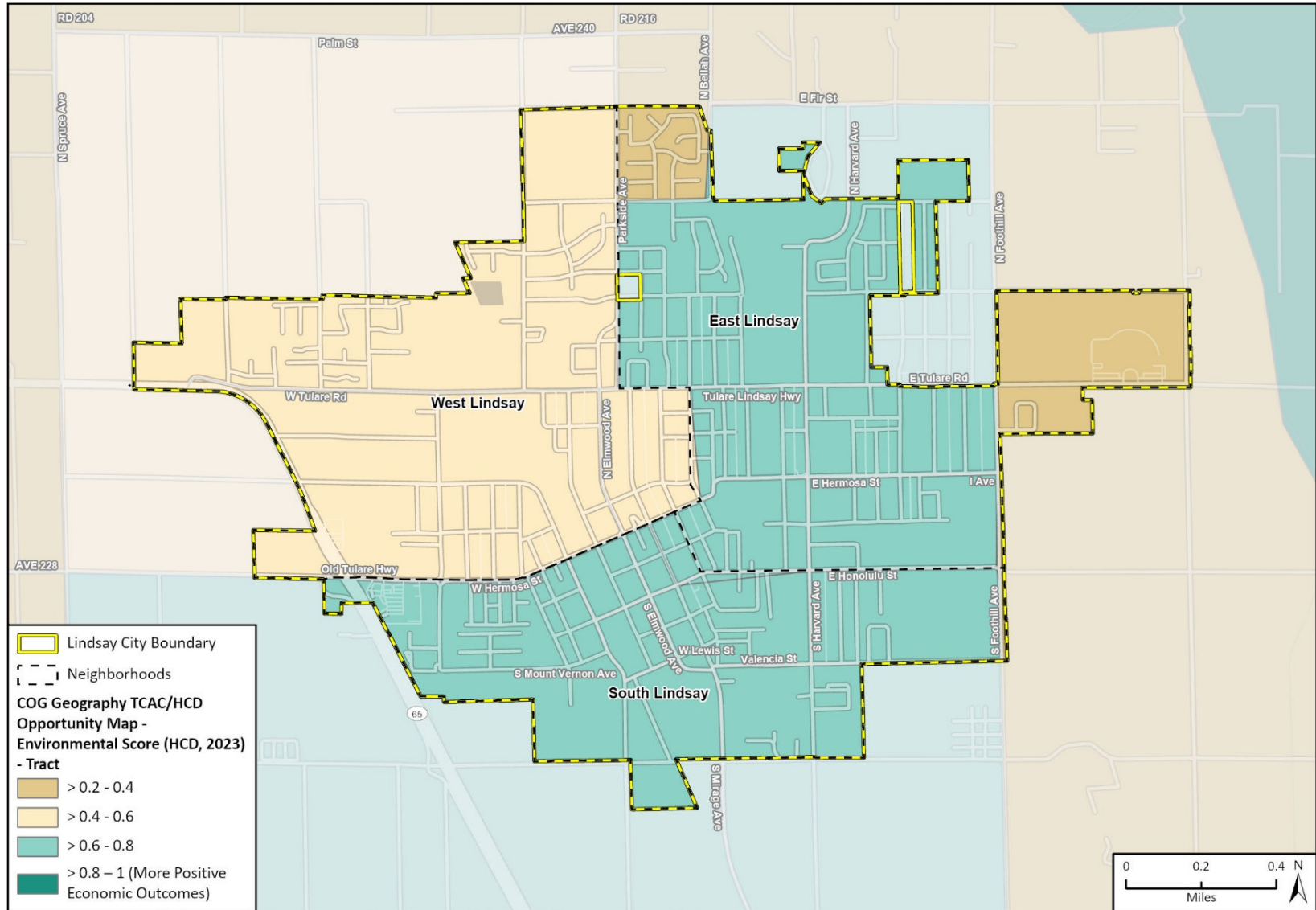


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

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 AFFH - Lindsay Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

**Figure D5-18 TCAC Opportunity Areas - Environmental (City of Lindsay)**

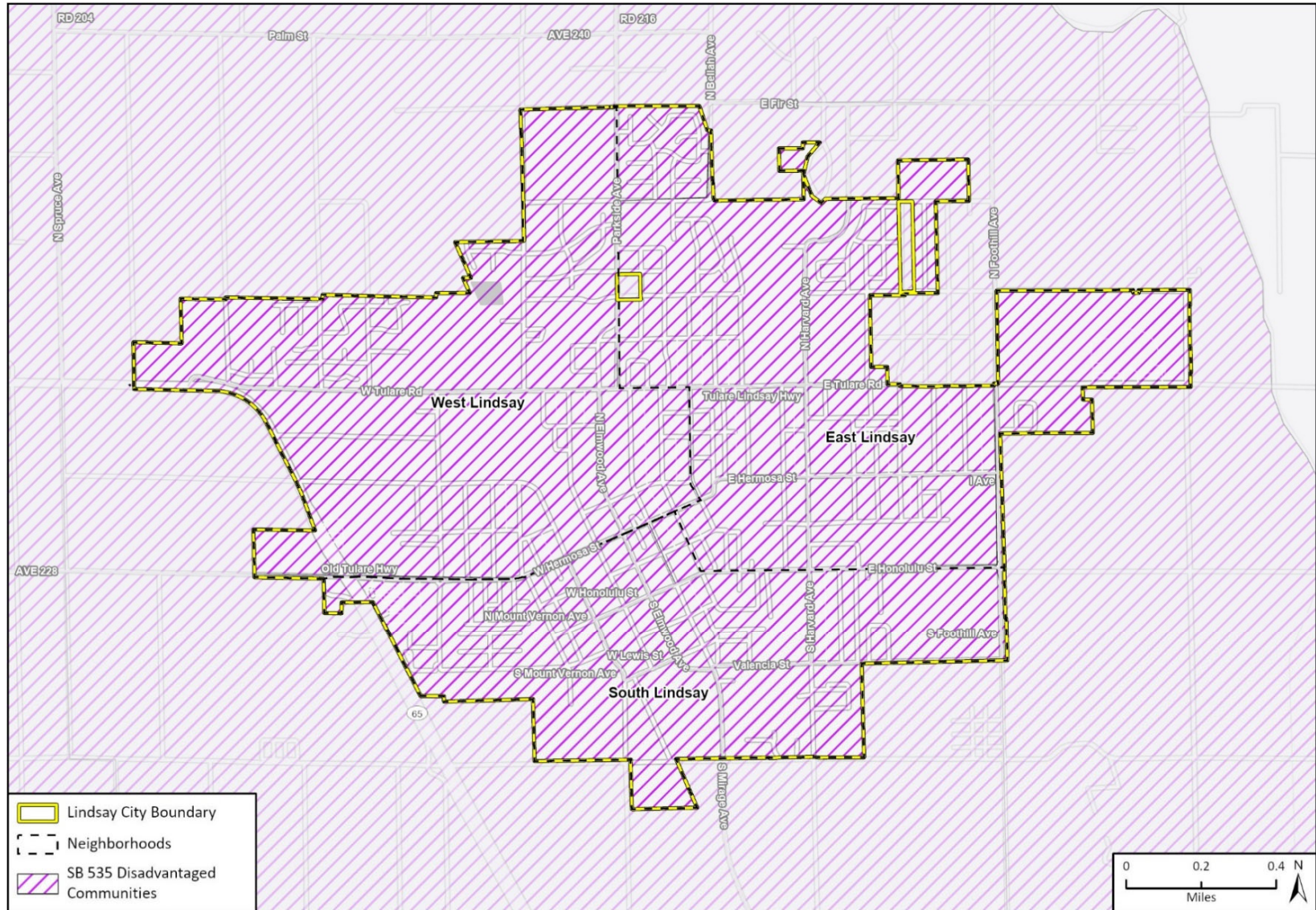


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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 AFFH - Lindsay Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

Figure D5-19 SB 35 Disadvantaged Communities (City of Lindsay)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

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 AFFH - Lindsay Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

## D5.9 Disproportionate Housing Needs

### Housing Problems

Housing problems, as defined by HUD, include overcrowding, cost burden, lack of complete kitchen facilities, and lack of complete plumbing facilities. Approximately 56 percent of households in Lindsay are experiencing housing problems and 38 percent of households are experiencing severe housing problems. The percent of households experiencing housing problems and severe housing problems in Lindsay is higher than the average rates for the county and tri-county area, where 44 percent of households are experiencing housing problems and 26 percent of households are experiencing severe housing problems.

#### *Substandard Housing*

HUD considers housing units to be “standard units” if they comply with local building codes, whereas housing units considered are “substandard” if they lack complete plumbing or kitchen facilities. According to ACS estimates, there are no substandard housing units in Lindsay. The percentage of substandard housing units in Lindsay is slightly lower than in Tulare County and other jurisdictions in the region.

According to the HCD AFFH Data Viewer, households lacking complete plumbing or kitchen facilities represent less than two percent of the population in all Lindsay tracts.

Approximately 51 percent of the city’s housing stock was constructed prior to 1980 and is more than 40 years old. Housing units older than 40 years have a higher likelihood of needing repair and modernization improvements. According to City staff, there are approximately 100 units in need of minor rehabilitation, and an additional 20 units in need of major rehabilitation in Lindsay. Concentrated areas of substandard housing are in South Lindsay and in two mobile home parks located in South Lindsay.

Housing cost burden is higher among renters than homeowners. Approximately 68 percent of renters are cost burdened and 27 percent of homeowners are cost burdened in Lindsay.



As stated above, City staff estimates that South Lindsay has the highest concentration of substandard housing units. According to the HCD AFFH Data Viewer, 33.8 percent and 22.2 percent of units in tracts 26.02 and 28 (East and South Lindsay), respectively, were built prior to 1960. Less than 20 percent of units in West Lindsay were built prior to 1960. Aging housing units are more likely to be in need of major or minor repairs depending on age and upkeep. South Lindsay also has the highest concentration of subsidized housing units. There are an additional four subsidized housing projects in West Lindsay and none in East Lindsay. Subsidized housing units are described in detail in Section D5.11.

#### *Housing Cost Burden*

The rate of cost burden (spending more than 30 percent of household income on housing costs) among Lindsay residents is high compared to the percentage of cost burdened households in the county. Approximately 51 percent of all households are cost burdened in Lindsay, compared to 38 percent in the county and 18 percent in the tri-county area. Housing cost burden is higher among renters than homeowners.

Twenty-seven percent of homeowners in Lindsay experience housing cost burden. Cost burden among homeowners is higher in West and South Lindsay than East Lindsay, as shown in Figure D5-20. Comparatively, 68 percent of renters experience housing cost burden in Lindsay. The percentage of renters experiencing cost burden is highest in East and South Lindsay, where between 60 and 80 percent of renters are cost burdened (Figure D5-21). In portions of East Lindsay between 40 and 60 percent of renters are cost burdened. However, these areas are located in Census Tract 28 which includes a large portion of unincorporated Tulare County, and it can be assumed that cost burden in these areas is similar to the rest of the city.

As household income increases, the likelihood of experiencing cost burden decreases (Table D5-4). Extremely low-income households have the highest rate of cost burden: 65 percent of homeowners and 93 percent of renters. Among low-income households, 34 percent of homeowners are cost burdened, and 11 percent of renters are cost burdened. Moderate- and above moderate-households have the lowest rates of cost burden among the different income levels. No above moderate-income owners and 25 percent of renters are cost burdened.

**Table D5-4 Assistance Needs of Lower-Income Households**

Household by Tenure, Income, and Housing Problem	Renters		Owners		Total Households	
	Total	Percent	Total	Percent	Total	Percent
<b>Extremely low-income (0-30% AMI)</b>	<b>820</b>		<b>255</b>		<b>1,075</b>	
With any housing problem	765	93%	165	65%	930	87%
With cost burden >30%	760	93%	165	65%	925	86%
With cost burden >50%	620	76%	165	65%	785	73%
<b>Very low-income (31-50% AMI)</b>	<b>565</b>		<b>310</b>		<b>875</b>	
With any housing problem	480	85%	220	71%	700	80%
With cost burden >30%	410	73%	180	58%	590	67%
With cost burden >50%	110	19%	75	24%	185	21%
<b>Low-income (51-80% AMI)</b>	<b>275</b>		<b>505</b>		<b>780</b>	
With any housing problem	80	29%	250	50%	330	42%
With cost burden >30%	30	11%	170	34%	200	26%
With cost burden >50%	10	4%	0	0%	10	1%
<b>Moderate &amp; Above Income (&gt;80% AMI)</b>	<b>160</b>		<b>865</b>		<b>1,485</b>	
With any housing problem	55	34%	70	8%	125	8%
With cost burden >30%	40	25%	0	0%	40	3%
With cost burden >50%	0	0%	0	0%	0	0%
<b>Total Households</b>	<b>1,820</b>		<b>1,935</b>		<b>3,425</b>	
With any housing problem	1,375	76%	705	36%	2,080	61%
With cost burden >30%	1,240	68%	515	27%	1,755	51%
With cost burden >50%	740	41%	240	12%	980	29%

Note: Housing Problems: There are four housing problems in the CHAS data: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. A household is said to have a housing problem if they have any 1 or more of these 4 problems.

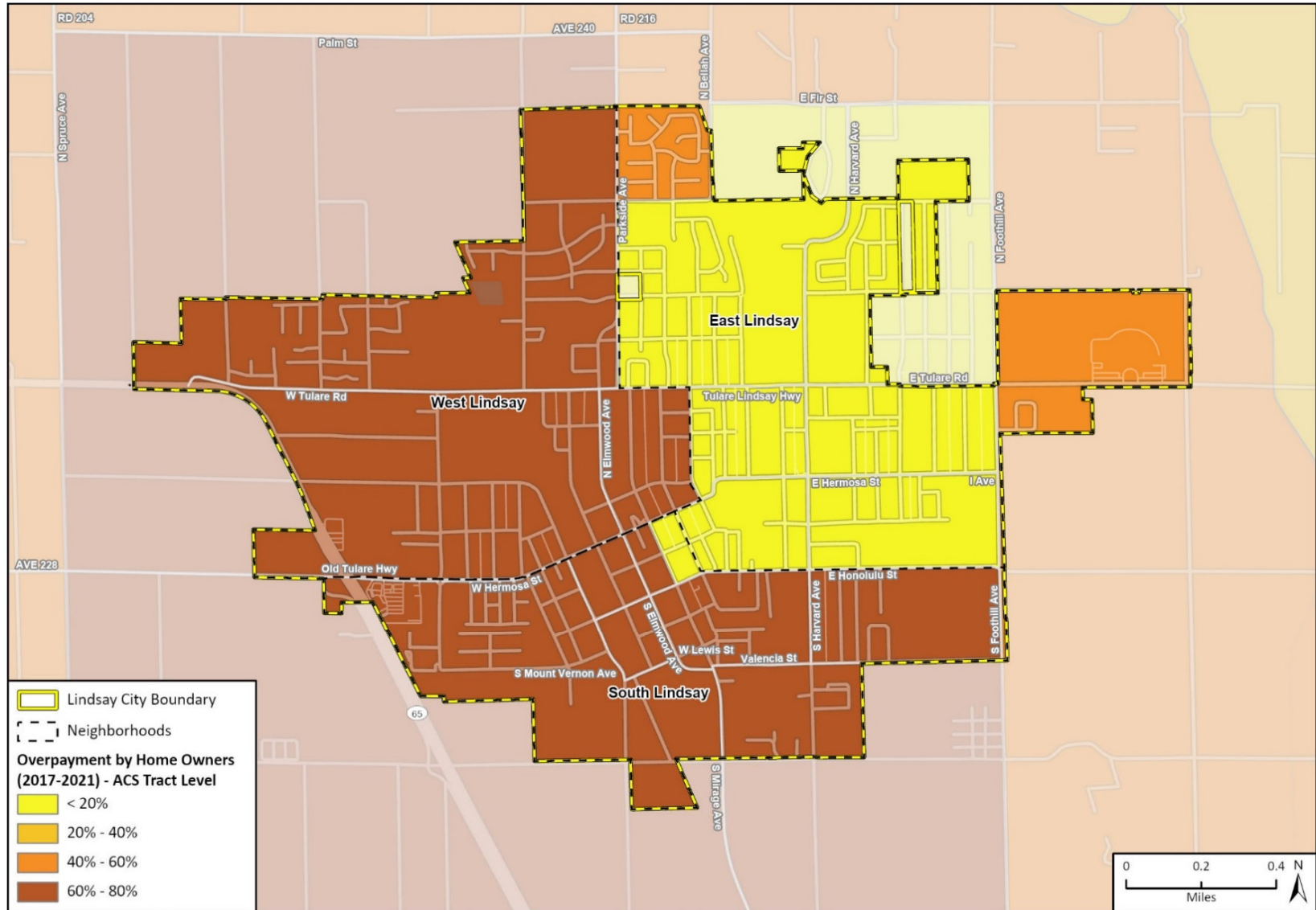
Cost burden: Monthly housing costs (including utilities) exceeding 30% of monthly income.

Severe cost burden: Monthly housing costs (including utilities) exceeding 50% of monthly income.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2015-2019 release



**Figure D5-20 Overpayment by Home Owners (City of Lindsay)**

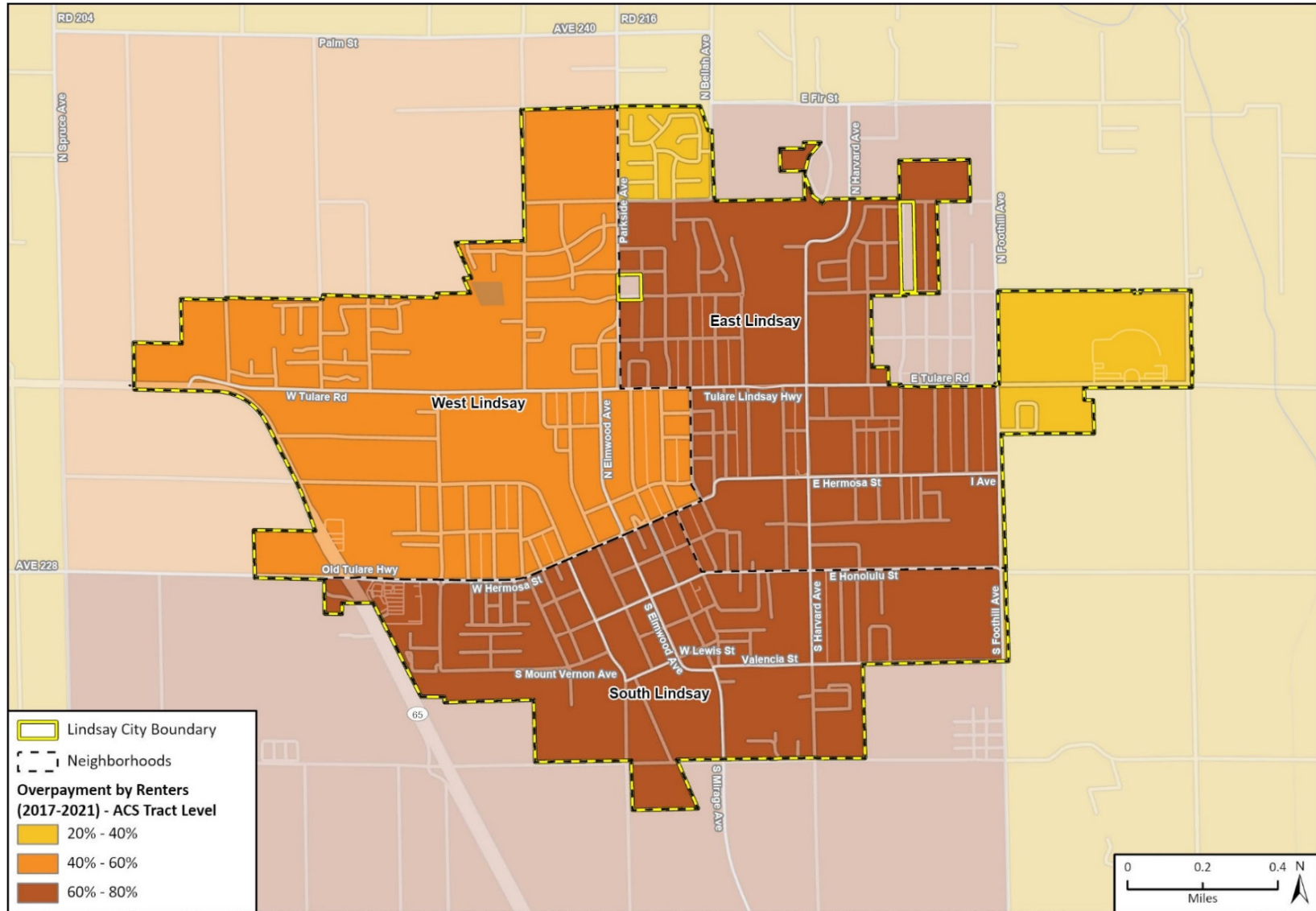


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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 AFFH - Lindsay Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

Figure D5-21 Overpayment by Renters (City of Lindsay)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

### *Overcrowding*

Lindsay has 858 large households (defined as households with five or more people), comprising approximately 23 percent of all households in the city. This rate is slightly higher than the rate for the county (22 percent) and the tri-county average (19 percent). There is a slightly higher percentage of owner households (24 percent) that are characterized as large households compared to renter households (22 percent) in Lindsay.

Approximately 12 percent of households in Lindsay are overcrowded, which is higher than the rate of overcrowded households in the county and tri-county (10 percent), and the state average (eight percent). The rate of overcrowded housing is highest in South Lindsay, where between 10 and 15 percent of households are overcrowded. Throughout the rest of the city less than 10 percent of households are overcrowded (Figure D5-22).

### **Persons Experiencing Homelessness**

The 2023 Kings and Tulare County Point-In-Time (PIT) Count did not record the number of persons experiencing homelessness in Lindsay. In Tulare County, 1,053 persons experiencing homelessness were recorded in 2023.

