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D7 Housing Plan

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

Specific Actions, Objectives and Timelines	▪ Starting in 2025, at least annually participate in regional meetings related to housing and homeless issues to pursue funding and coordination opportunities. Annually pursue funding opportunities for regional housing issues. ▪ Starting in 2025, at least annually partner with the Kings/Tulare Homeless Alliance to proactively address shelter, housing and support services for people experiencing homelessness. ▪ 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. ▫ 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. ▪ 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. ▫ Complete a transit needs study by January 2026 to identify potential actions. Implement at least one of those actions by the end of 2028. ▫ 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. ▪ 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. ▫ Annually, invite affordable housing developers, Community Based Organizations (CBOs), and other interested parties to discuss affordable housing production in the County.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund; federal, state, and local grant funds
Relevant Policies	1.1, 1.2
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
AFFH Geographic Targeting	Citywide
AFFH Outcomes	N/A

Program 2: Adequate Sites for RHNA and Monitoring of No Net Loss

For the 6th 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.

Specific Actions, Objectives and Timelines	▪ 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). ▪ 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 by the end of 2025. ▪ 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. ▪ Concurrent with the adoption of the Housing Element, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166. ▪ 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. ▪ By the end of 2026, develop incentives to facilitate mixed-use development. Incentives may include: ▫ Alternative parking options (shared parking, tandem parking, reduced guest parking, etc.) ▫ Expedited review ▪ Concurrent with the adoption of the Housing Element, adopt a policy to prioritize the allocation of water and sewer services to affordable housing projects (SB 1087). ▪ Annually, conduct outreach and education on water conservation measures through a social media campaign. ▪ By ~~December~~ June 2026~~2025~~, apply for grant funding to increase the city's water capacity and treat wells.

	▪ 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 to support development on sites that can accommodate lower-income housing (see Program 12). ▪ 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.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 2.4, 3.1
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	N/A
AFFH Outcomes	N/A

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 5th cycle's Housing Element as sites for lower-income RHNA; and
- Nonvacant sites that were identified in the City's 5th 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*.

Specific Actions, Objectives and Timelines	▪ Concurrent with the adoption of the Housing Element, update the Zoning Code to address the by-right approval requirements.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.1, 2.2, 3.1
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	South Lindsay
AFFH Outcomes	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.

Specific Actions, Objectives and Timelines	▪ Concurrent with the adoption of the Housing Element, amend the Zoning Code to address the replacement housing requirements.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.6
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	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.

Specific Actions, Objectives and Timelines	▪ Amend the Zoning Code in compliance with state law by July 2025. ▪ Beginning in January 2025, facilitate the production of ADUs through efforts including, but not limited to: ▫ 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). ▫ Offering expedited reviews for ADU applications. ▫ Promote the development of ADUs. ▫ Train staff every two years to properly educate property owners on ADUs and garage conversions.

	▪ 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. ▪ Implement strategies to streamline the ADU permitting process. ▪ Develop an ADU application checklist and publish the checklist on the City's website by July 2025. ▪ Add information on the ADU permitting process, as well as available resources and incentives, on the City's website by July 2025. ▪ 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. ▪ Determine and implement strategy to promote ADUs for moderate- and lower-income households. ▪ 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.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 2.3, 3.1, 3.4
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	East and West Lindsay
AFFH Outcomes	▪ Support the development of at least five ADUs in East and West Lindsay during the planning period.

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.

Specific Actions, Objectives and Timelines	▪ Include the following Zoning Code Amendments by the end of 2025 unless otherwise indicated: ▫ **Development Standards**: Concurrent with Housing Element adoption, review and revise the City's development standards (including parking and height), particularly in relation to higher density housing. – Revise parking requirements for studios and one-bedroom multi-family units to require no more than one space per unit. – Revise the Zoning Code to exclude affordable housing developments from the parkland dedication requirements. – Amend the Zoning Code provisions for RM districts to prohibit single-family uses. – Review the City's development impact fees and revise to be competitive with other cities in the County.

  - Revise the Zoning Code to allow a height of up to 35 feet or three stories, whichever is higher, in the RM zone.