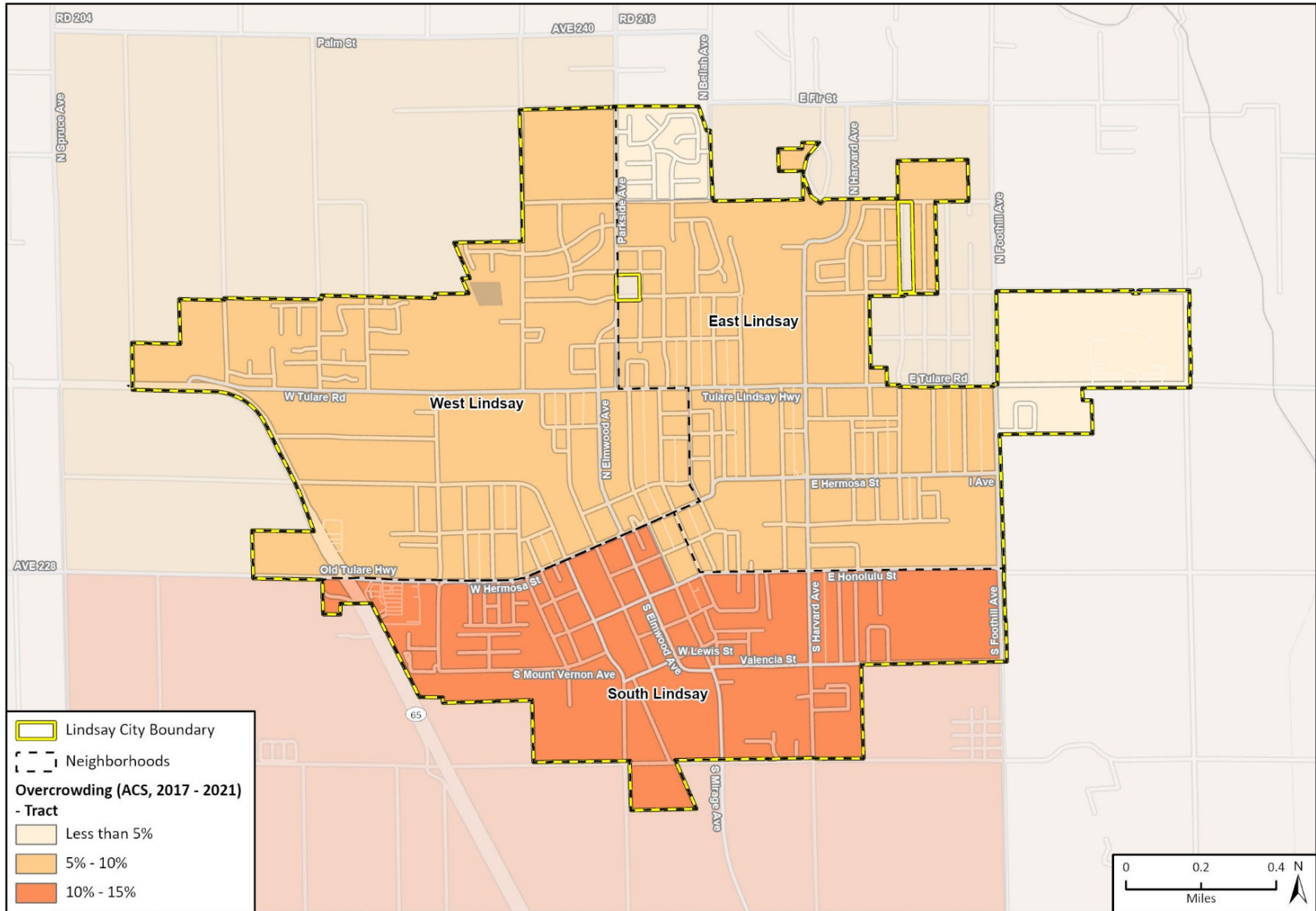
The cities of Porterville, Tulare, and Visalia have a disproportionately high percentage of the county's homeless population compared to their share of the total population, with a total of 1,017 homeless residents were recorded in these three cities, and a remaining 36 individuals located throughout the rest of the county. Lindsay's homeless population is reported at 16 individuals who are actively without shelter. The City has observed concentrations of homeless individuals along the arterial street Hermosa Street and in the downtown area. However, these individuals have since left and the City is not aware of where they currently reside. There is no data on those who are without a home but with shelter. The city has a disproportionately low percentage of the county's homeless population in comparison to the city's share of the county's population. Housing and service needs among the city's homeless population include shelter, clothing, showering and access to hygiene products. The City has a designated liaison for the homeless population that responds to situations as needed.

### **Displacement**

The Urban Displacement Project (UDP) designates census tracts as "sensitive communities" if the share of very low-income residents is greater than 20 percent and have any of the two following characteristics:

- The share of renters is above 40 percent
- The share of people of color is above 50 percent
- The share of very low-income households that are severely rent burdened is above the county median
- The percent change in rent is above the county median for rent increases

Figure D5-22 Overcrowded Households (City of Lindsay)



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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 AFFH - Lindsay Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

Most of Lindsay is considered to be a “sensitive community,” which means they are likely vulnerable to displacement (when residents must move due to economic pressures) (Figure D5-23).<sup>9</sup> Small portions of East Lindsay are not “sensitive communities.” However, these areas are located in Census Tract 28 which includes a large portion of unincorporated Tulare County and therefore the data for these areas may not accurately reflect conditions in these areas of East Lindsay. It is likely that vulnerability to displacement in these areas is similar to the rest of the city. According to the UDP, West and South Lindsay are considered vulnerable to displacement while residents of East Lindsay are considered to have a lower risk of displacement (Figure D5-24). The risk of displacement is similar to other cities within Tulare County. According to the City, populations that are especially vulnerable to displacement in Lindsay include seniors and farmworkers. There are several resources for seniors within the city, including Mt. Whitney, a senior apartment complex with 29 units, and the Lindsay Senior Center, located in South and West Lindsay, respectively.

## D5.10 Local Area Knowledge

Members of the Yandanche tribe had lived, hunted, and fished in the area now known as Lindsay for centuries before it was settled by American homesteaders. Captain John Fremont passed by the site of Lindsay twice on exploration trips, following what later became the Butterfield Stage route, a key route for white settlers emigrating to California. The modern history of Lindsay dates to the 1880s when Julius Orton took up a homestead and planted the region's first orange trees in the Lindsay district, giving rise to the City's future motto, "Central California's Citrus Center." With the advent of the Southern Pacific Railroad in the year 1889, the future site of Lindsay underwent rapid development. The planning of the city was carried out by Captain Arthur J. Hutchinson, known as the founder of the City of Lindsay, and the city was named after his wife, Sadie Lindsay Patton Hutchinson. The incorporation of the City of Lindsay occurred on February 28, 1910.<sup>10</sup>

The advent of the 20<sup>th</sup> century saw an increase of population in the area. Jobs were available in the newly established orange and olive orchards. Many others worked in timber and mining operations in the Sierra Nevada mountains to the east.

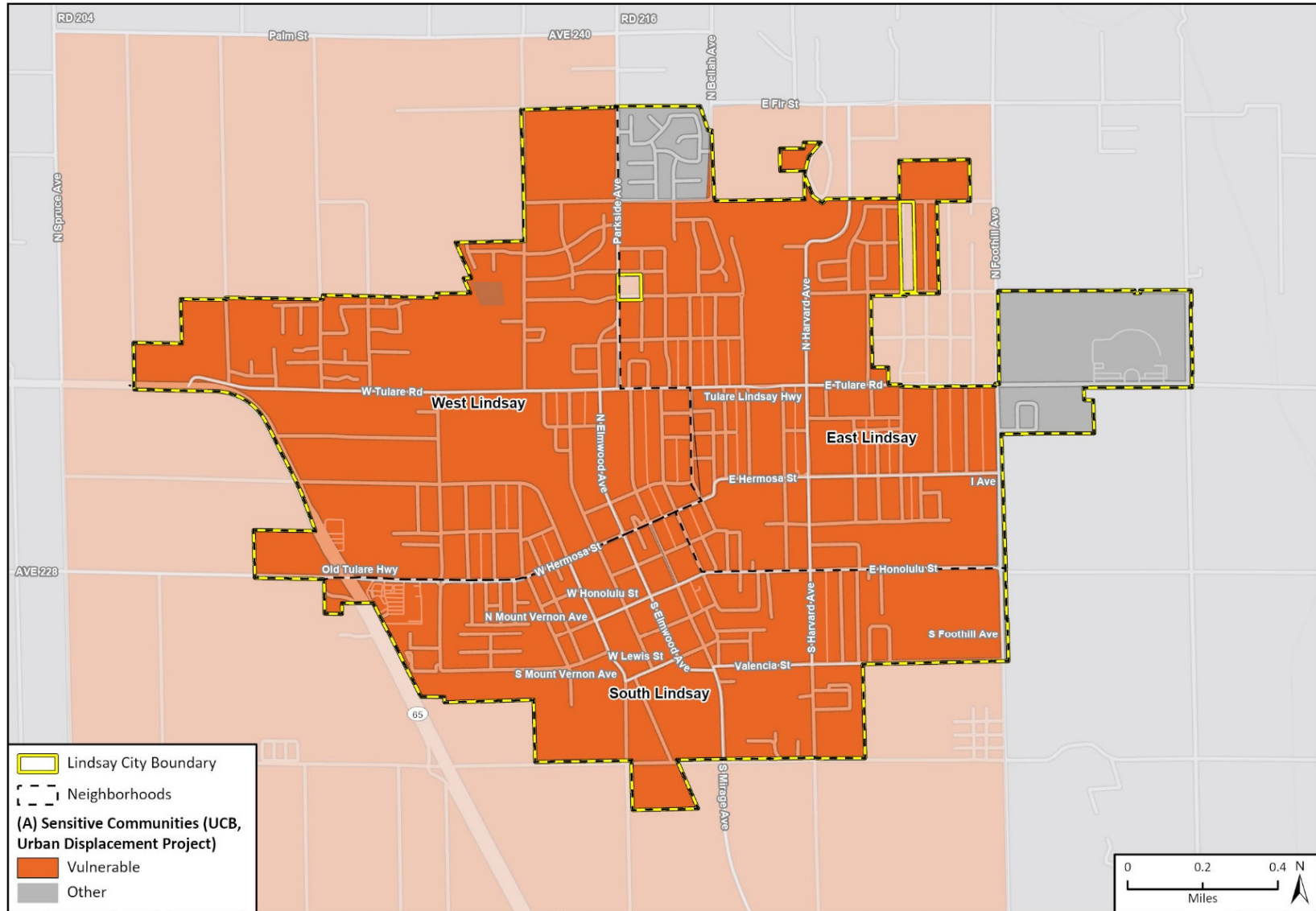
Like much of the Central Valley, the economy of Lindsay was and still is largely agricultural. During the 1930s and 40s, Lindsay received a large influx of immigrants driven by agricultural employment opportunities, resulting in substantial growth of farming and agricultural operations throughout the region. Labor camps for farmworkers developed in the county at that time. Farmworkers were primarily from the Midwest in the 1930s, but during and after the second World War, Mexican immigrants were brought in for labor. Lindsay provided affordable homes for farmworkers and after World War II, the city began transitioning from a mostly non-Hispanic white population to a city where most residents were Hispanic/Latino. The historical affordability of Lindsay compared to larger cities contributes to the high proportion of low-income residents living in the city today.

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<sup>9</sup> Urban Displacement Project, 2021. <https://www.urbandisplacement.org/maps/sf-bay-area-gentrification-and-displacement/>

<sup>10</sup> City of Lindsay History <https://www.lindsay.ca.us/community/page/city-lindsay-history>

Figure D5-23 Sensitive Communities (City of Lindsay)

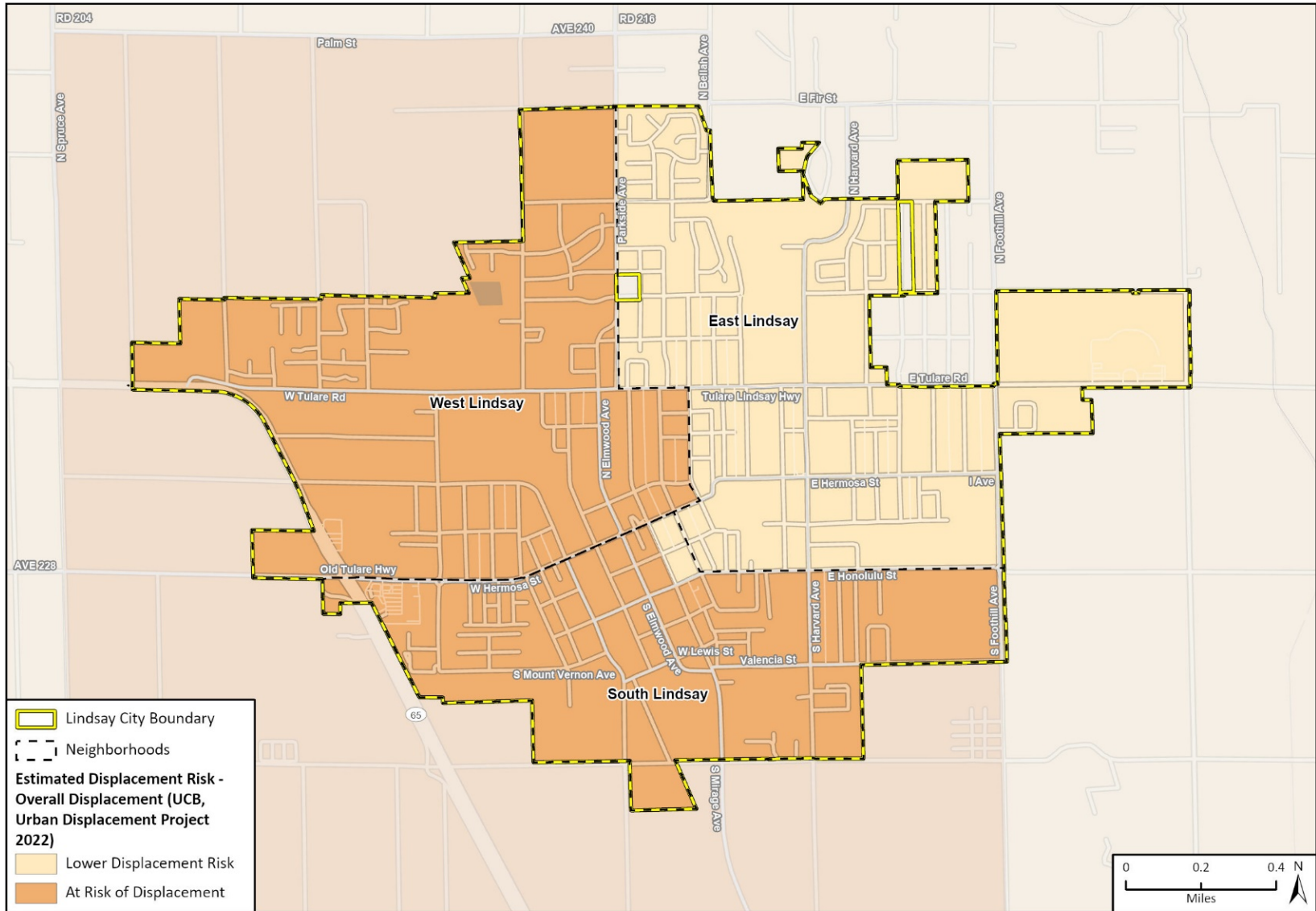


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

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 AFFH - Lindsay Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

**Figure D5-24 Displacement Risk (City of Lindsay)**



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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 AFFH - Lindsay Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

One particular area in need of investment is the southern areas of the city. This part of the city has the population with the lowest medium income. The City has made efforts to improve the quality of life for people residing in this part of the community by improving local streets and seeking out funds for public facilities and parks. In 2022, the City was granted two federal grants for the refurbishing of Olive/Kaku Park in South Lindsay. In 2023, the City improved Hermosa Street which is a major arterial street. Valencia street and the Linda Vista Drive loop are ongoing projects to improve the street, sidewalk, and drainage. Both streets are in South Lindsay. Additional public improvement projects include Fresno Street, Westwood Avenue, Kern Street, Burem Lane, Van Ness Avenue, Central Avenue, Eastwood Avenue, and Ashland Avenue. These streets are in West Lindsay. Other planned public improvement projects are in East Lindsay: Tulare Road and Foothill Avenue, which are tentatively set to begin in spring/summer 2024. Improving streets and roads will improve mobility in the community and make public goods more accessible.

### **Stakeholder and Community Input**

One virtual community workshop was held on June 1, 2023. Participants raised concerns related to the availability of homes in the city, stating that there are not many options for larger families with limited incomes and young families buying their first home. Participants noted that the largest barriers to affording desirable housing is the cost of housing being too high in areas with access to jobs and services, and the low supply of housing. Participants listed affordability, supply, homelessness, and housing quality as the most urgent housing issues in Lindsay. Rent affordability, lack of supportive housing, and community opposition were noted as reasons why it might be difficult for people to find housing in Lindsay. Lindsay residents established that housing prices are higher in Lindsay than in other jurisdictions.

An online survey was available in both English and Spanish on the TCAG Housing Element website from February 6 to March 16, 2023. The survey asked participants about housing issues and preferred sites for housing development. Overall, most respondents in Lindsay selected “cost of quality housing” as the largest barrier to affording desirable housing. Survey participants in Lindsay identified there is a lack of available housing that is rent-restricted (affordable housing) and that fair housing discrimination is one of the most urgent housing issues in the city. The availability of housing assistance needed for victims of domestic violence and sexual assault, and issues of overcrowding and housing for people with disabilities were two comments also made by Lindsay residents. Areas identified as appropriate for new housing development by Lindsay residents are scattered through East and West Lindsay, including areas near Roosevelt Elementary School and Lindsay High School.

The City also participated in a series of stakeholder interviews with service providers, community organizations, and affordable and market-rate housing developers held between May 21 and April 4, 2023. Community organizations identified the need for housing near grocery stores, medical facilities, and public transportation. Additional housing needs include transitional and supportive housing, farmworker housing, and safe parking for homeless individuals living in their vehicle. Compared to larger cities in the region, smaller, rural areas have vastly fewer amenities and housing resources. According to market-rate housing developers, barriers to developing housing include high construction costs, parking requirements, State housing requirements, and the cost and time demanded by the environmental review process. Affordable housing developers described the need for more affordable housing and supportive housing for previously homeless residents and discrimination based on housing choice voucher (HCV) use. It was noted that the PIT count likely underestimates the number of homeless individuals as it does not consider the many residents living on couches or in trailers. According to affordable housing developers, one way that cities can address housing needs is by fostering strong



relationships with affordable housing providers and maintaining knowledgeable staff to pursue grant opportunities for affordable housing.

## **Other Relevant Factors**

Other factors to fair housing issues in Lindsay that have not been previously discussed in this analysis include land use and zoning patterns, widespread social vulnerability of residents, limited availability of affordable housing, and lack of farmworker housing.

### *Land Use and Zoning*

Most housing units in the city are single-unit detached structures (72 percent). The remainder of the city's housing stock is 23 percent multifamily units and five percent mobile home development. Most of the land zoned for residential uses is zoned for low-density. Zoning for medium and high-density residential uses is concentrated in West and South Lindsay. New single-family subdivisions have been concentrated in northern part of West Lindsay, Maple Valley Estates, Mission Estates, and Hickory Estates. Single-family homes in low-density residential neighborhoods are generally more expensive than housing in multifamily developments. In addition, residents living in single-family housing generally own their home while multifamily housing residents tend to rent. Low-income households and people living on fixed incomes, such as seniors, often cannot afford to buy or live in single-family homes and are limited to choosing more affordable housing options such as multifamily housing in West and South Lindsay. As a result, these areas of the city have a higher percentage of LMI residents and lower median incomes than the rest of the city.

### *Social Vulnerability Index*

The Center for Disease Control and Prevention and Agency for Toxic Substances and Disease Registry created the Social Vulnerability Index (SVI) to identify communities that exhibit social conditions that would make them more vulnerable to hazardous events such as natural disasters. The SVI can also serve as an identifier of vulnerable communities that are underprivileged and underserved and are more susceptible to experiencing housing issues and lack of housing opportunities. The SVI ranks census tracts based on 16 social factors grouped into four categories: socioeconomic status, household characteristics, racial and ethnic minority status, and housing type and transportation.<sup>11</sup>

The SVI identifies all of Lindsay as having higher vulnerability than most of the state, based on a high level of vulnerability for each of the four categories. The entire city scored high for socioeconomic status, which includes social factors such as poverty and unemployment, household characteristics, which includes social factors such as the percentage of children/senior residents and disabilities, and racial and ethnic minority. West Lindsay scored lower on housing type/transportation, which takes into consideration the percent of the housing stock consisting of multi-unit structures and mobile homes and the percentage of residents without a vehicle.

### *Farmworker Housing Needs*

Much of the land surrounding Lindsay is utilized for agricultural operations and approximately 19 percent of Lindsay's population (790 persons) works in agriculture, forestry, fishing and hunting, and mining. Lindsay is located near the jurisdictions of Visalia, Farmersville, Lindsay, and Tulare, all of which contain expansive agricultural operations. Farmworkers employed by nearby agricultural businesses may seek housing in Lindsay. However, the migratory and sometimes seasonal nature of farm work often

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<sup>11</sup> Agency for Toxic Substances and Disease Registry. 2023. CDC SVI Documentation 2020.  
[https://www.atsdr.cdc.gov/placeandhealth/svi/documentation/SVI\\_documentation\\_2020.html](https://www.atsdr.cdc.gov/placeandhealth/svi/documentation/SVI_documentation_2020.html)

makes it difficult for farmworkers to find affordable housing options. There is currently no public or subsidized housing for farmworkers in Lindsay. The HATC operates multiple properties for farmworkers throughout the county, but none are in Lindsay’s city limits. The closest subsidized housing for farmworkers is the Linnell Farm Labor Center located approximately nine miles from Lindsay near Farmersville.

## D5.11 Subsidized Housing

Subsidized housing consists of affordable rental units that are subsidized by federal and State agencies but are owned by private owners. Subsidies including HUD, the U.S. Department of Agriculture, the California Housing Finance Agency, HCD, and the Low-Income Housing Tax Credit program administered by TCAC. According to the AFFH Data Viewer, there are 635 subsidized housing units in Lindsay. Developments with subsidized housing units are primarily located in West and South Lindsay (Figure D5-25).