- **SB 35 and SB 330 Procedures**: Concurrent with Housing Element adoption, establish written procedures for the processing of SB 35 and SB 330 projects pursuant to state law.
- **Streamlining**: Revise the Site Plan Review process for multifamily developments to be ministerial.
- **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, 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. ▫ **Density Bonus:** Update the Density Bonus Ordinance in compliance with state law (see Program 7). ▪ By the end of 2025, the City will do the following actions to promote project streamlining and information sharing: ▫ Evaluate its compliance with the new transparency requirements per Government Code Section 65940.1(a)(1) and make changes as necessary. ▫ 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. ▫ Create an online appointment request system for scheduling review.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.2, 3.1, 3.4, 5.2, 5.3, 7.4
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources ▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	▪ Facilitate the development of 5 units for special needs populations during the planning period.

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.

Specific Actions, Objectives and Timelines	▪ Starting in 2025, annually pursue funding at the local, regional, state, and federal levels such as state CDBG, CalHome, PLHA, and Project Homekey funds. ▪ 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. ▪ By December 31, 2025, 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. ▪ Starting in 2025, facilitate the development of affordable housing by allowing improvements to be negotiated through development agreements. ▪ Starting in 2025, facilitate the development of affordable housing through the provision of the following regulatory concessions and incentives: ▫ Density increases under the City's Density Bonus Ordinance. ▫ 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. ▪ 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 August 2025. ▪ 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. Aim to facilitate 75 units of missing middle housing during the planning period. Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027 (see Program 6). ▪ 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. ▪ 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.

	▪ Residential Development Standards for Religious Facilities: SB 4 (Housing on Higher Education Institution and Religious Institution Sites), effective in January 2024, ensures that churches, faith institutions, and nonprofit colleges are able to build affordable housing on their land without having to ~~go through~~ undertake an expensive and difficult rezoning and discretionary approval process. AB 1851 (Religious Facility Housing) provides relief in parking requirements when a religious institution partners with a nonprofit organization to provide affordable housing on site. AB 1851 applies only to religious facility properties in residential zones or nonresidential zones that also allow residential uses. Establishing standards for residential uses on religious facilities sites could provide opportunities for housing in a variety of locations throughout the City, providing mobility options for residents. To promote these opportunities, the City ~~would~~should create an outreach and technical advisory program ~~that would consist of~~that includes the following: ▫ Conduct~~ing~~ a workshop in 2027 and 2029 to explain SB 4, AB 1851 and how it can apply to religious facility properties in Lindsay. Invite religious facility owners and local nonprofit developers to participate and provide informational materials on the development process, focusing on properties outside the area of segregation and poverty (East and West Lindsay). ▫ ~~City staff will p~~Provide technical assistance to religious facility property owners to assist with the project entitlements. ▫ Review the General Plan and applicable zoning regulations, and revise as necessary, to facilitate affordable housing on religious facility sites. ▪ Explore the feasibility of a homesharing program in Lindsay. Determine feasibility by the end of 2026. If feasible, implement a homesharing program within one year of feasibility determination.
Primary Responsible Departments	Planning Department
Funding Sources	Local, state and federal resources, General Fund, CDBG
Relevant Policies	2.1, 2.2, 2.3, 3.1, 4.1, 4.3, 7.4
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide with emphasis on moderate resource census tracts.
AFFH Outcomes	▪ 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. ▪ Eliminate disparity between census tracts in East/West and South Lindsay based on median income level and percent of households in poverty.

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.

Specific Actions, Objectives and Timelines	▪ Monitor affordable units during the planning period. ▪ Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. ▪ 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.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.6, 5.5
AFFH Themes	▪ Anti-Displacement and Tenant Protection
Geographic Targeting	Citywide
AFFH Outcomes	▪ Preserve all affordable housing units.

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.

Specific Actions, Objectives and Timelines	▪ Coordinate with Self-Help Enterprises to fund rehabilitation efforts in the City. Annually research funding opportunities, such as CalHome, CDBG, HOME and PLHA~~CHAFA~~, for rehabilitation grants. Assist ~~with~~ 525 units through ~~-~~rehabilitation ~~projects~~ grants over 8 years. ▪ Advertise available rehabilitation grant programs on the City's website. Ensure that Code Enforcement has the information when addressing enforcement cases. ▪ Expand awareness and connect residents to Self-Help Enterprises' Housing Rehabilitation Program. ▪ Publish resources on homeowner rehabilitation assistance on the City's website by July 2025. ▪ 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.
Primary Responsible Departments	Planning Department, Code Enforcement
Funding Sources	General Fund
Relevant Policies	3.6, 4.1, 4.2, 4.3, 5.5
AFFH Themes	▪ Outreach and Education ▪ Place-Based Strategy for Neighborhood Improvements
Geographic Targeting	South Lindsay and mobile home parks
AFFH Outcomes	▪ Assist ~~with~~ 25 lower~~-~~income units through ~~5~~ rehabilitation efforts ~~projects~~ over 8 years. Emphasize rehabilitation efforts in South Lindsay and in mobile home parks with a goal to achieve at least 50 percent of rehabilitation efforts in this neighborhood.

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 people with special needs (including people with disabilities, seniors and considered low income).

Specific Actions, Objectives and Timelines	
	▪ Assist 20 Lindsay households through HCVs ▪ Work with HATC and Self-Help Enterprises to continue providing assistance in the community. ▪ 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. ▪ Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by July 2025. Apply for feasible funding opportunities by December 2025. ▪ 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 July 2025. ▪ Connect low-income residents with housing assistance resources, including the HCV program. ▪ Add information on the HCV Program and Self-Help Enterprises' financial assistance programs to the City's website by July 2025. ▪ Promote the availability of assistance programs through all City's social media pages. ▪ Attend at least two community events to spread awareness and distribute fact sheets on available financial assistance programs. ▪ 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.

	▪ 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. ▪ 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. ▪ 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. ▪ 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. ▪ 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. ▪ The City 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: ▫ Contacting nonprofit developers at least every other year to identify opportunities for the development or improvement of housing for farmworkers. ▫ Coordinating and participating with regional organizations, including non-profit, academic, and employers, to raise awareness, share and employ strategies, or target new resources. ▫ Coordinating annually with organizations that represent or serve farmworkers. ▫ 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. ▪ 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.
Primary Responsible Departments	Planning Department
Funding Sources	HUD, Self-Help Enterprise funding sources
Relevant Policies	3.2, 5.1, 5.4, 5.5, 7.4
AFFH Themes	▪ Outreach and Education ▪ Housing Mobility ▪ New Housing Opportunities in Areas of High Resources ▪ Anti-Displacement and Tenant Protection

Geographic Targeting	Citywide; East and West Lindsay
AFFH Outcomes	▪ 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.

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.

Specific Actions, Objectives and Timelines	▪ By the end of 2026, evaluate and adopt appropriate development standards and incentives to facilitate infill development.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	2.4, 2.5, 2.6
AFFH Themes	▪ Housing Mobility ▪ New Housing Opportunities in Areas of Higher Resources
Geographic Targeting	Citywide
AFFH Outcomes	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).

Specific Actions, Objectives and Timelines	▪ 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. ▪ Annually 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. ▪ 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. ▪ Consistent with the city's Environmental Justice Element, d~~D~~evelop 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. ▪ Beginning in 2026, apply for funding every other year to facilitate identified bicycle/pedestrian improvements (see above) or other neighborhood revitalization strategies such as improvements to community facilities or mitigation of pollution burdens.

	▪ Starting in 2025 and at least every other year thereafter, partner with the Tulare County Economic Development Office to collaborate on attracting businesses and employment opportunities to Lindsay. ▪ Annually, 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. ▪ 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. ▪ Expand awareness of available employment assistance and job training programs. ▪ 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). ▪ Annually partner with the local employment organizations to connect Lindsay residents with job opportunities and workforce training program opportunities. ▪ Partner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Lindsay. ▪ By the end of 2025, work with Visalia Transit to provide free bus passes to residents attending job fairs and interviews. ▪ By the end of 2025, partner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Lindsay. ▪ Create a report on planning and infrastructure needs for business development by July 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. ▪ Hold discussions with at least five potential business owners during the planning period. ▪ 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. 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.
Primary Responsible Departments	Planning Department
Funding Sources	General Funds
Relevant Policies	3.1, 4.4
AFFH Themes	▪ Place-based Strategies for Neighborhood Improvement
Geographic Targeting	East and West Lindsay (areas of high segregation and poverty)
AFFH Outcomes	▪ Complete 5 CIP projects during the planning period. ▪ Bring in two new businesses during the planning period. ▪ Improve CalEnviroScreen scores citywide by December 2031.