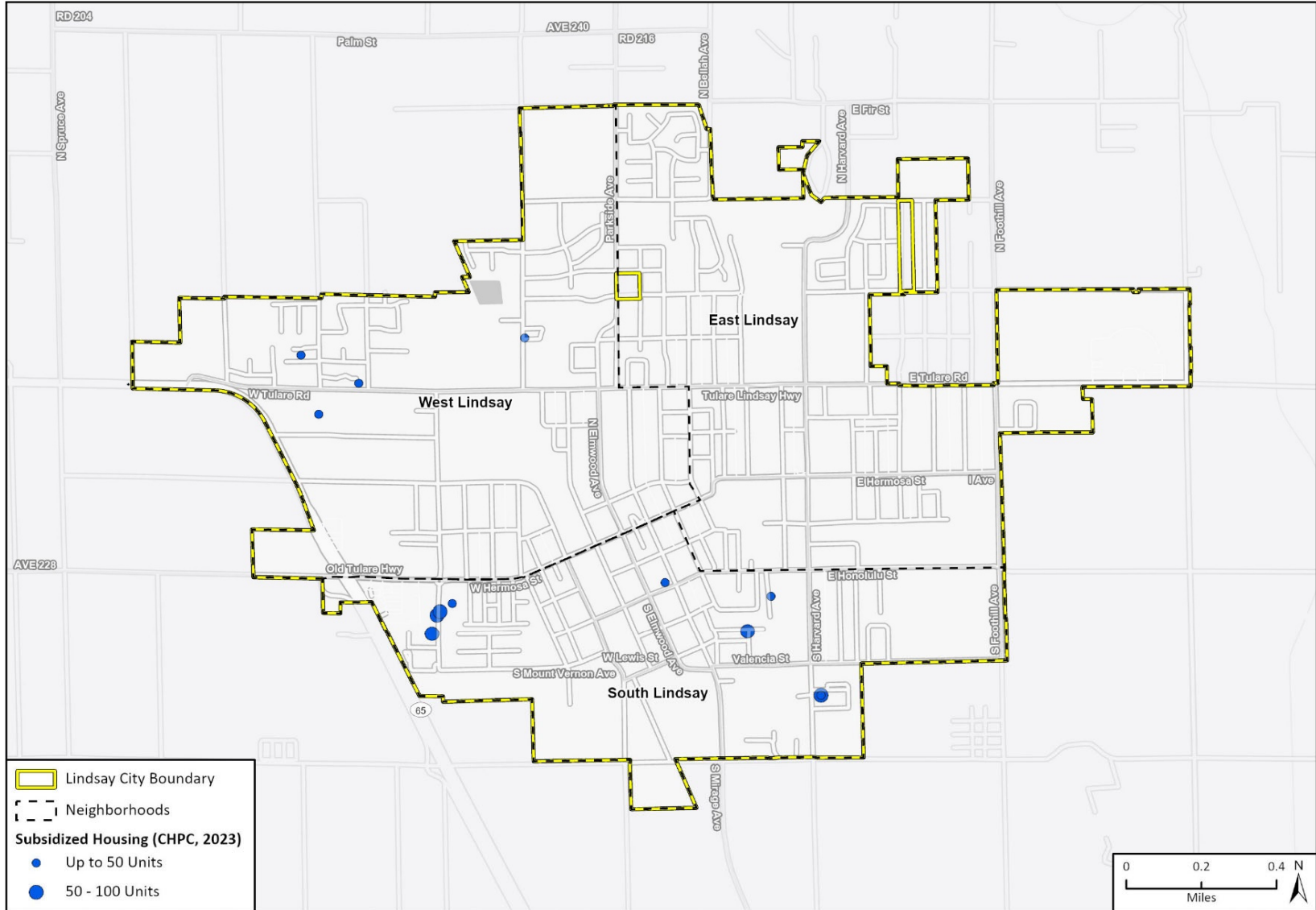
Public housing includes affordable rental units that are owned and operated by the government. In Lindsay the HATC is responsible for public housing units which are available to low-income households, the elderly, and persons with disabilities. According to HUD’s Public Housing Program, there is no public housing in Lindsay. However, HATC owns and operates the Sequoia Villas, which consists of 19 affordable single-family homes.

The HATC administers HCVs in the city of Lindsay. While HATC administers the HCV program in Lindsay, housing units themselves are owned by private landlords that accept HCVs on behalf of renters. According to HUD, there are 172 households currently receiving rental assistance through HCVs in the city. The use of HCVs is most common in South Lindsay (Figure D5-26). In West Lindsay, approximately four percent of renter-occupied units utilize HCVs. In South Lindsay, approximately 23 percent of renter-occupied units utilize HCVs. There is no data for HCV use in East Lindsay.

## D5.12 Housing Site Inventory Analysis

This portion of the AFFH analyzes the relation between the housing opportunity sites and AFFH-related issues. Government Code Section 65583(c)(10) requires the housing opportunity sites to be analyzed with respect to AFFH to ensure that sites designated for low-income households are dispersed equitably throughout the city rather than concentrated in areas of high segregation and poverty or low-resource areas that have historically been underserved, and conversely, that sites designated for above moderate-income households are not concentrated in areas of high resources. By comparing the Site Inventory to the fair housing indicators in this assessment, this section analyzes whether the sites included in the Housing Element Site Inventory improve or exacerbate fair housing conditions, patterns of segregation, and access to opportunity.

**Figure D5-25 Subsidized Housing (City of Lindsay)**

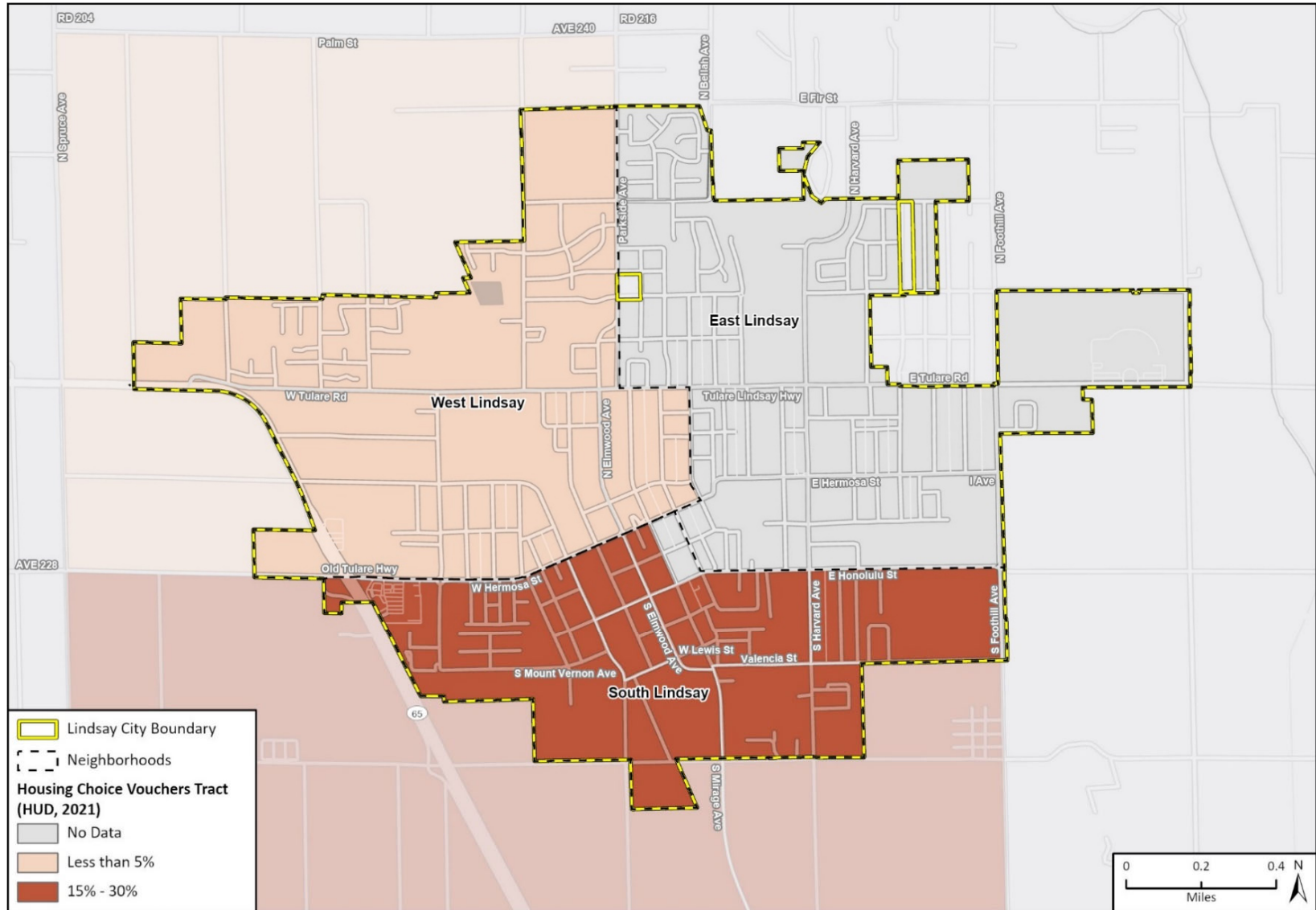


Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

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 AFFH - Lindsay Basemap 8.5 x 11

Source: AFFH Data Viewer, 2023

Figure D5-26 Housing Choice Vouchers



Fresno County Dept. PWP, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA

Source: AFFH Data Viewer, 2023

## Housing Sites by TCAC Opportunity Area

For purposes of evaluating fair housing, resource levels designated by TCAC/HCD denote access to economic and educational opportunities such as low-cost transportation, jobs, and high-quality schools and the quality of environmental factors in the area such as proximity to hazards and air quality. TCAC has a composite opportunity score for each census tract. Lindsay has no high resource areas. South Lindsay is considered a low resource area and portions of East Lindsay and all of West Lindsay is an area of high segregation and poverty. Parts of East Lindsay are shown as moderate resource areas. However, this census tract includes a large portion of unincorporated Tulare County, and what is shown in the AFFH Data Viewer may not accurately represent this area of East Lindsay. It is likely that these parts of East Lindsay are similar to the rest of East Lindsay.

The City's Site Inventory can accommodate 760 units. Figure D5-27, shows the housing opportunity sites by TCAC designated resource area. The housing opportunity sites are designated by income category – whether the sites could accommodate housing appropriate for low-, moderate-, or above moderate-income households. The “appropriateness” of sites for various affordability levels is dictated by state housing element law and HCD guidance and includes allowable density, size of site, realistic capacity, existing use(s), and other factors. More information about the sites and income designations is available in Chapter D4, *Housing Resources*.

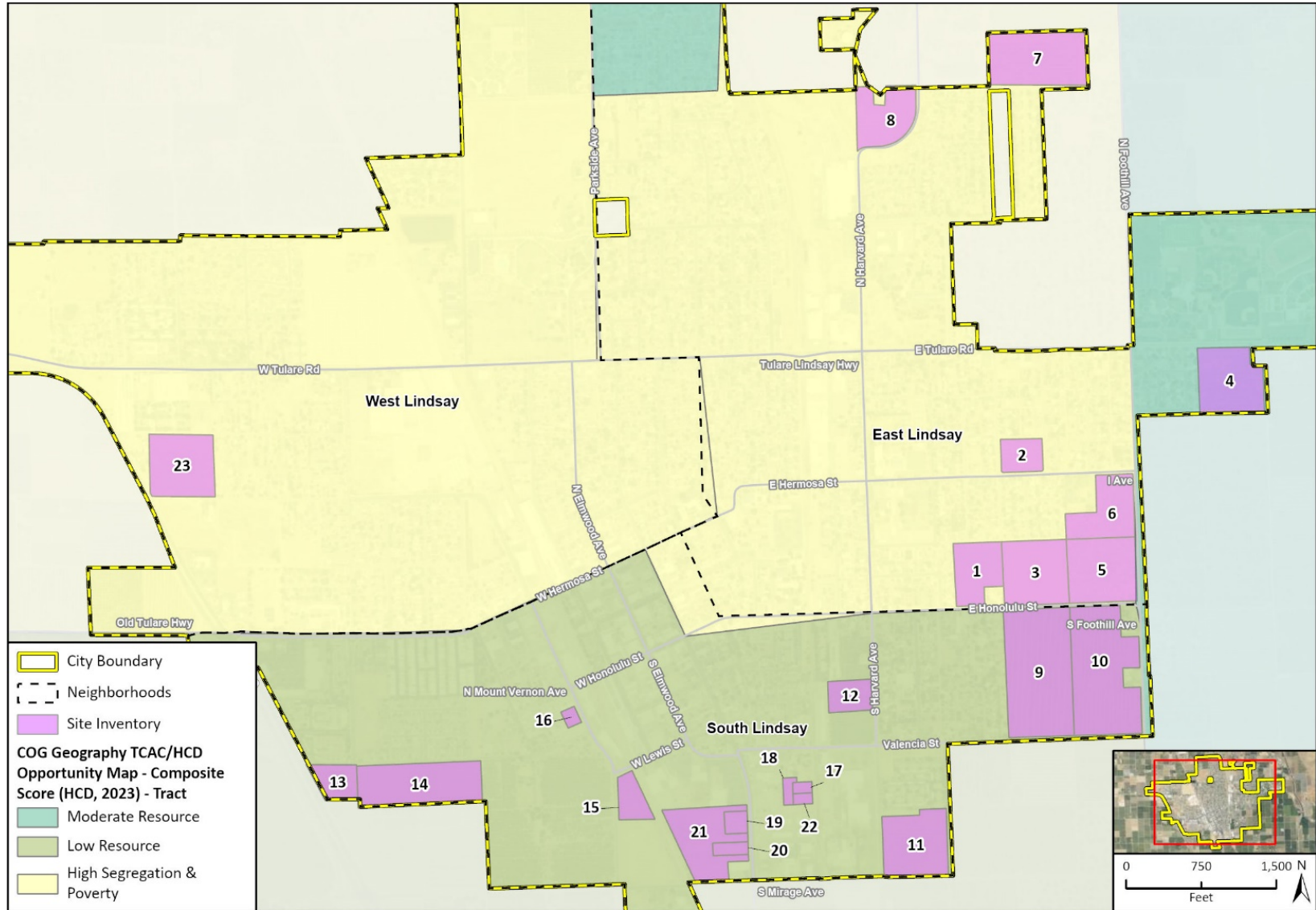
Most of the housing opportunity sites are in low-resource areas in South Lindsay (73 percent of the proposed housing units), in part due to the availability of large vacant and underutilized parcels in this neighborhood.

A portion of the City's RHNA will be satisfied by planned and approved projects (32 percent of the total housing units accommodated by planned and approved projects and housing opportunity sites). To understand the overall picture of housing development during the eight-year planning period, this analysis considers those units. Planned and approved projects will add ~~10 lower income units which are located in a low resource area and 322353~~ above moderate-income units, all of which are located in areas of high segregation and poverty.

### *Total Units by Resource Area*

Planned and approved projects and the housing opportunity sites accommodate ~~1,095~~1,076 units planned in areas of high segregation and poverty and low resource: 17 percent of those units (~~187 units~~) will be lower-income units, 21 percent (~~234 units~~) will be moderate-income units, and 62 percent (~~674 units~~) will be above moderate-income units. In addition, 28 above moderate-income units are accommodated in areas designated moderate resource. Table D5-5 shows the number of proposed housing units by income level in each resource area.

Figure D5-27 Housing Opportunity Sites by TCAC Resource Area, Lindsay



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA.

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 Site Inventory AFFH - Lindsay

Source: AFFH Data Viewer, 2023

**Table D5-5 Proposed Housing Units by Resource Area (Planned and Approved Projects and Housing Opportunity Sites)**

<b>Income Level</b>	<b>Lower-Income</b>	<b>Moderate-Income</b>	<b>Above-Moderate Income</b>	<b>Total Units</b>
Areas of High Segregation and Poverty	0 units (0% of lower-income units)	66 units (28% of moderate-income units)	168 units (24% of above moderate-income units)	234 units (21% of total units)
Low-Resource Areas	187 units (100% of lower-income units)	168 units (72% of moderate-income units)	506 units (72% of above moderate-income units)	861 units (77% of total units)
Moderate-Resource Areas	0 units (0% of lower-income units)	0 units (0% of moderate-income units)	28 units (4% of above moderate-income units)	28 units (2% of total units)

The planned and approved projects, together with the housing opportunity sites, will provide lower-income units in areas of high segregation and poverty and low-resource areas, since most of the city is considered a low resource area or area of high segregation and poverty. In addition, all 239 moderate-income units will be added to low resource areas. Due to site characteristics and existing zoning, there are no sites that can accommodate lower-income units in the limited areas that are designated moderate-resource areas of the city. Therefore, overall housing development during the planning period will not change patterns of segregation and integration within the city.

The City is actively looking for ways to invest in areas that already accommodate low-income residents. As previously mentioned, the City is making efforts to revitalize South Lindsay by improving streets, infrastructure, and public facilities and parks. In 2023, the City purchased and cleaned up two lots that had burned down with the intention of creating housing and commercial opportunities. With implementation of Housing Plan Program 12, the City will continue to foster economic growth and access to opportunities in low resource areas and areas of high segregation and poverty by dedicating Capital Improvement Project funds, growing business and employment opportunities, increasing transit access, and reducing pollution burden in these areas.

### **Sites by Income Population**

Across Lindsay, more than 50 percent of households are considered LMI. Figure D5-28 shows the housing opportunity sites by percentage of LMI populations. Approximately 96 percent of the total housing units included in the opportunity sites are located in neighborhoods where 50 percent or more of households are LMI due to the availability of underutilized sites in these areas and the potential for mixed-use, transit-oriented development. All of the low-income and moderate-income units and 95 percent of the above moderate-income units are located census tracts with more than 50 percent LMI households. Of the opportunity sites in these areas, approximately 44 percent of proposed units are appropriate for above moderate-income households, 33 percent appropriate for moderate-income households, and 23 percent for low-income households. These areas of Lindsay will benefit from the mix of households of differing income levels. The Site Inventory will improve the mixture of housing opportunities by income level in the city and will not exacerbate segregation by income between neighborhoods.

## **Sites by Overcrowded Households**

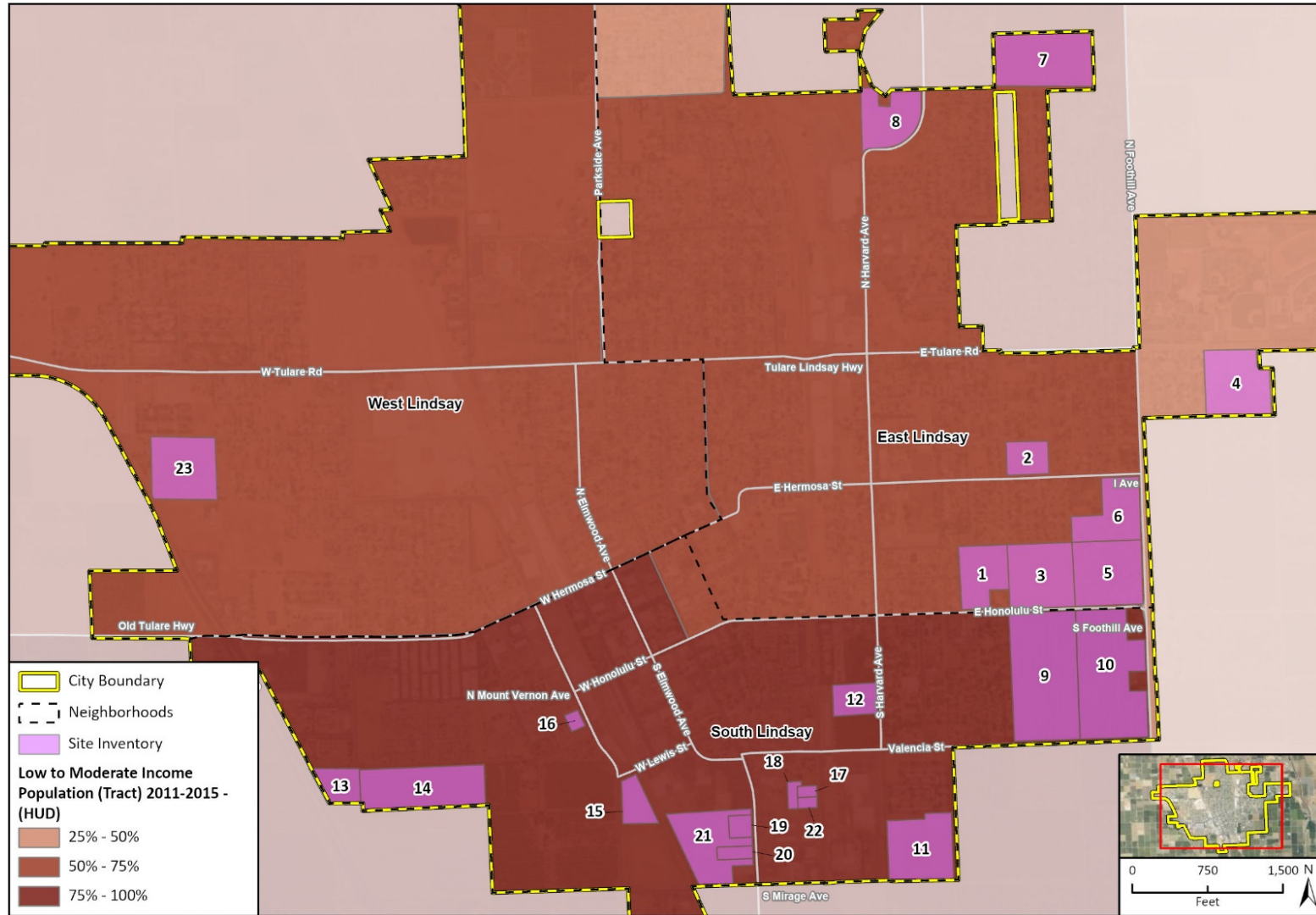
Throughout most of the city, between five and 14 percent of households are overcrowded, with the lowest percentage of overcrowded households in a portion of East Lindsay. However, this census tract overlap includes a large portion of unincorporated Tulare County, and what is shown in the AFFH Data Viewer may not accurately represent this area of East Lindsay. Most of the city contains a mixture of low- and medium-density residential development, alongside commercial land uses. The Site Inventory assumes that opportunity sites in the city could accommodate 760 housing units, of which 170 would be lower-income, equal to approximately 22 percent of the total housing units included in the Site Inventory. Planned and approved units would add an additional 353 units to the city, including 10 lower-income units. These additional units will provide more housing opportunities for overcrowded households in the city. The Site Inventory will not exacerbate overcrowding conditions but will add new housing opportunities in areas that need them.

## **Sites by Overpayment by Renters**

The percentage of renters experiencing overpayment is high throughout Lindsay. Between 40 and 80 percent of renters in most of the city are overpaying for housing. Figure D5-30 shows the housing opportunity sites by overpayment by renters. The housing opportunity sites will provide housing units for a mix of income levels throughout the city, including 177 units appropriate for lower-income households, 234 units appropriate for moderate-income households, and 349 units appropriate for above-moderate-income households. Planned and approved units would add an additional 353 units to the city, including 10 lower-income units and 343 above moderate-income units. Most of these housing units will likely be rental units, based on trends in planning entitlements and developer interest. According to the UDP, new market-rate construction in gentrifying areas neither worsens nor eases rates of people moving out of the area. It increases rates of people moving to an area across all socio-economic groups, particularly high-socio-economic residents. The UDP recommends subsidized housing construction and housing preservation to help existing residents stay in their neighborhood. The mix of lower, moderate, and above moderate-income housing units provided across Lindsay will provide affordable housing options for existing lower-income residents as well as encourage higher-income households to move into the area. The Site Inventory will not exacerbate overpayment by renters but will add new housing opportunities in areas that need them.



**Figure D5-28 Housing Opportunity Sites by Income Population, Lindsay**

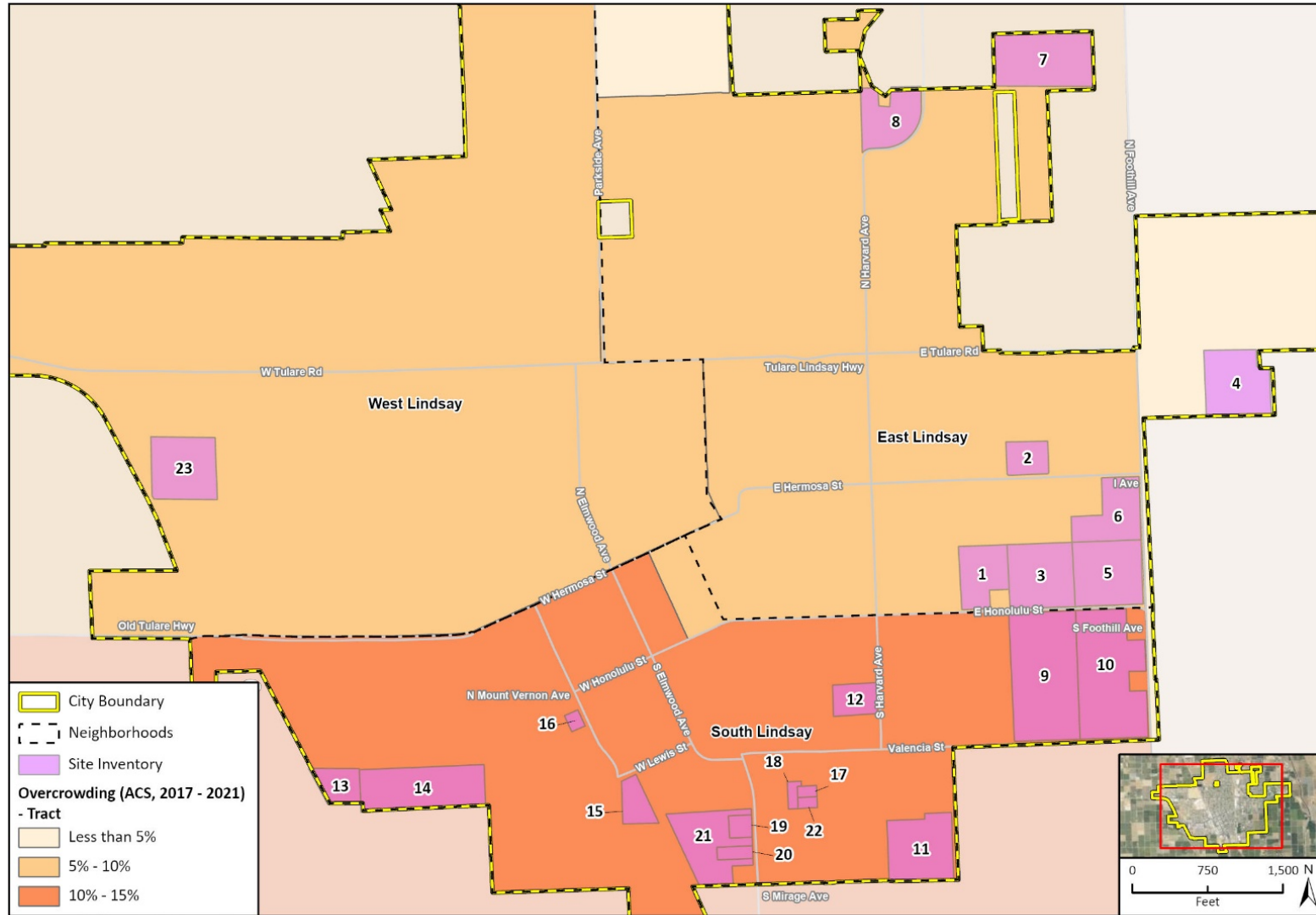


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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA.

Source: AFFH Data Viewer, 2023

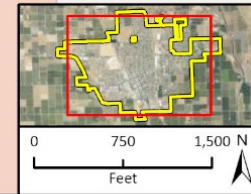
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 Site Inventory AFFH - Lindsay

Figure D5-29 Housing Opportunity Site by Overcrowding, Lindsay



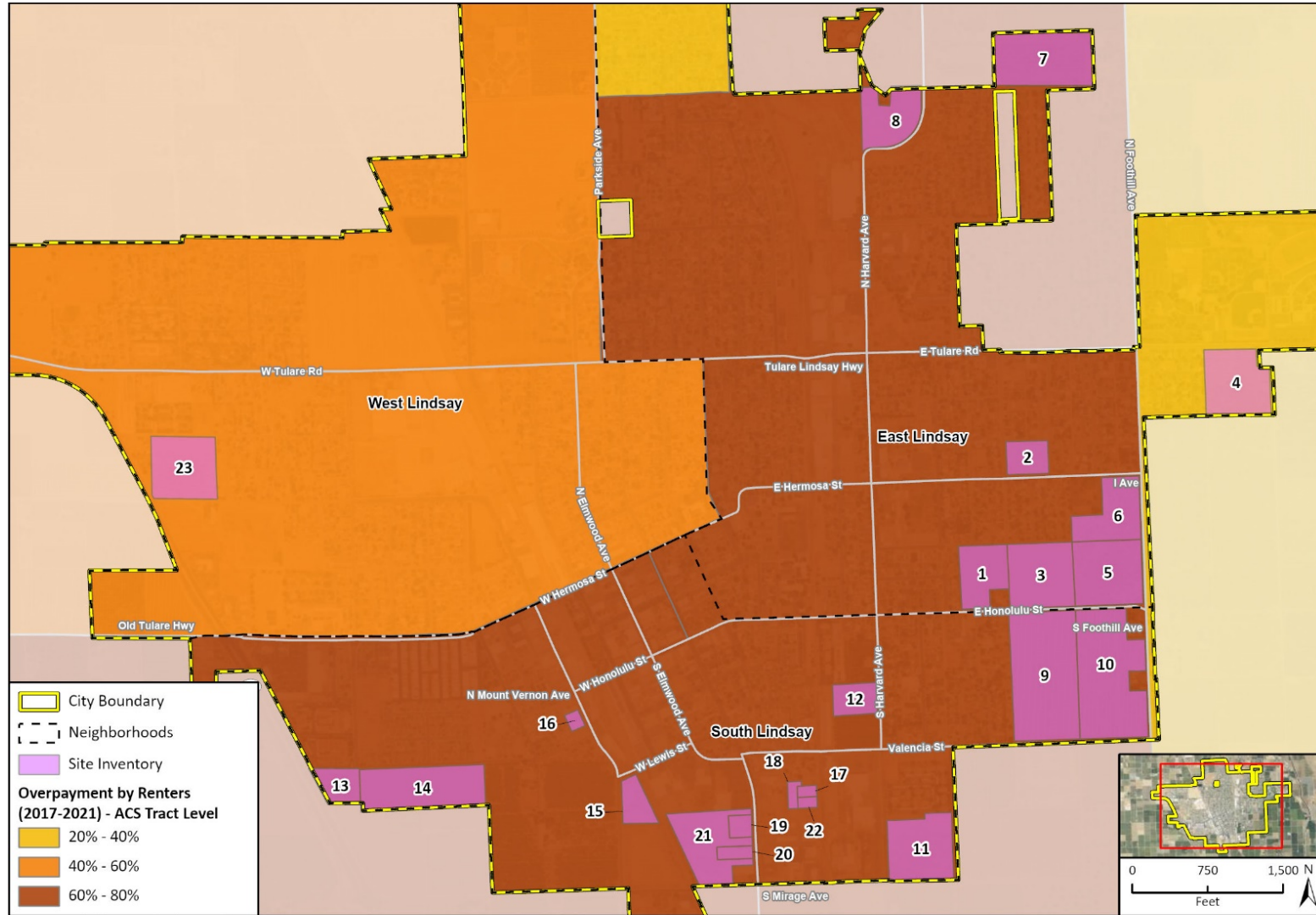
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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA.

Source: AFFH Data Viewer, 2023



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**Figure D5-30 Housing Opportunity Sites by Overpayment by Renters, Lindsay**



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA.

Source: AFFH Data Viewer, 2023

## Sites by Areas of Integration and Segregation

There are two census tracts of high poverty and segregation in Lindsay, which consists of the entirety of West Lindsay and portions of East Lindsay. These census tracts, along with the rest of Lindsay is predominantly Hispanic/Latino and has a high percentage of non-white residents. Housing opportunity sites in East and South Lindsay accommodate a mix of income levels in areas that already have a diverse mix of ethnic and racial groups. Figure D5-31 shows the housing opportunity sites by percent non-white residents. The Site Inventory will not contribute to segregation based on race/ethnicity or income level.

As discussed in Chapter D2, *Housing Needs Assessment*, approximately 14 percent of the population has one or more disabilities. For persons with disabilities who live independently or with other family members, independent living can be supported with special housing features, financial support, and in-home supportive services. The location of housing is also an important factor for people with mobility restrictions who rely on public transportation for travel. There are no areas with a concentration of residents with a disability in Lindsay. Housing opportunity sites would add housing units appropriate for a mix of income levels throughout the city, with a total of 177 units appropriate for lower-income households, 234 units appropriate for moderate-income households, and 349 units appropriate for above-moderate-income households. Planned and approved units would add an additional 353 units to the city including 10 lower-income units and 343 above moderate-income units. Therefore, the Site Inventory would not contribute to segregation based on disability status.

## Sites by Communities Vulnerable to Displacement

All of South and West Lindsay is considered to be vulnerable to displacement by the UDP and the majority of the city is considered a sensitive community. Thus all 562 proposed housing units in South and West Lindsay are in areas considered to be vulnerable to displacement. Figure D5-32 shows the housing opportunity sites in relation to the location of sensitive communities. The housing opportunity sites includes capacity for 177 units appropriate for lower-income households in areas where low-income residents are at risk of displacement in South and West Lindsay, 100 percent of the proposed lower-income units accommodated by the opportunity sites. Planned and approved units would also add 10 additional lower-income units in South and West Lindsay. These lower-income units will provide affordable housing options for existing very low and low-income residents that are at risk of displacement.

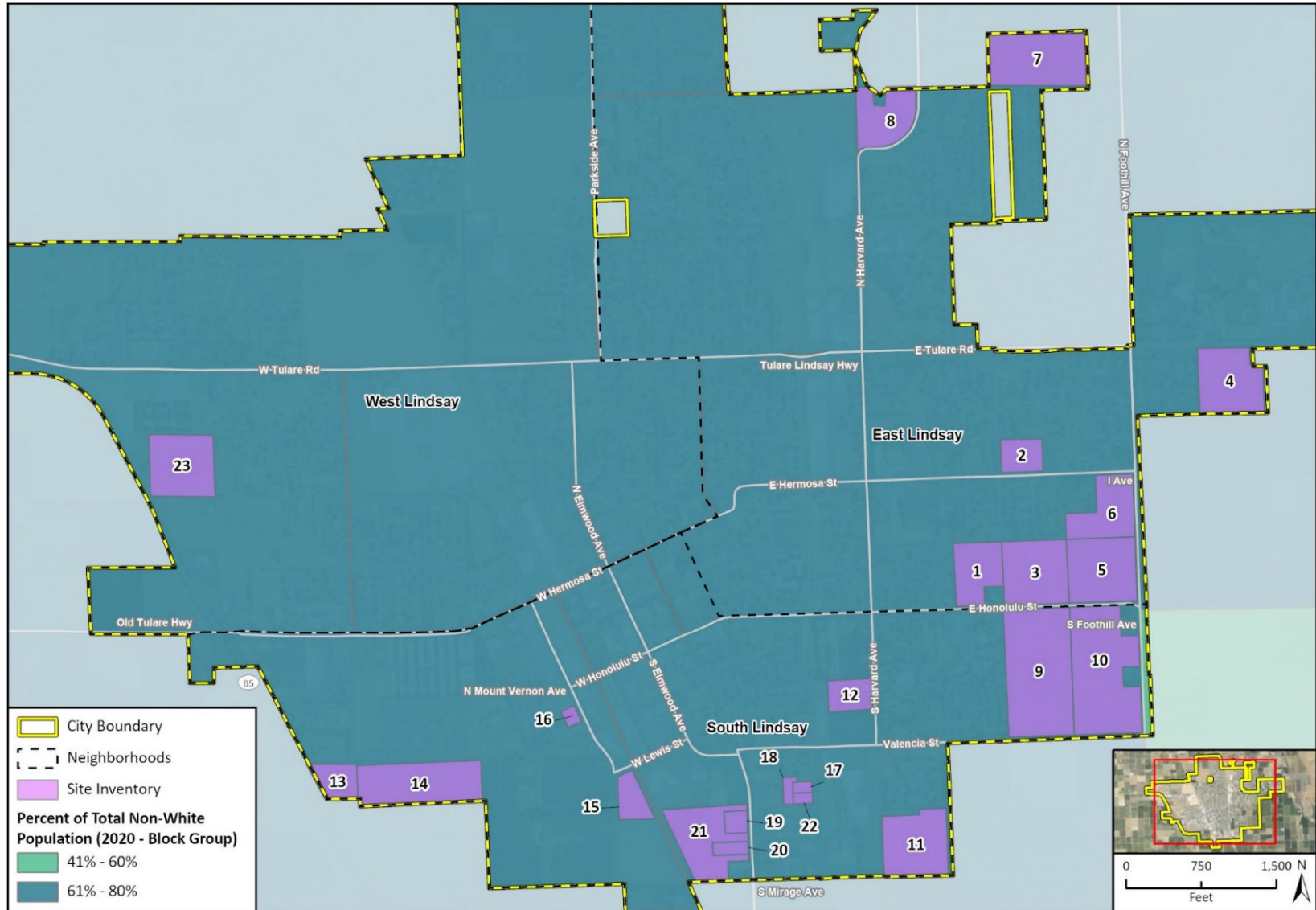
## Sites by CalEnviroScreen Score

Lindsay has high CalEnviroScreen scores throughout the entire city, with scores ranging from the 78<sup>th</sup> to 83<sup>rd</sup> percentile. Most of the city has higher CalEnviroScreen scores, with the lowest CalEnviroScreen score in West Lindsay and the highest CalEnviroScreen scores in South Lindsay. Figure D5-33 shows the housing opportunity sites by CalEnviroScreen score. Considering all census tracts in Lindsay have a CalEnviroScreen score greater than 75, all housing units proposed by the Sites Inventory are located in census tracts with a CalEnviroScreen score greater than 75. Therefore, the Sites Inventory would not concentrate lower-income units in areas of higher pollution burden.

## Sites Analysis Summary Data

Table D5-6 summarizes the sites inventory by development priority area, sites, number of units by income level, and census tract characteristics.

**Figure D5-31 Housing Opportunity Sites by Total Non-White Population, Lindsay**

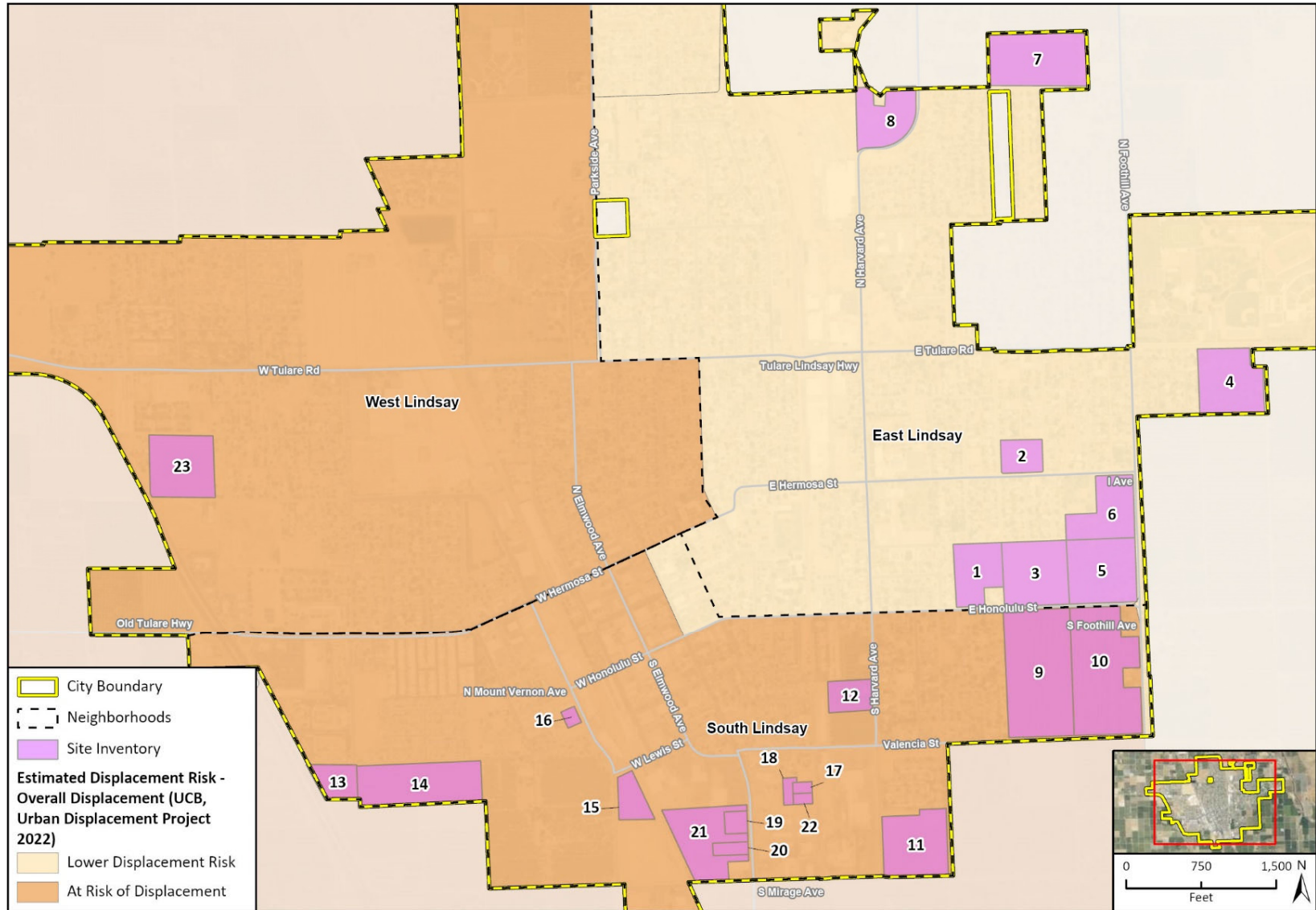


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Source: AFFH Data Viewer, 2023

Figure D5-32 Housing Opportunity Sites by Displacement Risk, Lindsay

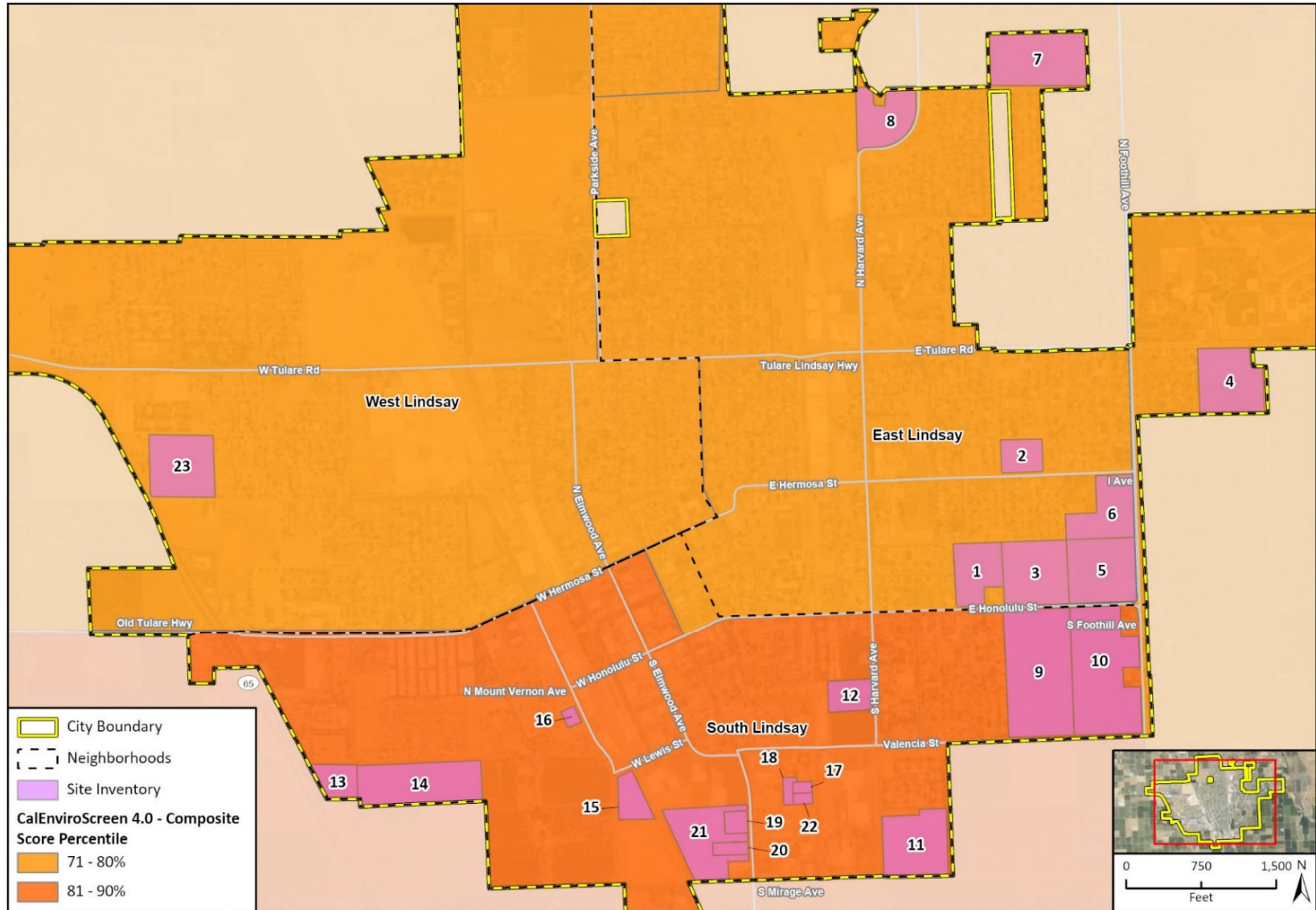


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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA.

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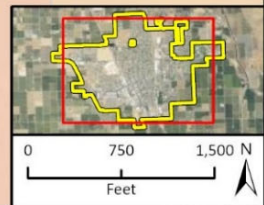
Source: AFFH Data Viewer, 2023

**Figure D5-33 Housing Opportunity Sites by CalEnviroScreen Percentile Score, Lindsay**



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 Additional data provided by ACS 2017-2021, HCD, PlaceWorks, HUD Region 9, UC Berkeley UDP, TCAC 2022, CalEnviroScreen 4.0, 2021, CAL FIRE, OEHHA, FEMA.

Source: AFFH Data Viewer, 2023



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Table D5-6 Sites Inventory by Census Tract Characteristics

Neighborhood	Census Tract Number	Number of Existing Households	Site Inventory Capacity (Units)			AFFH Indicators							
			Low-Income	Moderate-Income	Above Moderate-Income	Percent None-White	Median Household Income	Percent LMI Households	TCAC Opportunity Area	Percent Overpayment by Renters	Percent Overcrowded Households	Displacement Sensitivity	CalEnviroScreen Percentile Score
<b>East</b>													
	06107002602	1,397	0	0	168	88%	\$53,347	65%	High Segregation & Poverty	63%	6%	Lower Displacement Risk	79%
	06107002500	1,165	0	0	28	68%	\$59,663	49%	Moderate Resource	28%	1%	Lower Displacement Risk	78%
<b>South</b>													
	06107002800	1,090	<del>177</del> 171	168	153	81%	\$25,956	78%	Low Resource	63%	14%	At Risk of Displacement	83%
<b>West</b>													
	06107002601	1,521	0	66	0	94%	\$37,483	70%	High Segregation & Poverty	60%	8%	At Risk of Displacement	78%
<b>Total</b>		<b>5,173</b>	<del>177</del> 171	<b>234</b>	<b>349</b>								

Source: California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2020); U.S. Census Bureau, American Community Survey 5-Year Data (2017-2021)



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## D5.13 Contributing Factors and Meaningful Actions

AB 686 requires an identification and prioritization of contributing factors to fair housing issues based on all the previously required analysis (outreach, fair housing assessment, site inventory). This section lists contributing factors that create, perpetuate, or increase the severity of one or more fair housing issues that were identified in community outreach and the analysis in this document. Chapter D7, *Housing Plan*, includes a summary of the identified fair housing issues, contributing factors to these issues, and meaningful actions the City will undertake to affirmatively further fair housing for special needs, racial/ethnic minorities, and low-income residents. The factors listed in this section are derived from the analysis in this document.

### Enforcement and Outreach

The City's website has limited information on fair housing rights and resources. The home page of the City's website does not show any information on fair housing or links to local fair housing resources. In addition, the City's website does not contain any links to the HATC or FHCCC websites. The City also relies on local fair housing non-profit organizations to provide fair housing assistance to residents and defers fair housing complaints and issues to these organizations, which is not clear from the website.

Contributing factors to insufficient enforcement and outreach in Lindsay include:

- Lack of variety of outreach media (Priority Level – Medium): The City provides limited information on fair housing on its website and does not provide information on fair housing on any of its social media accounts.
- Lack of sufficient distribution of fair housing information (High): The City's website contains limited information on fair housing. The City also relies on local fair housing non-profit organizations to provide fair housing assistance to residents and defers fair housing complaints and issues to these organizations, which is not clear from the website.
- Lack of fair housing testing (Medium): The City does not perform fair housing testing.
- Lack of updated data and analysis of fair housing complaints (Medium): The City does not publish data or analysis on fair housing complaints.

### Segregation and Integration Patterns and Trends

The City of Lindsay is predominantly Hispanic/Latino. South Lindsay has a higher concentration of residents living below the poverty line than other areas of the city as well as highest percent of LMI population and the lowest median income in the city.

Contributing factors to segregation and integration patterns and trends in Lindsay include:

- Overall lack of affordable housing (High): Approximately 2,730 households in Lindsay are lower-income. However, there are only 635 subsidized housing units and 172 households receiving HCVs in the city.
- Lack of affordable housing accommodating large households (Medium): Community feedback identified a need for affordable housing for large households.
- Location of affordable housing (Medium): Subsidized housing is concentrated in West and South Lindsay.
- Land use and zoning laws (Medium): Medium and high-density residential zones are concentrated in West and South Lindsay, while East Lindsay is primarily zoned low density residential.

## Disproportionate Housing Needs

Housing problems are a widespread issue throughout the city. Approximately 56 percent of all households in Lindsay, especially extremely low-, very low-, and low-income households, are experiencing housing problems. Renter households in Lindsay have high rates of cost burden and overcrowding, higher than the county and many other cities in the county. Low-income residents are also at risk of displacement throughout East and West Lindsay.

Contributing factors to disproportionate housing needs in Lindsay include:

- Lack of sufficient affordable housing to accommodate households in need **(High)**: Approximately 80 percent of households (2,730 households) in Lindsay are lower-income. However, there are only 635 subsidized housing units and 172 households receiving HCVs in the city.
- Lack of availability of affordable units in a range of sizes **(Medium)**: Approximately 23 percent of households are large households and 12 percent of households are overcrowded. These households need larger housing units to accommodate the number of people in their household. In addition, 38 percent of households have two or fewer people. These households can be accommodated by smaller housing units.
- Displacement of residents due to economic pressures **(Medium)**: According to Zillow, median home value has increased 54 percent in the last five years (from \$185,908 in 2018 to \$285,592 in 2023). In addition, 51 percent of all households and 68 percent of renter households are cost burdened.

## Disparities in Access to Opportunities

East and West Lindsay are considered areas of high segregation and poverty, and the entire city is identified as an SB 535 disadvantaged community. The city has low education, economic, and environmental opportunity scores, and low job proximity. The entire city has a high pollution burden from ozone, particulate matter, and pesticide use. In addition, transit access and walkability are lower in most of Lindsay than in other cities in the region.

Contributing factors to disparities in access to opportunities in Lindsay include:

- The availability, type, frequency, and reliability of public transportation **(Medium)**: Residents in Lindsay have low access to public transit. TCaT provides one route through Lindsay with most transit stops located in West and South Lindsay. There are no other transit providers in the city.
- Lack of walkability **(Low)**: Most of Lindsay has low walkability.
- Distance to employment opportunities **(Medium)**: Approximately 78 percent of residents who work commute outside the city for work. In addition, community feedback identified that there are not many employment opportunities in the city.
- Location of environmental health hazards **(Medium)**: Lindsay has a high degree of pollution burden. The pollution burden associated with ozone and pesticides is higher in South Lindsay, while pollution burden associated with lead from housing and particulate matter are higher in East and West Lindsay.
- Widespread social vulnerability **(High)**: Lindsay residents have higher social vulnerability than most of the state, with high rates of poverty, unemployment, housing cost burden, high percentage of seniors, children, persons with a disability, and single-parent households, high percentage of racial and ethnic minority residents. These factors indicate Lindsay has a high percentage of residents that are underprivileged and underserved and are more susceptible to experiencing housing issues and lack of housing opportunities.

### D5.13.1 Meaningful Actions to Address Fair Housing Issues

Based on the analysis conducted in this AFFH document, meaningful actions were developed to address prominent fair housing issues and contributing factors that impede access to safe, affordable, and vibrant housing in Lindsay. Furthermore, the findings of this analysis were used to develop meaningful actions, metrics and milestones that promote inclusive communities, increase housing opportunities, and address racial/ethnic and economic disparities in the city. The contributing factors were prioritized to better formulate policies and programs and carry out meaningful actions to further fair housing. The contributing factors of highest priority in Lindsay are overall lack of sufficient affordable housing, high housing costs, lack of access to high paying jobs, and lack of sufficient distribution of fair housing information. Meaningful actions to address fair housing issues are included in the housing programs located in Chapter D7, *Housing Plan*.

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## D6 Review of Past Accomplishments

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To develop appropriate programs to address the housing issues identified in the 2023-2031 Housing Element, the City of Lindsay reviewed the housing programs adopted in the 2015-2023 Housing Element and evaluated the effectiveness of these programs in delivering housing services and assistance. Table D6-1 and Table D6-2 summarizes the City's construction, rehabilitation, and preservation goals and accomplishments during the 5th cycle planning period and Table D6-3 provides a detailed program-level assessment of housing accomplishments over the last planning period.

### D6.1 Overview of Accomplishments

During the 5<sup>th</sup> cycle Housing Element, the City implemented programs to support market-rate and affordable housing production, and preservation of existing housing stock. Through the implementation of these programs, the City supported the housing needs of lower-income households, particularly households that rent. Most notably, the City implemented the following:

- **1.D. Self-Help Enterprises Palm Terrace Apartments.** In 2018, Self-Help Enterprises completed a new 50-unit affordable rental community located at 700 W. Hermosa Street in Lindsay. This project provides permanent affordable rental housing for the working community.
- **1.D. Self-Help Enterprises Palm Terrace Apartments II.** In 2023, Self-Help Enterprises completed the second phase of the Palm Terrace Apartments development, with a new 54-unit affordable rental community located at 200 W. Hermosa Street in Lindsay. This project provides permanent affordable rental housing for the working community.

### D6.2 Effectiveness in Addressing Special Needs

Special needs communities are demographic or occupational groups that call for specific program responses to address unique housing needs. State law specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

Cumulatively, 5<sup>th</sup> cycle Housing Element programs were generally not effective in addressing the specific needs of the special needs populations in the community. The City has limited staff, resources, and funding, ~~so and the~~ efforts to enhance economic development and achieve housing goals were ~~also~~ limited. The City does not have a designated grant writer, or housing manager, or community development manager. The Department of City Services and Planning includes water management and maintenance staff and services. Therefore, the City responds to opportunities for supporting special needs populations as opportunities arise and when adequate resources are available. For the 6<sup>th</sup> cycle, the City will implement additional actions to support the specific housing needs of the community, including low- and extremely low-income households, persons experiencing homelessness, persons with disabilities, and farmworkers. Overall, 5<sup>th</sup> cycle Housing Element programs served as a starting point for the 6<sup>th</sup> cycle Housing Element programs, which include additional quantitative objectives, targeted actions, and timelines. The City commits to supporting special needs populations through programs in the 6<sup>th</sup> housing cycle, as described below and in Chapter D7, *Housing Plan*.

As discussed in Chapter D2, *Housing Needs Assessment*, 63 percent of senior-renter households are experiencing a housing cost burden. Evaluating the resources for senior-headed households reveals ~~and~~ that there is a need for an additional 72 units of affordable housing for senior households. During the 5<sup>th</sup> cycle, the City implemented several programs to promote equal housing opportunities and support the development of housing for special needs groups. Although the City was able to support the development of 104 units of affordable housing, no housing was developed that specifically helped seniors. To better facilitate housing development for sSeniors during the 6<sup>th</sup> cycle, the City will implement Housing Plan Pprogram 7 to support the development of affordable housing for residents with special needs, including seniors.

As described in Chapter C2, *Housing Needs Assessment*, there are 1,505 individuals with a disability in the city and only seven rental units in the city specifically designated to serve residents with disabilities. During the 5<sup>th</sup> cycle, the City implemented several programs to promote equal housing opportunities and support the development of housing for special needs groups. Although the City was able to support the development of 104 units of affordable housing, no housing was developed that was specifically helped-for people with disabilities. To better serve people with disabilities in the 6<sup>th</sup> cycle, the City will implement Housing Plan Pprogram 7 to facilitate affordable housing production for special needs groups, including persons with disabilities.

Large households face difficulties in securing housing that is affordable which results in overcrowding. As described in Chapter D2, *Housing Needs Assessment*, there is a shortfall in housing options with four or more bedrooms for large households. During the 5<sup>th</sup> cycle, the City implemented Pprogram 3.F to prioritize staff resources for development application review for special needs groups including large households. In the 6<sup>th</sup> cycle, the City will continue to address the needs of large households by implementing Housing Plan Pprogram 7 to facilitate and support affordable housing production for large households by offering expedited and streamlined application review and prioritize subsidies for financing for developments that will benefit large households.

As noted in Chapter D2, *Housing Needs Assessment*, most ~~persons~~people experiencing homelessness in the county were surveyed in either Porterville, Tulare, or Visalia, with only 3 percent living elsewhere, including Lindsay. There are no emergency shelters in Lindsay, but the Tulare Cares Temporary Shelter is located 15 miles from Lindsay. Therefore, there is not an identified housing need for ~~persons~~people experiencing homelessness, but the City will continue to support emergency and supportive housing. In the 6<sup>th</sup> cycle, the City will implement Pprograms 1 to collaborate with regional organizations who serve the needs of persons experiencing homelessness and Pprogram 6 to implement Zoning Code amendments to support the development of shelter housing.

As noted in Chapter D2, *Housing Needs Assessment*, farmworkers frequently experience high rates of poverty, barriers to securing housing, and often reside in overcrowded and poor housing conditions. There are 191 units affordable to farmworker households supplied by the Housing Authority of Tulare County at the Linnel Farm Labor Center, immediately west of Farmersville, and 190 units in the surrounding Woodsville and Visalia. However, there is a need for farmworker housing to specifically meet the needs of farmworkers residing in Lindsay. The 5<sup>th</sup> cycle housing element included pPrograms 3.F and 3.G which directed the City prioritize and fast-track reviews for applications proposing housing for farmworkers, but the City has not yet established these procedures. In the 6<sup>th</sup> cycle, the program will be carried over with new actions and objectives through Housing Plan Pprograms 6 and 7 to support affordable housing development and remove constraints to development of housing types that may fit the needs of farmworkers.

In the 5th housing cycle, the City employed programs to encourage the development of affordable housing units to address the needs of low- and extremely low-income (ELI) households, including

Pprograms 3.F and 3.G which directed the City to prioritize and fast-track reviews for applications proposing housing for extremely low-income households. As noted in Chapter D2, *Housing Needs Assessment*, ELI households in the city are facing disproportionate housing issues such as overcrowding and overpayment. There are 1,041 ELI households in Lindsay, comprising approximately 27 percent of the total households in the city. Additionally, 76 percent of ELI households are renters and 97 percent of ELI renters are facing a housing cost burden. ELI households have overlapping special housing needs, for example, single female-headed households, seniors and persons with disabilities often are identified as part of the extremely low-income group. Although the City supported affordable housing development in the 5<sup>th</sup> cycle, the City will implement new actions and objectives to better meet the needs of ELI households. Through Housing Plan pProgram 10, the City will facilitate housing assistance for low-income households in coordination with the Housing Authority and increase awareness of the HCV program and other available assistance programs. The City will also apply for HCD’s HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) funds, to create more affordable or subsidized housing units.

### D6.3 Quantified Objectives

Table D6-1 summarizes the City’s progress toward meeting the 5<sup>th</sup> cycle Housing Element objectives to rehabilitate and conserve/preserve existing housing stock. The City did not establish objectives for housing rehabilitation in the 5<sup>th</sup> cycle and did not meet the objectives for conversion and preservation during the 5<sup>th</sup> housing cycle.

**Table D6-1 Quantified Housing Objective and Achieved Accomplishments (2015-2023)**

Income Levels <sup>1</sup>	Rehabilitation		Conservation/Preservation	
	Objectives	Actual	Objectives	Actual
Very Low Income (<50% AMI)	0	0	0	0
Low Income (50-80% AMI)	0	0	0	0
Moderate Income (80-120% AMI)	0	0	0	0
Above Moderate (>120% AMI)	0	0	12	0
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>

<sup>1</sup> Income levels are based on Area Median Income (AMI).

As shown in Table D6-2, the City reached its 5<sup>th</sup> cycle RHNA goals for the low-income category but not for the very-low-, moderate-, or above moderate-income categories. This is likely due to limited staff resources and low interest from housing developers. The City commits to actions to support housing development for all income levels as described in Chapter D7, *Housing Plan*.



**Table D6-2 RHNA Progress (2015-2023)**

<b>Income Levels<sup>1</sup></b>	<b>2015-2023 RHNA</b>	<b>Permits Issued 2015-2022</b>	<b>Percent RHNA Progress with Permits Issued</b>
Very Low Income (<50% AMI)	80	0	0%
Low Income (50-80% AMI)	80	104	130%
Moderate Income (80-120% AMI)	82	1	1%
Above Moderate (>120% AMI)	348	9	3%
<b>Total</b>	<b>590</b>	<b>114</b>	<b>19%</b>

<sup>1</sup> Income levels are based on Area Median Income (AMI).

## D6.4 Review of Past Accomplishments

Table D6-3 provides a detailed program-level assessment of housing accomplishments during the 5<sup>th</sup> cycle Housing Element planning period.

**Table D6-3 Review of Past Accomplishments**

Program	Description and Objectives	Progress and Continued Appropriateness
<b>Program 1: Provide Adequate Sites</b>		
1.A	Accommodate Regional Need (resident land inventory)	<p>The City will reevaluate the vacant sites inventory to determine sufficient land capacity consistent with Element quantified objectives.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: By 2023</li> </ul>
1.B	Accommodate All Income Levels	<p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: By 2023</li> </ul>
1.C	Provide for a Variety of Housing Types	<p>The City will reevaluate the vacant sites inventory to determine sufficient land capacity to provide sites to accommodate a variety of housing types.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: By 2023</li> </ul>
1.D	Encourage Development of Affordable Housing (policy affirmation)	<p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: Ongoing, through 2023</li> </ul>

Program	Description and Objectives	Progress and Continued Appropriateness
<b>Program 2: Assist Housing Development</b>		
2.A	<p>Regulatory Concessions and Incentives (policy affirmation)</p> <p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: Ongoing, through 2023</li> </ul>	<p>Typically, developers are responsible for installing infrastructure and utility improvements to serve their project site. However, the City is open to negotiation regarding what improvements must be implemented by the developer. Every new development since 2023 has been required to enter a development agreement for dedication of streets, public spaces, storm drainage facilities, and easements to be improved by the construction and installation of the improvements thereafter.</p> <p>This program will be continued as Housing Plan <a href="#">Programs programs 6 and 7</a> as part of an umbrella program to support affordable and market rate housing development.</p>
2.B	<p>Encourage Development of Affordable Housing (policy affirmation)</p> <p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: Ongoing, through 2023</li> </ul>	<p>Every applicant for new development must consult with the Department of City Services and Planning for a review of the project to discuss any potential issues or concerns City Council or stakeholders may have. This initial consultation helps the developer adjust their plans and anticipate any problems before processing any parcel or final map for council approval.</p> <p>This program will not be continued in the 6<sup>th</sup> cycle Housing Element, as it is a routine function of the City. However, the City will implement Housing Plan <a href="#">Program program 7</a>, an umbrella program to support affordable housing development.</p>
2.C	<p>Priority Water and Sewer Service (policy affirmation)</p> <p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: Ongoing, through 2023</li> </ul>	<p>The City has not adopted written policies in the Municipal Code for the prioritization of water and sewer service for new developments that include housing units affordable to lower-income households.</p> <p>This program will be continued as Housing Plan <a href="#">Program program 12</a>.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
<b>Program 3: Address Government Constraints</b>		
3.A	<p>Government Constraints Study</p> <p>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).</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: By December 31, 2021</li> </ul>	<p>In 2023, the projects that did not ultimately reach construction were challenged by land use constraints, site improvements, and building codes. Regardless, the City has made progress in creating more affordable housing options for targeted groups such as lower-income households. Palm Terrace II created 54 new affordable housing units. A new multifamily development is planned for 31 new units.</p> <p>This program will not be continued into the 6<sup>th</sup> cycle Housing Element as an analysis of governmental constraints to housing development was performed as part of the 6<sup>th</sup> cycle Housing Element. However, the City will implement Housing Plan <del>Programs</del> <u>programs</u> 6 and 7, which are umbrella programs that support affordable and market-rate housing development and housing for special needs populations.</p>
3.B	<p>Housing for Developmentally Disabled and Other Supportive Needs Groups (policy affirmation)</p> <p>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. This policy is expected to encourage the development of one or more housing opportunities for these groups during the planning period.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: Ongoing, through 2023</li> </ul>	<p>The City has not created additional housing opportunities for disabled groups.</p> <p>This program will be continued as Housing Plan Programs 6, 7, and 10 as a part of umbrella programs to support affordable housing development and housing for special needs populations.</p>
3.C	<p>Housing for Agricultural Employees (Zoning Code amendment)</p> <p>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 of § 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.</p> <p>Other amendments as necessary to align the Zoning Ordinance with state legal preemptions governing housing for agricultural employees.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: By 2020</li> </ul>	<p>In the 5<sup>th</sup> housing cycle, zoning amendments <u>to</u> specifically <del>to</del> include the definition of housing for agricultural workers were not made during the 5<sup>th</sup> housing cycle.</p> <p>This program will be continued as Housing Plan <del>Program</del> <u>program</u> 6 to support development of housing for agricultural workers.</p>

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Program	Description and Objectives	Progress and Continued Appropriateness
3.D	<p>Encourage Opportunities for Development of Emergency Shelters (Zoning Code Amendment – MXU District)</p> <p>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 <del>with-will</del> 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.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: By 2020</li> </ul>	<p>The City’s Density Bonus provisions have not been updated to comply with recent State Density Bonus Law. This program will be continued as Housing Plan Program 6 and 7 to update the City’s Zoning Code to comply with current state density bonus law.</p>
3.F	<p>Priority Application Review</p> <p>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:</p> <ul style="list-style-type: none"> <li>▪ Revise standard operating procedures for application review; and</li> <li>▪ 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.</li> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: Ongoing, through 2023</li> </ul>	<p>During the previous planning period, the City implemented agreements with applicants for new developments to ensure optimal water infrastructure was provided to new residential lots. In 2018, the City Council approved the development agreement program to promote new housing while addressing water infrastructure issues. City Planning and Economic Development staff coordinates with contracted planners, engineers, and surveyors to ensure that all specifications of the project are up to code. The City prioritizes housing and commercial projects.</p> <p>This program will be revised and continued as Housing Plan <del>Programs-programs</del> 6 and 7, with new objectives to reduce constraints to housing development, specifically for housing for special needs populations and to streamline housing development review processes.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
3.G	<p>Fast-Track Permit Processing</p> <p>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:</p> <ul style="list-style-type: none"> <li>▪ Revise standard operating procedures for permit processing; and</li> <li>▪ 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.</li> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: Ongoing, through 2023</li> </ul>	<p>City Planning and Economic Development staff coordinates with contracted planners, engineers, and surveyors to assure that all specifications of the project are up to code. The City prioritizes housing and commercial projects. The City has not provided a 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.</p> <p>This program will be revised and continued as Housing Plan <a href="#">Program-program 6</a>, with new objectives to reduce constraints to housing development.</p>
3.H	<p>Annual Zoning Code Review</p> <p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency Responsible: City of Lindsay</li> <li>▪ Timeframe: Annually, through 2023</li> </ul>	<p>The City has hired consultants to amend the existing zoning and subdivision codes to be applicable to the state mandates and reduce constraints on housing developments. The consultants were hired in the beginning of 2023. The expected time of adoption is fall 2024. Final revisions for both ordinances are in progress.</p> <p>This program will be revised and continued as Housing Plan <a href="#">Program-program 6</a>, with new objectives to reduce constraints to housing development.</p>
3.I	<p>Low Barrier Navigation Centers</p> <p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency Responsible: City of Lindsay</li> <li>▪ Timeframe: By 2020</li> </ul>	<p>The City’s Zoning Code allows for residential uses in PO (Professional Office) zones, MXU (mixed use) zones, and conditionally permits residential use in CC (Central Commercial) zones.</p> <p>This program will be revised and continued as Housing Plan <a href="#">Program-program 6</a>, with new objectives relating to recent state legislation on emergency shelter development and accommodation.</p>

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Program	Description and Objectives		Progress and Continued Appropriateness
3.J	Streamlined Ministerial Approval Process	<p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency Responsible: City of Lindsay</li> <li>▪ Timeframe: By 2020</li> </ul>	<p>The City hired consultants to amend the Zoning Code to comply with recent state law requirements for Streamlined Ministerial Approval Processes. Expected time of adoption is fall 2024.</p> <p>This program will be revised and continued as Housing Plan <del>Program-program</del> 7, with new objectives to reduce constraints to housing development.</p>
3.J	Single Room Occupancy (SRO) Units	<p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency Responsible: City of Lindsay</li> <li>▪ Timeframe: By 2020</li> </ul>	<p>Specific to this program, the City has hired consultants to amend the Zoning Code to accommodate SRO units without kitchens. Expected time of adoption is fall 2024.</p> <p>This program will be revised and continued as Housing Plan <del>p</del>Program 6, with new objectives to reduce constraints to housing development.</p>
3.L	Accessory Dwelling Units (ADUs)	<p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency Responsible: City of Lindsay</li> <li>▪ Timeframe: By 2020</li> </ul>	<p>The City has hired consultants to amend the Zoning Code to integrate all applicable recently adopted legislation pertaining to ADUs. Expected time of adoption is fall 2024.</p> <p>This program will be revised and continued as Housing Plan <del>Program-program</del> 5, with new objectives to support the production of ADUs.</p>
3.M	Supportive Housing (AB 2162 Compliance)	<p>The City shall review and amend the Zoning Code to integrate all applicable provisions of AB2162 pertaining to supportive housing.</p> <ul style="list-style-type: none"> <li>▪ Agency Responsible: City of Lindsay</li> <li>▪ Timeframe: By 2020</li> </ul>	<p>Zoning Code amendment was completed in 2018.</p> <p>This program will not be continued into the 6<sup>th</sup> cycle Housing Element.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
<b>Program 4: Conserve/ Improve Existing Affordable Housing</b>		
4.A	<p>Code Enforcement</p> <p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: Ongoing, through 2023</li> </ul>	<p>Staff responds 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.</p> <p>This program will be revised and continued as Housing Plan <a href="#">Program-program 9</a>, to include new objectives related to code enforcement.</p>
4.B	<p>Housing Rehabilitation</p> <p>The City shall actively seek and encourage rehabilitation of housing units, utilizing various programs and community partnerships.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: Ongoing, through 2023</li> </ul>	<p>The City did not support the rehabilitation of any units in the 5<sup>th</sup> housing cycle.</p> <p>Due to continued need, this program will be revised and continued as Housing Plan <a href="#">Program-program 9</a>, to include new objectives related to housing rehabilitation.</p>
4.C	<p>Design and Development Standards</p> <p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: Ongoing, through 2023</li> </ul>	<p>This program will be revised and continued as Housing Plan <a href="#">Program-program 9</a>, to focus on housing conservation and rehabilitation.</p>
<b>Program 5: Promote Equal Housing Opportunities</b>		
5.A	<p>Fair Housing Law Trainings</p> <p>The City will train staff in the fundamentals of fair housing law.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: By 2020</li> </ul>	<p>This program will be revised and continued as Housing Plan <a href="#">Program-program 13</a>, to include new objectives related to fair housing services.</p>
5.B	<p>Fair Housing Ombudsman</p> <p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: By 2020</li> </ul>	<p>Although the City has not officially assigned an ombudsman, the planning staff provides Spanish language services and can address housing discrimination complaints.</p> <p>This program will be revised and continued as Housing Plan <a href="#">Program-program 13</a>, to include new objectives related to fair housing services.</p>



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Program	Description and Objectives	Progress and Continued Appropriateness
5.C	<p>Fair Housing Policy</p> <p>The City shall develop an administrative policy for receiving and addressing housing discrimination complaints in accordance with fair housing law.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: By 2020</li> </ul>	<p>The City has not developed a policy for receiving and addressing housing discrimination complaints.</p> <p>This program will be revised and continued as Housing Plan <del>Program-program</del> 13, to include new objectives related to fair housing services.</p>
5.D	<p>Fair Housing Information</p> <p>The City will develop and publish information regarding fair housing law, policy, and practices. This information shall:</p> <ul style="list-style-type: none"> <li>▪ Be available in English and Spanish</li> <li>▪ Be published to the City web site</li> <li>▪ Be provided in print format for City offices</li> <li>▪ Identify the function and contact information for the Fair Housing Ombudsman</li> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: By 2020</li> </ul>	<p>The City works closely with Self Help Enterprises and circulates any housing information on the City Facebook Page which is where most residents find community-related information.</p> <p>This program will be revised and continued as Housing Plan <del>Program-program</del> 13, to include new objectives related to fair housing services.</p>
5.E	<p>ADA Compliance Coordination</p> <p>The City will improve compliance with ADA in housing activities, by:</p> <ul style="list-style-type: none"> <li>▪ Designating an ADA Compliance Coordinator</li> <li>▪ Identifying this Coordinator and providing their contact information on the City web site</li> <li>▪ Providing a standard information / assistance request form for ADA compliance matters</li> <li>▪ Providing generalized ADA information and assistance resources</li> </ul> <p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: By 2020</li> </ul>	<p>The City distributes ADA pamphlets at the front counter of City Hall.</p> <p>This program will be revised and continued as Housing Plan <del>Program-program</del> 13, to include new objectives related to housing accessibility.</p>
5.F	<p>Reasonable Accommodation Process</p> <p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: By 2020</li> </ul>	<p>Information has not yet been added to the City's website.</p> <p>This program will be continued as Housing Plan <del>Program</del> <u>program</u> 6.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
5.G	<p>Housing for Developmentally Disabled Persons</p> <p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: Ongoing, through 2023</li> </ul>	<p>The City does not have a designated Americans with Disabilities Act coordinator to manage housing programs and outreach for persons with disabilities.</p> <p>This program will be revised and continued as Housing Plan Program 6, to include new objectives related to housing for special needs populations.</p>
<b>Program 6: Preserve At-Risk Units</b>		
6.A	<p>At-Risk Housing Unit Inventory</p> <p>The City will monitor and reevaluate the potential for at-risk housing units.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: Ongoing, through 2023</li> </ul>	<p>This program will be revised and continued as Housing Plan <del>Program-program</del> 8 to include new objectives related to proactive monitoring to encourage continued affordability of housing units.</p>
6.B	<p>Preserve At-Risk Housing Units</p> <p>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.</p> <p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: Ongoing, through 2023</li> </ul>	<p>The City did not conserve any at-risk units in the 5<sup>th</sup> housing cycle. The City staff coordinates with Self Help Enterprises to provide housing information.</p> <p>This program will be revised and continued as Housing Plan <del>Program-program</del> 8, to include new objectives related to preservation of at-risk housing.</p>

Program	Description and Objectives	Progress and Continued Appropriateness
<b>Program 7: Environmental Stewardship</b>		
7.B	<p>Design and Infrastructure Assistance</p> <p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: Ongoing, through 2023</li> </ul>	<p>This program will be revised and continued as Housing Plan <del>Program-program</del> 11, as part of an umbrella program to promote infill development.</p>
7.B	<p>Infill Infrastructure Improvement</p> <p>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.</p> <ul style="list-style-type: none"> <li>▪ Agency responsible: City</li> <li>▪ Timeframe: Ongoing, through 2023</li> </ul>	<p>The City routinely prioritizes housing infrastructure assistance for development projects that improve infrastructure connectivity and/or capacity in infill areas and that promote land or energy conservation.</p> <p>This program will be revised and continued as Housing Plan <del>Programs-programs</del> 11 and 12, with new objectives to prioritize infrastructure improvements for new affordable housing development and existing underserved communities.</p>

## D7 Housing Plan

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This eight-year Housing Plan (2023-2031) sets forth a strategy, including goals, policies, and programs, to address housing issues identified in the City of Lindsay.

### D7.1 Goals and Policies

#### **Goal 1: Regional Collaboration**

**Work collaboratively with jurisdictions in the county to efficiently address housing issues and find regional solutions.**

- Policy 1.1** Proactively coordinate with cities, Tulare County, and other agencies and organizations to create effective policies and programs and respond to opportunities for achieving common housing goals.
- Policy 1.2** Participate in, as appropriate, pursuit of state and federal housing funds to address regional housing issues.

#### **Goal 2: Housing Development**

**Provide an adequate supply and range of housing types to meet the diverse needs of residents.**

- Policy 2.1** Provide adequate sites for new housing development to accommodate the regional housing needs allocation (RHNA) throughout the planning period.
- Policy 2.2** Facilitate a range of housing development that will meet the needs of all income levels including extremely low, very-low, low-, moderate- and above moderate households.
- Policy 2.3** Encourage a range of housing types and sizes in large-scale development and annexations.
- Policy 2.4** Promote infill development on vacant and underutilized sites within developed areas.
- Policy 2.5** Encourage higher density and mixed use residential development along major transportation and transit corridors and/or near existing or planned community facilities and services.
- Policy 2.6** Enact programs that facilitate well-designed, energy efficient development and flexible standards to encourage high quality projects.

#### **Goal 3: Affordable Housing Options**

**Facilitate the development of affordable housing and protect the existing supply of affordable housing to extremely low, very low-, low- and moderate-income households.**

- Policy 3.1** Provide a range of incentives and tools to encourage affordable housing for all lower-income levels, including extremely low-income.
- Policy 3.2** Support the Tulare County Housing Authority (TCHA) by promoting Housing Choice Voucher (HCV) opportunities.
- Policy 3.3** Ensure permit processing procedures to ensure streamlining is available for affordable housing development projects (SB 35).
- Policy 3.4** Support the development of Accessory Dwelling Units (ADUs) as an affordable housing option.

**Policy 3.5** Promote home ownership for lower- and moderate-income households by pursuing grant funding for downpayment assistance and other homeownership loan programs.

**Policy 3.6** Monitor existing affordable housing developments and pursue preservation strategies to maintain their affordability.

**Goal 4: Housing and Neighborhood Preservation**

**Maintain and improve the city's existing housing stock.**

**Policy 4.1** Support code enforcement efforts to work with property owners with repairs and rehabilitation of housing to preserve existing housing stock.

**Policy 4.2** Utilize Capital Improvement Programs for repairs and improvements of public infrastructure and facilities in existing neighborhoods.

**Goal 5: Housing for Persons with Special Needs**

**Support and provide housing and services for people with special needs in the community. People with special needs include, but are not limited to, seniors, families with children, people with disabilities, single-parent families, farmworkers, and people who are experiencing homelessness or at risk of becoming homeless.**

**Policy 5.1** Assist in local and regional efforts that address the housing needs of special needs residents.

**Policy 5.2** Provide reasonable accommodation for individuals with disabilities to access housing opportunities.

**Policy 5.3** Support the development of affordable housing units for farmworkers and farmworker families by encouraging the use of federal, state, and local resources.

**Policy 5.4** Coordinate with regional agencies and local non-profit/private developers on housing options and services for people who are experiencing homelessness or at risk of becoming homeless.

**Policy 5.5** Proactively apply for and utilize available resources to provide and maintain housing for special needs groups.

**Goal 6: Resource Conservation and Sustainable Development**

**Utilize energy conservation and sustainable measures for new and rehabilitated housing.**

**Policy 6.1** Support and, as appropriate, incentivize the use of green building techniques for new housing and rehabilitation.

**Policy 6.2** Promote energy conservation and efficiency in residential developments.

**Goal 7: Affirmatively Furthering Fair Housing**

**Promote housing opportunities and access for residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level in compliance with local, state, and federal fair housing laws.**

- Policy 7.1** Promote meaningful and informed participation of residents, community groups, and governmental agencies in all local housing and community development activities.
- Policy 7.2** Comply with federal, state, and local fair housing anti-discrimination laws ensuring equal access to housing regardless of circumstances as protected by fair housing laws.
- Policy 7.3** Provide fair housing services to city residents and ensure that residents are aware of their fair housing rights.
- Policy 7.4** Provide residents with housing mobility options by facilitating the development of a variety of housing types and expanding access to housing services.
- Policy 7.5** Protect tenants from discriminatory housing practices and displacement.
- Policy 7.6** Promote the integration of affordable and special needs housing in existing and planned neighborhoods.

## D7.2 Implementing Programs

### Program 1: Regional Collaboration

Collaborate with other jurisdictions in the region on housing efforts, including funding opportunities, best practices, and other efforts to address housing, transit, economic development, and homeless issues in Tulare County.

Regional collaboration efforts can include, but are not limited to:

- Affordable housing development opportunities
- Regional housing programs and outreach efforts
- Economic development opportunities
- Creation of a regional Housing Trust Fund
- Coordination on funding applications and administration
- Transit opportunities and access near new and established residential areas
- Environmental mitigation that can improve the quality of life for residents
- Efforts for the development of emergency shelters, low barrier navigation centers, transitional and supportive housing as well as support services for persons experiencing homelessness or at risk of becoming homeless in the county, including participation in the Kings/Tulare Homeless Alliance

<b>Specific Actions, Objectives and Timelines</b>	<ul style="list-style-type: none"> <li>▪ <u>Starting in 2025, at least annually p</u>Participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities. Annually pursue funding opportunities for regional housing issues.</li> <li>▪ <u>Starting in 2025, at least annually p</u>Partner with the Kings/Tulare Homeless Alliance to proactively address shelter, housing and support services for people experiencing homelessness.</li> <li>▪ <u>Collaborate with TCaT and/or TCAG on the 2023 Tulare County Coordinated Human Services Transportation Plan to identify ways to bridge the transit service gap for seniors, persons with disabilities and low income persons. Participate in the Coordinated Human Services Transportation Plan’s update scheduled for 2028.</u> <ul style="list-style-type: none"> <li>▫ <u>Coordinate with TCaT and TCAG to ensure that actions from the Coordinated Human Services Transportation Plan correspond with the priority areas identified in the City.</u></li> </ul> </li> <li>▪ Collaborate with Tulare County Regional Transit Agency (TCRTA), Tulare County Area Transit (TCaT), and/or TCAG to prepare a study on transit and active transportation needs for Lindsay residents and identify actions to address those needs, focusing on connecting residents to employment centers to increase the percentage of residents commuting by public transit or active transportation by five percent by December 2031 with 2020 data as baseline. <ul style="list-style-type: none"> <li>▫ Complete a transit needs study by January 2026 to identify potential actions. Implement at least one of those actions by the end of 2028.</li> <li>▫ Hold at least two community workshops in by December 2026 to identify active transportation needs and apply for funding to implement projects by December 2027. Implement at least two active transportation projects by the end of the planning period.</li> </ul> </li> <li>▪ <u>Starting in 2025, utilize the monthly TCAG Technical Advisory Committee (TAC) meetings to ensure the effective implementation of the Housing Element. Topics at these meetings can include resource sharing, implementation of planning strategies and joint efforts to address regional housing needs and achieve the goals in the Housing Element, including affirmatively furthering fair housing needs and farmworker needs.</u> <ul style="list-style-type: none"> <li>▫ <u>Annually, invite affordable housing developers, Community Based Organizations (CBOs), and other interested parties to discuss affordable housing production in the County.</u></li> </ul> </li> </ul>
<b>Primary Responsible Departments</b>	Planning Department
<b>Funding Sources</b>	General Fund; federal, state, and local grant funds
<b>Relevant Policies</b>	1.1, 1.2
<b>AFFH Themes</b>	<ul style="list-style-type: none"> <li>▪ Outreach and Education</li> <li>▪ Housing Mobility</li> <li>▪ New Housing Opportunities in Areas of Higher Resources</li> <li>▪ Anti-Displacement and Tenant Protection</li> </ul>
<b>AFFH Geographic Targeting</b>	Citywide
<b>AFFH Outcomes</b>	N/A

## Program 2: Adequate Sites for RHNA and Monitoring of No Net Loss

For the 6<sup>th</sup> cycle Housing Element, Lindsay has been assigned a RHNA of 789 units, including:

- Very Low-Income: 93 units
- Low-Income: 58 units
- Moderate-Income: 178 units
- Above Moderate-Income: 460 units

The City is committed to ensuring that adequate sites at appropriate densities remain available during the planning period, as required by law. The City has identified capacity for 322 units through projects under construction, approved, or permitted, that will be available during the RHNA projection period. Accounting for these units, the City has a remaining RHNA of 467 units (93 very low-income, 58 low-income, 147 moderate-income, and 169 above moderate-income units) for which the City must identify adequate sites for potential development.

The City has identified vacant and nonvacant sites with potential for development/redevelopment, or adaptive reuse of existing uses over the next eight years. All sites identified to meet the City's RHNA are zoned to allow residential uses and would not require rezoning. The sites identified can accommodate an additional 754 units, including 171 lower-income units, 234 moderate-income units, and 349 above moderate-income units.

To ensure that the City complies with SB 166 (No Net Loss), staff will monitor the consumption of residential and mixed-use acreage to ensure an adequate inventory is available to meet RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction in capacity below the residential capacity needed to accommodate the remaining need for lower and moderate-income households, the City will identify and if necessary, rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

The City of Lindsay is the provider of water and/or sewer services within city limits. The City confirms that adequate water and sewer services are not available to fully accommodate the RHNA. The City will pursue the following efforts to expand water/sewer capacity:

- The City has hired consultants to conduct a study on how many more residential units can be serviced based on the current capabilities and resources available.
- The City has hired consultants to study and treat two currently contaminated wells.

Pursuant to SB 1087, as the City's water/sewer service provider, the City has not adopted a policy to prioritize the allocation of water/sewer services to affordable housing projects. The City will provide a copy of the Housing Element to the City's water/sewer service providers within one week of the Housing Element adoption.



<p><b>Specific Actions, Objectives and Timelines</b></p>	<ul style="list-style-type: none"> <li>▪ Facilitate the development of 789 units over 8 years (93 very low-income, 58 low-income, 178 moderate-income, and 460 above moderate-income units).</li> <li>▪ Maintain an inventory of available vacant and prospective sites that can accommodate new housing; update annually. Make this inventory available to the public and interested developers on the City website.</li> <li>▪ Meet with property owners and interested developers to pursue housing development in the city. Conduct a developers/property owners forum bi-annually to promote opportunities.</li> <li>▪ <del>By December 31, 2024</del> <u>Concurrent with the adoption of the Housing Element</u>, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166.</li> <li>▪ By the end of 2028, assess the effectiveness of the City’s mixed use zoning and as appropriate revise development standards to enhance the feasibility of mixed use development.</li> <li>▪ By the end of 2026, develop incentives to facilitate mixed use development. Incentives may include:             <ul style="list-style-type: none"> <li>▫ Alternative parking options (shared parking, tandem parking, reduced guest parking, etc.)</li> <li>▫ Expedited review</li> </ul> </li> <li>▪ <del>By December 31, 2024</del> <u>Concurrent with the adoption of the Housing Element</u>, adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087).</li> <li>▪ Annually, conduct outreach and education on water conservation measures through a social media campaign.</li> <li>▪ <u>By December 2025, apply for grant funding to increase the city’s water capacity and treat wells.</u></li> <li>▪ <u>In 2027, the City will evaluate the progress of pending projects counted toward the RHNA to ensure that development of housing units is occurring as projected. If it is determined after consultation with developers that the projects are not proceeding as planned and would result in a shortfall in RHNA sites, the City will identify alternative sites strategies (including potential rezoning) within six months.</u></li> </ul>
<p><b>Primary Responsible Departments</b></p>	<p>Planning Department</p>
<p><b>Funding Sources</b></p>	<p>General Fund</p>
<p><b>Relevant Policies</b></p>	<p>2.1, 2.2, 2.4, 3.1</p>
<p><b>AFFH Themes</b></p>	<ul style="list-style-type: none"> <li>▪ Housing Mobility</li> <li>▪ New Housing Opportunities in Areas of Higher Resources</li> </ul>
<p><b>Geographic Targeting</b></p>	<p>N/A</p>
<p><b>AFFH Outcomes</b></p>	<p>N/A</p>

### Program 3: By-Right Approval

Pursuant to Government Code Section 65583.2, reusing the following types of sites in the City’s site inventory for lower-income RHNA are subject to by-right approval exempt from CEQA and subject only to design review based on objective standards when a project includes 20 percent of the units affordable to lower-income households and no subdivision is proposed:

Reuse Sites (No Rezoning Required):

- Vacant sites that were identified in the City’s 4th and 5<sup>th</sup> cycle’s Housing Element as sites for lower-income RHNA; and
- Nonvacant sites that were identified in the City’s 5<sup>th</sup> cycle Housing Element as sites for lower-income RHNA.

Of the sites in the inventory, eight are reuse sites from previous cycles. The by-right approval requirement of reuse sites is effective December 31, 2023.

Rezoning of sites past the statutory deadline of the Housing Element to meet the lower-income RHNA are subject to the by-right approval requirement. The by-right approval requirement of rezone sites is triggered by the rezoning.

By-right shall mean the local government’s review shall not require:

- A conditional-use permit
- A planned unit development permit
- Other discretionary, local-government review or approval that would constitute a “project” as defined in Section 21100 of the Public Resources Code.

This provision does not preclude local planning agencies from imposing design review standards. However, the review and approval process must remain ministerial, and the design review must not constitute a “project” as defined in Section 21100 of the Public Resources Code.

Parcels that are subject to by-right approval pursuant to state law are identified in Table D4-47 in Chapter D4, *Housing Resources*.

<b>Specific Actions, Objectives and Timelines</b>	<ul style="list-style-type: none"> <li>▪ <del>By December 31, 2024</del> <u>Concurrent with the adoption of the Housing Element</u>, update the Zoning Code to address the by-right approval requirements.</li> </ul>
<b>Primary Responsible Departments</b>	Planning Department
<b>Funding Sources</b>	General Fund
<b>Relevant Policies</b>	2.1, 2.2, 3.1
<b>AFFH Themes</b>	<ul style="list-style-type: none"> <li>▪ Housing Mobility</li> <li>▪ New Housing Opportunities in Areas of Higher Resources</li> </ul>
<b>Geographic Targeting</b>	South Lindsay
<b>AFFH Outcomes</b>	N/A

### Program 4: Replacement Housing

Development on non-vacant sites with existing residential units is subject to replacement requirements, pursuant to AB 1397. Specifically, AB 1397 requires sites with a residential use within the last five years the replacement of units affordable to the same or lower-income level as a condition of any development on a non-vacant site consistent with those requirements set forth in state Density Bonus Law.

<b>Specific Actions, Objectives and Timelines</b>	<ul style="list-style-type: none"> <li>▪ <del>By December 31, 2024</del> <u>Concurrent with the adoption of the Housing Element</u>, amend the Zoning Code to address the replacement housing requirements.</li> </ul>
<b>Primary Responsible Departments</b>	Planning Department
<b>Funding Sources</b>	General Fund
<b>Relevant Policies</b>	2.2, 3.6
<b>AFFH Themes</b>	<ul style="list-style-type: none"> <li>▪ Housing Mobility</li> <li>▪ New Housing Opportunities in Areas of Higher Resources</li> <li>▪ Anti-Displacement and Tenant Protection</li> </ul>
<b>Geographic Targeting</b>	Citywide
<b>AFFH Outcomes</b>	N/A

### Program 5: Accessory Dwelling Units

ADUs provide an important affordable housing option in the city. The City’s second dwelling ordinance does not presently comply with all current provisions of housing legislation. Lindsay will amend the Zoning Code in compliance with state laws.

The City will continue to encourage the production of ADUs and work to provide affordable units for lower-income households.

<b>Specific Actions, Objectives and Timelines</b>	<ul style="list-style-type: none"> <li>▪ Amend the Zoning Code in compliance with state law by <del>December 31, 2024</del> <u>July 2025</u>.</li> <li>▪ <del>By December 31, 2024</del> <u>Beginning in January 2025</u>, facilitate the production of ADUs through efforts including, but not limited to: <ul style="list-style-type: none"> <li>▫ Updating ADU webpage to include available resources for ADU production, such as grants for pre-development costs available to lower-income homeowners through California Finance Agency (CalHFA).</li> <li>▫ Offering expedited reviews for ADU applications.</li> <li>▫ <u>Promote the development of ADUs.</u></li> <li>▫ <u>Train staff every two years to properly educate property owners on ADUs and garage conversions.</u></li> </ul> </li> <li>▪ <del>Conduct three educational workshops, campaigns, or outreach events to promote ADU development in the city to residents, with at least two events targeted to residents and developers in East and West Lindsay, by the end of the planning period.</del></li> <li>▪ <u>Conduct three educational workshops, campaigns, or outreach events to promote ADU development in the city to residents, with at least two events targeted to residents and developers in East and West Lindsay, by the end of the planning period.</u></li> <li>▪ Implement strategies to streamline the ADU permitting process.</li> </ul>
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	<ul style="list-style-type: none"> <li>▪ Develop an ADU application checklist and publish the checklist on the City’s website by <del>January</del> <u>July 2025</u>.</li> <li>▪ Add information on the ADU permitting process, as well as available resources and incentives, on the City’s website by <del>January</del> <u>July 2025</u>.</li> <li>▪ Adopt pre-approved ADU plans, potentially using SJV REAP’s Template ADU Program and SJV REAP Tool: Pre-Reviewed Plan Set, by January 2026, and publish on the City’s website.</li> <li>▪ Determine and implement strategy to promote ADUs for moderate- and lower-income households.</li> <li>▪ Prepare a report on potential strategies to encourage affordability of ADUs for moderate and lower-income households, including but not limited to, promoting the use of HCVs or development of cost incentive programs or no-interest loan program for ADU developers in exchange for income restrictions. Prepare report by January 2026 and present to City Council for adoption by August 2026. If adopted, implement pilot program by January 2027.</li> </ul>
<b>Primary Responsible Departments</b>	Planning Department
<b>Funding Sources</b>	General Fund
<b>Relevant Policies</b>	2.2, 2.3, 3.1, 3.4
<b>AFFH Themes</b>	<ul style="list-style-type: none"> <li>▪ Outreach and Education</li> <li>▪ Housing Mobility</li> <li>▪ New Housing Opportunities in Areas of Higher Resources</li> </ul>
<b>Geographic Targeting</b>	East and West Lindsay
<b>AFFH Outcomes</b>	<ul style="list-style-type: none"> <li>▪ Support the development of at least five ADUs in East and West Lindsay during the planning period.</li> </ul>

## Program 6: Zoning Code Amendments

In order to facilitate a variety of housing types, especially housing for lower-income households and those with special needs, the City will remove constraints to housing development by amending the Zoning Code.

<b>Specific Actions, Objectives and Timelines</b>	<ul style="list-style-type: none"> <li>▪ Include the following Zoning Code Amendments by <del>December 31, 2024</del> <u>the end of 2025 unless otherwise indicated</u>:             <ul style="list-style-type: none"> <li>▫ <b>Development Standards:</b> <u>Concurrent with Housing Element adoption, r</u>Review and revise the City’s development standards (including parking and height), particularly in relation to higher density housing.                 <ul style="list-style-type: none"> <li>– Revise parking requirements for studios and one-bedroom multi-family units to require no more than one space per unit.</li> <li>– Revise the Zoning Code to exclude affordable housing developments from the parkland dedication requirements.</li> <li>– Amend the Zoning Code provisions for RM districts to prohibit single-family uses.</li> <li>– <u>Review the City’s development impact fees and revise to be competitive with other cities in the County.</u></li> <li>– <u>Revise the Zoning Code to allow a height of up to 35 feet or three -stories, whichever is higher, in the RM zone.</u></li> </ul> </li> <li>▫ <b>SB 35 and SB 330 Procedures:</b> <u>Concurrent with Housing Element adoption, e</u>Establish written procedures for the processing of SB 35 and SB 330 projects pursuant to state law.</li> <li>▫ <b>Streamlining:</b> Revise the Site Plan Review process for multifamily developments to be ministerial.</li> </ul> </li> </ul>
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- **Definition of Family:** Revise the definition of family to “one or more persons living together as a single housekeeping unit in a dwelling unit.”
- **Single-Room Occupancy (SRO) Housing:** Amend the Zoning Code to define SRO housing and establish SRO as a permitted use in zones where multifamily and mixed-use residential developments are permitted. Also, establish a procedure to encourage and facilitate SRO development in the allowable zoning district(s), including development standards.
- **Transitional and Supportive Housing (SB 745):** Amend the Zoning Ordinance to ensure that transitional and supportive housing is permitted as a residential use and is similarly permitted and only subject to the same standards of the same type in the same zone.
- **Supportive Housing (AB 2162):** Amend the Zoning Code to comply with AB 2162, whereby certain supportive housing meeting specific criteria are to be permitted by right in all zones where multifamily housing is also permitted (including nonresidential zones). For such supportive housing locating within half-mile from transit, no minimum parking can be required.
- **Emergency Shelters:** Concurrent with adoption of the Housing Element, a Amend Zoning Code to address recent changes:
  - Permit emergency shelters and low-barrier navigation centers in zones that allow residential uses.
  - Expand the definition of emergency shelters per AB 2339 to include interim housing options such as navigation centers, bridge housing, and respite and recuperative care.
  - Parking standards for emergency shelters to be based solely on staffing level pursuant to AB 139.
  - Increase capacity limit of emergency shelters to greater than 12 persons.
- **Low Barrier Navigation Centers (LBNC):** AB 101 requires a Low Barrier Navigation Center be permitted by-right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. Amend the Zoning Code to address the provision of LBNC.
- **Farmworker Housing:** Revise the Zoning Code to ensure compliance with the Employee Housing Act (H&S Code Section 17021.6 and 17021.8).
- **Employee Housing:** Revise the Zoning Code to ensure compliance with the Employee Housing Act (H&S Code Section 17021.5) which requires that housing provided by an employer for up to six employees is considered a residential use, subject to the same standards as single-family residences. Also revise the Zoning Code to ensure compliance with H&S Code Section 17021.8, which permits proposed projects on agricultural land be allowed a streamlined review process (if certain criteria are met).
- **Residential Care Facilities:** Amend the Zoning Code to permit large residential care facilities (for seven or more) in all zones where residential uses are permitted, subject only to the requirements of residential uses of similar type and form.
- **Conditional Use Permits:** Findings for approval will be revised to be objective to provide certainty in outcomes.
- **Reasonable Accommodation:** Codify the findings for Reasonable Accommodation that are objective in nature. Add information on reasonable accommodation to the City’s website.

	<ul style="list-style-type: none"> <li>▫ <b>Density Bonus:</b> Update the Density Bonus Ordinance in compliance with state law (see Program 7).</li> <li>▪ By the end of 2025, the City will do the following actions to promote project streamlining and information sharing: <ul style="list-style-type: none"> <li>▫ Evaluate its compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary.</li> <li>▫ Modify the City’s planning webpage to provide a zoning map, information on the permit center and staff contacts, the public hearing calendar, planning and building permit resources, and permit status information through a citizen access portal. The zoning code and zoning map, plan review procedures, and forms and handouts, among other documents should also be made available online.</li> <li>▫ Create an online appointment request system for scheduling review.</li> </ul> </li> </ul>
<b>Primary Responsible Departments</b>	Planning Department
<b>Funding Sources</b>	General Fund
<b>Relevant Policies</b>	2.2, 3.1, 3.4, 5.2, 5.3, 7.4
<b>AFFH Themes</b>	<ul style="list-style-type: none"> <li>▪ Housing Mobility</li> <li>▪ New Housing Opportunities in Areas of Higher Resources</li> <li>▪ Anti-Displacement and Tenant Protection</li> </ul>
<b>Geographic Targeting</b>	Citywide
<b>AFFH Outcomes</b>	<ul style="list-style-type: none"> <li>▪ Facilitate the development of 5 units for special needs populations during the planning period.</li> </ul>

## Program 7: Facilitating Affordable Housing Development

The City is committed to expanding affordable housing options for households of all income levels using development tools such as density bonus provisions, potentially waiving development fees and streamlining the application process. The City will contact local non-profit and private developers to facilitate the production of this housing as well as pursue funding opportunities available at the local, regional, state and federal levels.

On a case-by-case basis, the City will facilitate affordable housing by public, private and non-profit groups by coordinating off-site improvements and physical infrastructure as Capital Improvement Projects. Assistance provided by the City may include traffic, street and sewer upgrades as well as other pedestrian and mobility improvements.

<b>Specific Actions, Objectives and Timelines</b>	<ul style="list-style-type: none"> <li>▪ <b>Starting in 2025, a</b>Annually pursue funding at the local, regional, state, and federal levels such as state CDBG, CalHome, PLHA, and Project Homekey funds.</li> <li>▪ Work with other jurisdictions in Tulare County to create a regional list of affordable housing developers. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities.</li> <li>▪ By December 31, <del>2024</del><b>2025</b>, revise the Density Bonus Ordinance in compliance with state law (Government Code Section 65915) to equally provide for density bonuses in all zoning districts where residential uses are permitted and to include provisions relative to density bonuses, incentives, and concessions as required by state law.</li> <li>▪ <b>Starting in 2025, f</b>Facilitate the development of affordable housing by allowing improvements to be negotiated through development agreements.</li> </ul>
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	<ul style="list-style-type: none"> <li>▪ <u>Starting in 2025, f</u>acilitate the development of affordable housing through the provision of the following regulatory concessions and incentives: <ul style="list-style-type: none"> <li>▫ Density increases under the City’s Density Bonus Ordinance.</li> <li>▫ Expedited and streamlined project application review 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.</li> </ul> </li> <li>▪ Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development. Publish the Housing Development Toolkit on the City’s website by <del>December</del><u>August</u> 2025.</li> <li>▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes households (e.g., duplexes, triplexes, fourplexes, townhouses, courtyard buildings), prioritizing opportunities and sites in East and West Lindsay. Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027 (see Program 6).</li> <li>▪ Acquire funds from the state and federal grant opportunities, including the HCD Infill Infrastructure Grant Program, to support the development of affordable housing, housing for special needs, and support service projects. Leverage City funding to partner with affordable housing developer on new affordable housing developments in the city. Prioritize subsidies for financing for rental housing units affordable to extremely low-income households, senior households, farmworkers, persons with disabilities, veterans, large households, and other households with special needs.</li> <li>▪ Apply for state and federal funds by January 2027 and annually thereafter to facilitate the development of affordable housing, including housing for extremely low-income households and those with special housing needs. Partner with nonprofit housing developers to support the entitlement of at least 100 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, including at least 30 percent of units outside of areas of high segregation and poverty or near public transit and services.</li> </ul>
<b>Primary Responsible Departments</b>	Planning Department
<b>Funding Sources</b>	Local, state and federal resources, General Fund, CDBG
<b>Relevant Policies</b>	2.1, 2.2, 2.3, 3.1, 4.1, 4.3, 7.4
<b>AFFH Themes</b>	<ul style="list-style-type: none"> <li>▪ Housing Mobility</li> <li>▪ New Housing Opportunities in Areas of Higher Resources</li> </ul>
<b>Geographic Targeting</b>	Citywide with emphasis on moderate resource census tracts.
<b>AFFH Outcomes</b>	<ul style="list-style-type: none"> <li>▪ Increase the percent of the city’s housing stock that is multifamily from 24 percent to 27 percent by December 2030, using 2020 Census data as a baseline.</li> <li>▪ Eliminate disparity between census tracts in East/West and South Lindsay based on median income level and percent of households in poverty.</li> </ul>

## Program 8: Preservation of At-Risk Housing

The City has 625 housing units that are deed restricted as affordable housing for lower-income households. No units are considered at risk of conversion during this Housing Element planning period. Nevertheless, the City will work to preserve these units and will proactively monitor all other units to encourage continued affordability beyond existing covenants and work proactively with owners of affordable units to assist in rehabilitation needs.

<b>Specific Actions, Objectives and Timelines</b>	<ul style="list-style-type: none"> <li>Monitor affordable units during the planning period.</li> <li>Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance.</li> <li>Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update at least three times during the planning period.</li> </ul>
<b>Primary Responsible Departments</b>	Planning Department
<b>Funding Sources</b>	General Fund
<b>Relevant Policies</b>	3.6, 5.5
<b>AFFH Themes</b>	<ul style="list-style-type: none"> <li>Anti-Displacement and Tenant Protection</li> </ul>
<b>Geographic Targeting</b>	Citywide
<b>AFFH Outcomes</b>	<ul style="list-style-type: none"> <li>Preserve all affordable housing units.</li> </ul>

## Program 9: Housing Preservation and Rehabilitation

More than 55 percent of the housing stock in Lindsay is more than 40 years old. The City actively seeks and encourages the rehabilitation of housing units, utilizing various programs and community partnerships. Self-Help Enterprises is a community development organization that offers a variety of programs for low-income families in the region. This includes deferred payment loans available to qualified homeowners for essential health and safety repairs such as roofing, plumbing, electrical, heating/cooling, foundation, windows and handicap accessible modifications. The loan is due and payable upon sale, change of title or change of use.

<b>Specific Actions, Objectives and Timelines</b>	<ul style="list-style-type: none"> <li>Coordinate with Self-Help Enterprises to fund rehabilitation efforts in the City. Annually research funding opportunities, such as CHAFA, for rehabilitation grants. Assist with 5 rehabilitation projects over 8 years.</li> <li>Advertise available rehabilitation grant programs on the City's website. Ensure that Code Enforcement has the information when addressing enforcement cases.</li> <li>Expand awareness and connect residents to Self-Help Enterprises' Housing Rehabilitation Program.</li> <li>Publish resources on homeowner rehabilitation assistance on the City's website by <u>January-July</u> 2025.</li> <li>Connect qualified property owners with code violations to Self-Help Enterprises to receive financial assistance through the Housing Rehabilitation Program. Refer at least five property owners with housing units in need of repair to Self-Help Enterprises annually.</li> </ul>
<b>Primary Responsible Departments</b>	Planning Department, Code Enforcement
<b>Funding Sources</b>	General Fund
<b>Relevant Policies</b>	3.6, 4.1, 4.2, 4.3, 5.5
<b>AFFH Themes</b>	<ul style="list-style-type: none"> <li>Outreach and Education</li> </ul>



	<ul style="list-style-type: none"> <li>Place-Based Strategy for Neighborhood Improvements</li> </ul>
<b>Geographic Targeting</b>	South Lindsay and mobile home parks
<b>AFFH Outcomes</b>	<ul style="list-style-type: none"> <li>Assist with 5 rehabilitation projects over 8 years.</li> </ul>

## Program 10: Lower-Income and Special Needs Housing

To assist in the development of housing to meet the needs of extremely low, very low- and low-income households, the Housing Authority of Tulare County (HATC) offers the following programs:

- Housing Choice Vouchers (HCVs):** Offers affordable, decent and safe housing in open market rentals selected by Voucher holders. Under the Moving to Work program, you receive a fixed subsidy, which the Housing Authority pays directly to the landlord, and you pay the rest of the rent for your unit. There is a five-year time limit to this type of rental assistance in most cases because the fixed subsidy helps families to stabilize their housing costs as they work to achieve self-sufficiency and save for other housing opportunities.
- Public Housing:** Provides rental assistance to low -income families and individuals. The HATC owns and manages all rental units offered under this program, which are located in communities throughout Tulare County.

The City will continue to work with HATC to obtain HCVs and provide information about HATC’s other available programs to the community. Additionally, Self-Help Enterprises is a community development organization that offers a variety of programs for low-income families in the region, including a Downpayment Assistance program and Home Ownership Education programs.

[Please also refer to Program 1, Regional Collaboration, to see the efforts underway to help with transportation needs for persons/people with special needs \(including people/persons with disabilities, seniors and considered low income-persons\).](#)

<b>Specific Actions, Objectives and Timelines</b>	<ul style="list-style-type: none"> <li>Assist 20 Lindsay households through HCVs</li> <li>Work with HATC and Self-Help Enterprises to continue providing assistance in the community.</li> <li>Over the 8-year planning period, subsequent to each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data from the count. Invite the Kings/Tulare Homeless Alliance to attend.</li> <li>Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by <del>December 2024</del><u>July 2025</u>. Apply for feasible funding opportunities by December 2025.</li> <li>Develop an inventory of affordable housing, with contact information and the number of affordable units, and publish the inventory on the City’s website by <del>January</del><u>July</u> 2025.</li> <li>Connect low-income residents with housing assistance resources, including the HCV program.</li> <li>Add information on the HCV Program and Self-Help Enterprises’ financial assistance programs to the City’s website by <del>January</del><u>July</u> 2025.</li> <li>Promote the availability of assistance programs through all City’s social media pages.</li> <li>Attend at least two community events to spread awareness and distribute fact sheets on available financial assistance programs.</li> <li>In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenant-based HCVs and to facilitate</li> </ul>
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	<p>mobility and provide choices for lower-income households throughout the city. Identify and address challenges that property owners/managers have with existing or prospective HCV holders.</p> <ul style="list-style-type: none"> <li>▪ <u>Starting in 2025, annually conduct one workshop for landlords on the HCV program, for a total of seven workshops during the planning period, targeting property owners/managers in East and West Lindsay.</u></li> <li>▪ <u>Consistent with State law that mandates the provision of housing for ELI households, the City will prioritize processing and funding allocation for projects that include units for ELI households, especially farmworker housing.</u></li> <li>▪ <u>Consistent with State law that mandates the provision of housing for special needs households, the City will prioritize processing and funding allocation for projects that include units for special needs households.</u></li> <li>▪ <u>Beginning in 2025 and annually thereafter, pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low and very low income households.</u></li> <li>▪ <u>Provide letters of support to funding applications by developers if the proposed projects are consistent with the goals and objectives of this Housing Element, as requested.</u></li> <li>▪ <u>The City, <del>County</del> and Tulare region collaboration partners will pursue a variety of strategies and funding to encourage the development, rehabilitation and conservation of housing for farmworkers such as such as funding development, integrating housing for farmworkers into development, developer identification, maintaining an inventory of suitable sites, site development, ensure zoning and development standards facilitate a variety of housing types for farmworker housing needs. The City and collaborative partners will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to:</u> <ul style="list-style-type: none"> <li>▫ <u>Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers.</u></li> <li>▫ <u>Coordinating and participating with regional organizations, including non-profit, academic, and employers, to raise awareness, share and employ strategies, or target new resources.</u></li> <li>▫ <u>Coordinating annually with organizations that represent or serve farmworkers.</u></li> <li>▫ <u>Providing incentives and other strategies beyond state density bonus law to encourage housing for farmworkers, including setting aside housing for farmworkers within developments, supporting funding applications, prioritizing entitlements and establishing appropriate zoning and development standards.</u></li> </ul> </li> <li>▪ <u>Targeting code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers and work with regional or other organizations to improve living conditions for farmworkers.</u></li> </ul>
<b>Primary Responsible Departments</b>	Planning Department
<b>Funding Sources</b>	HUD, Self-Help Enterprise funding sources
<b>Relevant Policies</b>	3.2, 5.1, 5.4, 5.5, 7.4

<b>AFFH Themes</b>	<ul style="list-style-type: none"> <li>▪ Outreach and Education</li> <li>▪ Housing Mobility</li> <li>▪ New Housing Opportunities in Areas of High Resources</li> <li>▪ Anti-Displacement and Tenant Protection</li> </ul>
<b>Geographic Targeting</b>	Citywide; East and West Lindsay
<b>AFFH Outcomes</b>	<ul style="list-style-type: none"> <li>▪ Promote the use of HCVs in the city with the goal of expanding HCV use by 10 percent by December 2030, using 2023 data as baseline.</li> </ul>

### Program 11: Infill Development, Design, and Infrastructure

The City will promote infill development and related design and infrastructure standards, including providing assistance for project design for infill housing/re-development projects and prioritizing housing infrastructure assistance for infill development projects.

<b>Specific Actions, Objectives and Timelines</b>	<ul style="list-style-type: none"> <li>▪ By the end of 2026, evaluate and adopt appropriate development standards and incentives to facilitate infill development.</li> </ul>
<b>Primary Responsible Departments</b>	Planning Department
<b>Funding Sources</b>	General Fund
<b>Relevant Policies</b>	2.4, 2.5, 2.6
<b>AFFH Themes</b>	<ul style="list-style-type: none"> <li>▪ Housing Mobility</li> <li>▪ New Housing Opportunities in Areas of Higher Resources</li> </ul>
<b>Geographic Targeting</b>	Citywide
<b>AFFH Outcomes</b>	N/A

### Program 12: Community and Economic Development

Well-maintained infrastructure creates a safe and accessible urban environment, fostering a sense of community and belonging. Moreover, investing in such improvements attracts businesses and investments, contributing to economic growth and ensuring equal access to essential services. The City will implement the following actions to expand community and economic development citywide.

Upon adoption, the City of Lindsay will provide the Housing Element to all water and sewer service districts and notify all districts of the requirement to prioritize water and sewer service allocation for new affordable housing development (Government Code Section 65589.7).

<b>Specific Actions, Objectives and Timelines</b>	<ul style="list-style-type: none"> <li>▪ <a href="#"><u>Annually coordinate with the Workforce Investment Board (WIB) of Tulare County to carry out the WIB’s Local Plan, including identified workforce priorities that will benefit the residents of Lindsay.</u></a></li> <li>▪ <a href="#"><u>Annually c</u></a>oordinate with the Public Works Department to review the City’s Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities.</li> <li>▪ As part of the annual CIP program update in FY 25-26, establish a minimum spending target (e.g., 75 percent) and report the percent of CIP budget committed to South Lindsay, and sites that can accommodate lower-income housing.</li> <li>▪ Develop a list of prioritized bicycle and pedestrian infrastructure improvements to increase bike ability and walkability throughout the city. Work with the Public Works Department to develop and prioritize a list of pedestrian infrastructure improvements, with emphasis on safe routes to schools, by December 2025. Use this list to prioritize CIP and associated funding.</li> </ul>
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	<ul style="list-style-type: none"> <li>▪ <u>Starting in 2025 and at least every other year thereafter, p</u>Partner with the Tulare County Economic Development Office to collaborate on attracting businesses and employment opportunities to Lindsay.</li> <li>▪ <u>Annually, c</u>Connect local business owners and interested parties to the Tulare County Economic Development Office to receive assistance on starting a business, including assistance with permitting, applying for incentives, and finding site locations. Hold discussions with at least five potential business owners during the planning period.</li> <li>▪ Partner with the Tulare County Economic Development Office to host at least one event annually in Lindsay to inform local business owners of available business assistance programs.</li> <li>▪ Expand awareness of available employment assistance and job training programs.</li> <li>▪ Host at least one employment workshop annually to assist residents in preparing for local job fairs, develop resumes, and prepare for interviews as well as spreading awareness of available employment, training and job preparation resources through the Tulare County Economic Development Office and Community Services Employment Training (CSET).</li> <li>▪ <u>Annually p</u>Partner with the local employment organizations to connect Lindsay residents with job opportunities and workforce training program opportunities.</li> <li>▪ Partner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Lindsay.</li> <li>▪ <u>By the end of 2025, w</u>Work with Visalia Transit to provide free bus passes to residents attending job fairs and interviews.</li> <li>▪ <u>By the end of 2025, p</u>Partner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Lindsay.</li> <li>▪ Create a report on planning and infrastructure needs for business development by <u>January-July 2025</u> and present to City Council. If adopted, implement at least 50 percent of the recommendations in the report by the end of the planning period.</li> <li>▪ Hold discussions with at least five potential business owners during the planning period.</li> <li>▪ Coordinate with Tulare County and the San Joaquin Valley Air Pollution Control District to develop and implement a plan to reduce pollution burden throughout the city, targeting air quality, water quality, and pesticide use. <u>Beginning in 2025 and every two years thereafter, a</u>Assess pollution burden the city and create an action plan to reduce pollution burden and addressing proper remediation plans for cleanup sites and hazardous waste sites.</li> </ul>
<b>Primary Responsible Departments</b>	Planning Department
<b>Funding Sources</b>	General Funds
<b>Relevant Policies</b>	3.1, 4.4
<b>AFFH Themes</b>	<ul style="list-style-type: none"> <li>▪ Place-based Strategies for Neighborhood Improvement</li> </ul>
<b>Geographic Targeting</b>	East and West Lindsay (areas of high segregation and poverty)
<b>AFFH Outcomes</b>	<ul style="list-style-type: none"> <li>▪ Complete 5 CIP projects during the planning period.</li> <li>▪ Bring in two new businesses during the planning period.</li> <li>▪ Improve CalEnviroScreen scores citywide by December 2031.</li> </ul>

### **Program 13: Fair Housing Outreach and Enforcement**

The City of Lindsay works with HATC to provide fair housing information and resources to residents and housing providers. Lindsay works with HATC to provide a local Fair Housing Information Program which includes distribution of educational materials to property owners, apartment managers, and tenants, and responding to complaints of discrimination (i.e., in-taking, investigation of complaints, and resolution) by referring the affected party to the appropriate agencies.

The City refers fair housing issues and complaints to Fair Housing Council of Central California (FHCCC) and the State Department of Fair Employment and Housing. The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions.

HATC refers fair housing issues and complaints to the U.S. Department of Housing and Urban Development (HUD). HUD’s Office of Fair Housing and Equal Opportunity (FHEO).

<b>Specific Actions, Objectives and Timelines</b>	<ul style="list-style-type: none"> <li>▪ Coordinate with FHCCC/other fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation.</li> <li>▪ Partner with local organizations to distribute information on fair housing services and homebuyer education programs by distributing flyers, attending local events, social media campaigns, and educational workshops in both English and Spanish.</li> <li>▪ Starting in 2025, release annual education campaign program about housing rights and resources, in English and Spanish. The program will include, but not limited to, social media, print media, newspaper, radio, and/or television media outlets.</li> <li>▪ Update the City’s website to include fair housing rights and responsibilities for landlords and lenders. Add a language translation feature to the City’s website. Complete updates by <u>January-December 2025</u>.</li> <li>▪ Coordinate with TCAG to offer outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Lindsay to provide information on housing services and programs in 2025.</li> <li>▪ Develop a Fair Housing factsheet to be included with the ADU application packet to inform property owners of their responsibility with state and federal fair housing laws. Publish fair housing guide with ADU applications on or before <u>January-July 2025</u>.</li> <li>▪ Provide annual trainings for City staff on how to refer residents for fair housing complaints, beginning in 2025.</li> </ul>
<b>Primary Responsible Departments</b>	Planning Department
<b>Funding Sources</b>	General Fund
<b>Relevant Policies</b>	3.1, 4.4
<b>AFFH Themes</b>	<ul style="list-style-type: none"> <li>▪ Enforcement and Outreach</li> </ul>
<b>Geographic Targeting</b>	South Lindsay and West Lindsay
<b>AFFH Outcomes</b>	<ul style="list-style-type: none"> <li>▪ Assist at least 15 residents and landlords with fair housing services annually, throughout planning period.</li> </ul>

## D7.3 AFFH Actions Summary

Government Code Section 8899.50 requires “meaningful actions” well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. Actions to affirmatively further fair housing include:

- Enhancing housing mobility strategies
- Encouraging development of new affordable housing in high resource areas
- Increasing fair housing enforcement and fair housing outreach capacity
- Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing
- Protecting existing residents from displacement

Actions to affirmatively furthering fair housing are summarized below.

**Affirmatively Furthering Fair Housing Action Matrix**

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
<b>Fair Housing Enforcement and Outreach</b>				
Program 13: Fair Housing Outreach and Enforcement	<ul style="list-style-type: none"> <li>▪ Coordinate with FHCCC/other fair housing nonprofit organizations to provide fair housing and tenant/landlord services, including investigation of discrimination complaints, fair housing counseling and education, fair housing testing, and tenant/landlord counseling and mediation.</li> <li>▪ Partner with local organizations to distribute information on fair housing services and homebuyer education programs by distributing flyers, attending local events, social media campaigns, and educational workshops in both English and Spanish.</li> <li>▪ Starting in 2025, release program about housing rights and resources annually, in English and Spanish. The program will include, but not limited to, social media, print media, newspaper, radio, and/or television media outlets.</li> <li>▪ Update the City’s website to include fair housing rights and responsibilities for landlords and lenders. Add a language translation feature to the City’s website. Complete updates by <u>January-December</u> 2025.</li> <li>▪ Coordinate with TCAG to offer outreach on housing services and opportunities in conjunction with other regional planning efforts. Organize one workshop in Lindsay to provide information on housing services and programs in 2025.</li> <li>▪ Develop a Fair Housing factsheet to be included with the ADU application packet to inform property owners of their responsibility with state and federal fair housing laws. Publish fair housing guide with ADU applications on or before <u>January-July</u> 2025.</li> <li>▪ Provide annual trainings for City staff on how to refer residents for fair housing complaints. Beginning in 2025, provide annual training to City staff on how to refer residents for fair housing complaints</li> </ul>	Annually <u>January July/December</u> 2025	Citywide with emphasis on South Lindsay and West Lindsay	Assist at least 15 residents and landlords with fair housing services annually, throughout planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
<b>Housing Mobility</b>				
Program 1: Regional Collaboration	Starting in 2025, at least annually participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities.	<del>2024-2032</del> Starting in 2025 and annually thereafter	N/A	Annually pursue funding opportunities for regional housing issues.
	<u>invite affordable housing developers, Community Based Organizations (CBOs), and other interested parties to discuss affordable housing production in the County.</u>	Annually	Citywide	<u>Utilize the monthly TCAG TAC meetings to identify at least one joint effort or planning strategy annually.</u>
Program 5: Accessory Dwelling Units	<ul style="list-style-type: none"> <li>Amend the Zoning Code in compliance with state law.</li> <li>Facilitate the production of ADUs through promotional efforts and incentives.</li> <li>Develop an ADU application checklist and publish the checklist on the City’s website by <del>January</del> July 2025.</li> <li>Adopt pre-approved ADU plans, potentially using SJV REAP’s Template ADU Program and SJV REAP Tool: Pre-Reviewed Plan Set, by January 2026, and publish on the City’s website.</li> <li>Determine and implement strategy to promote ADUs for moderate- and lower-income households.</li> <li>Prepare a report on potential strategies to encourage affordability of ADUs for moderate and lower-income households, including but not limited to, promoting the use of HCVs or development of cost incentive programs or no-interest loan program for ADU developers in exchange for income restrictions.</li> </ul>	<del>December 31, 2024-2032</del> By July 2025 <del>2024-2032</del> Beginning in 2025  January-July 2025  January 2026  Prepare by January 2026 and present to Council by August 2026	East and West Lindsay	Support the development of at least five ADUs in East and West Lindsay during the planning period.
Program 10: Lower-Income and Special Needs Housing	<ul style="list-style-type: none"> <li>Work with HATC and Self-Help Enterprises to continue providing assistance in the community.</li> <li>Over the 8-year planning period, subsequent to each Point-in-Time Count, conduct workshops for the Planning Commission and City Council to share the data from the count. Invite the Kings/Tulare Homeless Alliance to attend.</li> <li>Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by <del>December 2024</del> July 2025. Apply for feasible funding opportunities by December 2025.</li> </ul>	Annually  <del>January</del> July/December 2025	Citywide; East and West Lindsay	Expand the use of HCVs in the city by 10 percent by December 2030, using 2023 data as baseline.



Tulare County Association of Governments  
**Tulare County Regional Housing Element**

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	<ul style="list-style-type: none"> <li>▪ Develop an inventory of affordable housing, with contact information and the number of affordable units, and publish the inventory on the City’s website by <u>January-July 2025</u>.</li> <li>▪ Connect low-income residents with housing assistance resources, including the HCV program.</li> <li>▪ Add information on the HCV Program and Self-Help Enterprises’ financial assistance programs to the City’s website by <u>January-July 2025</u>.</li> <li>▪ Promote the availability of assistance programs through all City’s social media pages.</li> <li>▪ Attend at least two community events to spread awareness and distribute fact sheets on available financial assistance programs.</li> <li>▪ In collaboration with the Housing Authority, provide education to property owners and managers to expand awareness of the HCV program to increase acceptance of tenant-based HCVs and to facilitate mobility and provide choices for lower-income households throughout the city. Identify and address challenges that property owners/managers have with existing or prospective HCV holders.</li> <li>▪ <u>Starting in 2025, annually conduct one workshop for landlords on the HCV program, for a total of seven workshops during the planning period, targeting property owners/managers in East and West Lindsay.</u></li> <li>▪ <u>Beginning in 2025 and annually thereafter, pursue funding available at the State and Federal levels for affordable housing development. Specifically, pursue funding programs that target the needs of extremely low and very low income households.</u></li> <li>▪ <u>The City and collaborative partners will make a specific and at least annual effort to assist in the development of housing for farmworkers and conserve and improve the existing housing stock for farmworkers.</u></li> </ul>	<p><u>July 2025</u></p> <p><u>By July 2025</u></p> <p><u>Starting in 2025 and annually thereafter</u></p> <p><u>Beginning in 2025 and annually thereafter</u></p> <p><u>Annually</u></p>		

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
<b>New Housing Opportunities in Higher Opportunity Areas</b>				
Program 2: Adequate Sites for RHNA	<ul style="list-style-type: none"> <li>Maintain an inventory of available vacant and prospective sites that can accommodate new housing and update annually. Make this inventory available to the public and interested developers on the City website.</li> <li>Meet with property owners and interested developers to pursue housing development in the city. Conduct a developers/property owners forum bi-annually to promote opportunities</li> <li><del>By December 31, 2024</del><u>Concurrent with Housing Element adoption</u>, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166.</li> <li>By the end of 2026, develop incentives to facilitate mixed use development.</li> <li><u>By the end of 2028, assess the effectiveness of the City’s mixed use zoning and as appropriate revise development standards to enhance the feasibility of mixed use development.</u></li> <li><u>Evaluate the progress of pending projects counted toward the RHNA to ensure that development of housing units is occurring as projected. If it is determined after consultation with developers that the projects are not proceeding as planned and would result in a shortfall in RHNA sites, the City will identify alternative sites strategies (including potential rezoning) within six months.</u></li> </ul>	<p><del>2024-2032</del></p> <p>Bi-annually</p> <p><u>Concurrent with Housing Element adoption</u></p> <p><u>In 2027</u></p>	Citywide	Facilitate the development of 789 units over 8 years (93 very low-income, 58 low-income, 178 moderate-income, and 460 above moderate-income units).
Program 3: By Right Approval	Update the Zoning Code to address the by-right approval requirements.	<del>December 31, 2024</del> <u>Concurrent with Housing Element adoption</u>	Citywide	Facilitate the development of 789 units over 8 years (93 very low-income, 58 low-income, 178 moderate-income, and 460 above moderate-income units).
Program 6: Zoning Code Amendments	Complete Zoning Code Amendments outlined in Program 6 to facilitate the development and remove constraints to the development of housing for special needs populations.	<del>December 31, 2024</del> <u>By the end of 2025 unless otherwise indicated in Program 6.</u>	Citywide	Facilitate the development of 5 units for special needs populations during the planning period.

Tulare County Association of Governments  
**Tulare County Regional Housing Element**

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 7: Facilitating Affordable Housing Development	<ul style="list-style-type: none"> <li>▪ <u>Starting in 2025, a</u>Annually pursue funding at the local, regional, state, and federal levels such as state CDBG, CalHome, PLHA, and Project Homekey funds.</li> <li>▪ Work with other jurisdictions in Tulare County to create a regional list of affordable housing developers. Annually conduct outreach to these developers with information on potential sites, available regulatory concessions and incentives, and potential funding opportunities.</li> <li>▪ Revise the Density Bonus Ordinance in compliance with state law (Government Code Section 65915) to equally provide for density bonuses in all zoning districts where residential uses are permitted and to include provisions relative to density bonuses, incentives, and concessions as required by state law</li> <li>▪ Facilitate the development of affordable housing through the provision of regulatory concessions and incentives.</li> <li>▪ Develop a web-based Housing Development Toolkit that outlines a step-by-step process for residential development, including identifying steps in the entitlement and building permit process, detailed information on development incentives, and funding programs and resources for affordable housing development.</li> <li>▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing capacity, and accommodating a greater mix of dwelling types and sizes households.</li> <li>▪ Acquire funds from the state and federal grant opportunities, including the HCD Infill Infrastructure Grant Program, to support the development of affordable housing, housing for special needs, and support service projects. Leverage City funding to partner with affordable housing developer on new affordable housing developments in the city.</li> <li>▪ Apply for state and federal funds by January 2027 and annually thereafter to facilitate the development of affordable housing, including housing for extremely low-income households and those with special housing needs.</li> </ul>	<p><u>Starting in 2025 and a</u>Annually <u>thereafter</u></p> <p>December 31, <del>2024</del><u>2025</u></p> <p><del>December</del>-<u>By August</u> 2025</p>	<p>Citywide with emphasis on moderate resource census tracts.</p>	<p>Increase the percent of the city’s housing stock that is multifamily from 24 percent to 27 percent by December 2030, using 2020 Census data as a baseline.</p> <p>Eliminate disparity between census tracts in East/West and South Lindsay based on median income level and percent of households in poverty.</p> <p>Partner with nonprofit housing developers to support the entitlement of at least 100 subsidized housing units affordable to extremely low-, very low-, and low-income households in the city during the planning period, including at least 30 percent of units outside of areas of high segregation and poverty or near public transit and services.</p>

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 11: Infill Development	<ul style="list-style-type: none"> <li>By the end of 2026, evaluate and adopt appropriate development standards and incentives to facilitate infill development.</li> </ul>	December 2026	Citywide	Facilitate the development of 789 units over 8 years (93 very low-income, 58 low-income, 178 moderate-income, and 460 above moderate-income units).
<b>Place-based Strategies for Neighborhood Revitalization</b>				
Program 1: Regional Collaboration	<p>Collaborate with Visalia Transit, TCaT, and/or TCAG to prepare a study on transit and active transportation needs for Lindsay residents and identify actions to address those needs, focusing on connecting residents to employment centers.</p> <p><u><a href="#">Collaborate with TCaT and/or TCAG on the 2023 Tulare County Coordinated Human Services Transportation Plan to identify ways to bridge the transit service gap for seniors, persons with disabilities and low income persons. Participate in the Coordinated Human Services Transportation Plan's update scheduled for 2028.</a></u></p>	<p>January 2026-28 <del>By December 2031</del></p> <p><u>Annually</u></p>	Citywide	<p>Increase the percentage of residents commuting by public transit or active transportation by five percent by December 2031 with 2020 data as baseline.</p> <p>Complete a transit needs study by January 2026 to identify potential actions. Implement at least one of those actions by the end of 2028.</p> <p>Hold at least two community workshops in by December 2026 to identify active transportation needs and apply for funding to implement projects by December 2027.</p> <p>Implement at least two active transportation projects by the end of the planning period.</p>
Program 9: Housing Preservation and Rehabilitation	<ul style="list-style-type: none"> <li>Coordinate with Self-Help Enterprises to fund rehabilitation efforts in the city. Annually research funding opportunities, such as CHAFA, for rehabilitation grants.</li> <li>Advertise available rehabilitation grant programs on the City's website. Ensure that Code Enforcement has the information when addressing enforcement cases.</li> <li>Expand awareness and connect residents to Self-Help Enterprises' Housing Rehabilitation Program.</li> <li>Publish resources on homeowner rehabilitation assistance on the City's website by <del>January</del> <u>July</u> 2025.</li> <li>Connect qualified property owners with code violations to Self-Help Enterprises to receive financial assistance through the Housing Rehabilitation Program. Refer at least five property owners with housing units in need of repair to Self-Help Enterprises annually</li> </ul>	<p>Annually</p> <p><del>January</del> <u>July</u> 2025</p>	South Lindsay and mobile home parks	Assist with 5 rehabilitation projects over 8 years.

Tulare County Association of Governments  
**Tulare County Regional Housing Element**

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 12: Community and Economic Development	<ul style="list-style-type: none"> <li>▪ <u>Annually coordinate with the Workforce Investment Board (WIB) of Tulare County to carry out the WIB’s Local Plan, including identified workforce priorities that will benefit the residents of Lindsay.</u></li> <li>▪ <del>Annually</del> coordinate with the Public Works Department to review the City’s Capital Improvement Projects (CIP) to ensure public facilities and infrastructure are supportive of the needs of underserved communities.</li> <li>▪ Develop a list of prioritized bicycle and pedestrian infrastructure improvements to increase bike ability and walkability throughout the city. Work with the Public Works Department to develop and prioritize a list of pedestrian infrastructure improvements, with emphasis on safe routes to schools, by December 2025. Use this list to prioritize CIP and associated funding.</li> <li>▪ <u>Starting in 2025 and at least every other year thereafter,</u> Partner with the Tulare County Economic Development Office to collaborate on attracting businesses and employment opportunities to Lindsay.</li> <li>▪ <u>Annually,</u> Connect local business owners and interested parties to the Tulare County Economic Development Office to receive assistance on starting a business, including assistance with permitting, applying for incentives, and finding site locations. Hold discussions with at least five potential business owners during the planning period.</li> <li>▪ Partner with the Tulare County Economic Development Office to host at least one event annually in Lindsay to inform local business owners of available business assistance programs.</li> <li>▪ Expand awareness of available employment assistance and job training programs.</li> <li>▪ Host at least one employment workshop annually to assist residents in preparing for local job fairs, develop resumes, and prepare for interviews as well as spreading awareness of available employment, training and job preparation resources through the Tulare County Economic Development Office and Community Services Employment Training (CSET).</li> </ul>	<p>Annually</p> <p><u>Annually starting</u> FY 2025-26</p> <p><del>January</del>/December 2025</p> <p><u>Starting in 2025 and at least every other year thereafter</u></p> <p><u>Annually</u></p> <p><u>Annually</u></p>	<p>East and West Lindsay (areas of high segregation and poverty)</p>	<p>Complete 5 CIP projects during the planning period.</p> <p>Bring in two new businesses during the planning period.</p> <p>Improve CalEnviroScreen scores citywide by December 2031.</p>

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	<ul style="list-style-type: none"> <li>▪ <u>Annually</u> Partner with the local employment organizations to connect Lindsay residents with job opportunities and workforce training program opportunities.</li> <li>▪ Partner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Lindsay.</li> <li>▪ <u>By the end of 2025,</u> Work with Visalia Transit to provide free bus passes to residents attending job fairs and interviews.</li> <li>▪ <u>By the end of 2025,</u> Partner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Lindsay.</li> <li>▪ Create a report on planning and infrastructure needs for business development by January 2025 and present to City Council. If adopted, implement at least 50 percent of the recommendations in the report by the end of the planning period.</li> <li>▪ Hold discussions with at least five potential business owners during the planning period.</li> <li>▪ Coordinate with Tulare County and the San Joaquin Valley Air Pollution Control District to develop and implement a plan to reduce pollution burden throughout the city, targeting air quality, water quality, and pesticide use. <u>Beginning in 2025 and every two years thereafter, assess pollution burden the city and create an action plan to reduce pollution burden and addressing proper remediation plans for cleanup sites and hazardous waste sites.</u></li> </ul>	<p><u>By the end of 2025</u></p> <p><u>Beginning in 2025 and every two years thereafter</u></p>		
<b>Tenant Protection and Anti-displacement</b>				
Program 1: Regional Collaboration	<p><u>Starting in 2025, at least annually</u> Partner with the Kings/Tulare Homeless Alliance to proactively address shelter, housing and support services for people experiencing homelessness.</p>	<p><del>2024-2032</del><u>Starting in 2025 and annually thereafter</u></p>	Citywide	Annually coordinate meetings with the Kings/Tulare Homeless Alliance to address need in Lindsay.

Tulare County Association of Governments  
**Tulare County Regional Housing Element**

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 4: Replacement Housing	Amend the Zoning Code to address the replacement housing requirements.	<del>December</del> <u>Concurrent with Housing Element adoption 31, 2024</u>	N/A	Replace all units as required pursuant to AB 1397.
Program 8: Preservation of At-Risk Housing	<ul style="list-style-type: none"> <li>▪ Monitor affordable units during the planning period.</li> <li>▪ Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance.</li> <li>▪ Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update at least three times during the planning period</li> </ul>	Annually	Citywide	Preserve all 625 existing affordable housing units in Lindsay.

## D7.4 Quantified Objectives

Lindsay has established quantified objectives for housing production and rehabilitation for the Housing Element. These objectives are based upon expected availability of resources to address the City’s housing needs, expectations regarding future housing development, as well as prior objectives established in earlier housing plans. Table D7-1 below summarizes the City’s quantified objectives for implementing its various programs and actions outlined above.

**Table D7-1 Quantified Objectives 2023-2031**

<b>Target Income and Affordability Level</b>	<b>New Construction</b>	<b>Rehabilitation</b>	<b>Conservation</b>
Extremely Low	51	0	0
Very Low	42	0	0
Low	58	5	0
Moderate	178	0	0
Above Moderate	460	0	0
<b>Total</b>	<b>789</b>	<b>5</b>	<b>625 (none at risk)</b>



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