Program 13: 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 City has ~~a~~ Water Conservation ~~Plan~~ and Water Shortage Contingency Plans, which include~~s~~ strategies for reducing water use and promoting efficient landscaping. The 2020 Urban Water Management Plan outlines long-term strategies for sustainable water use, including conservation goals and public education, and the City supports electric vehicle infrastructure through an EV Charging Station Checklist. Community Services Employment Training (CSET) and Proteus provide weatherization improvements to income-qualified households to reduce household energy costs.

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.

Specific Actions, Objectives and Timelines	▪ Provide information about energy conservation and weatherization opportunities at City Hall, the library and community centers as well as Code Enforcement. ▪ When available, pursue and provide rehabilitation assistance that includes energy conservation and weatherization improvements as eligible activities. ▪ Continue to operate the Turf Replacement Rebate Program to facilitate the removal of irrigated turf for drought-tolerant landscapes on residential and commercial properties. ▪ Continue to operate the High Efficiency Toilet Replacement Rebate Program and High Efficiency Showerhead Giveaway. ▪ Develop a list of prioritized bicycle and pedestrian infrastructure improvements to increase bike ability and walkability throughout the city (see Program 12). ▫ Annually work with the Water Utilities Division to develop water conservation methods (e.g., low-flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new development projects.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	6.1, 6.2
AFFH Themes	▪ Place-based Strategies for Neighborhood Improvement
Geographic Targeting	Citywide
AFFH Outcomes	Assist at least five households annually through energy conservation programs (CSET weatherization improvements, Turf Replacement Rebate, etc.)

Program 143: 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).

Specific Actions, Objectives and Timelines	▪ 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. ▪ 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. ▪ 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. ▪ 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 December 2025. ▪ 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. ▪ 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 July 2025. ▪ Provide annual trainings for City staff on how to refer residents for fair housing complaints, beginning in 2025.
Primary Responsible Departments	Planning Department
Funding Sources	General Fund
Relevant Policies	3.1, 4.4
AFFH Themes	▪ Enforcement and Outreach
Geographic Targeting	South Lindsay and West Lindsay
AFFH Outcomes	▪ Assist at least 15 residents and landlords with fair housing services annually, throughout planning period.

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
Fair Housing Enforcement and Outreach				
Program 143: Fair Housing Outreach and Enforcement	▪ 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. ▪ 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. ▪ 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. ▪ 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 December 2025. ▪ 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. ▪ 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 July 2025. ▪ 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	Annually July/December 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
Housing Mobility				
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.	Starting in 2025 and annually thereafter	N/A	Annually pursue funding opportunities for regional housing issues.
Program 5: Accessory Dwelling Units	▪ Amend the Zoning Code in compliance with state law. ▪ Facilitate the production of ADUs through promotional efforts and incentives. ▪ Develop an ADU application checklist and publish the checklist on the City's website by July 2025. ▪ 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. ▪ Determine and implement strategy to promote ADUs for moderate- and lower-income households. ▪ 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.	By July 2025 Beginning in 2025 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	▪ Work with HATC and Self-Help Enterprises to continue providing assistance in the community. ▪ 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. ▪ Identify potential programs to aid moderate-income homeownership opportunities and develop a list of resources by July 2025. Apply for feasible funding opportunities by December 2025. ▪ 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 July 2025. ▪ Connect low-income residents with housing assistance resources, including the HCV program.	Annually July/December 2025 July 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. Support housing mobility by increasing development opportunities through SB 4/AB 1851 outreach efforts and/or homesharing opportunities with the goal of identifying one additional housing opportunity during the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Add information on the HCV Program and Self-Help Enterprises' financial assistance programs to the City's website by July 2025.	By July 2025		
	▪ Promote the availability of assistance programs through all City's social media pages.			
	▪ Attend at least two community events to spread awareness and distribute fact sheets on available financial assistance programs.			
	▪ 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.			
	▪ 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.	Starting in 2025 and annually thereafter		
	▪ 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.	Beginning in 2025 and annually thereafter		
	▪ 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.	Annually		
	▪ Promote housing opportunities on religious facility sites through a SB 4/AB 1851 outreach and technical advisory program.	By the end of 2026		
	▪ Explore the feasibility of a homesharing program in Lindsay. Determine feasibility by the end of 2026. If feasible, implement a homesharing program within one year of feasibility determination.	By the end of 2026; within one year of determination		

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
New Housing Opportunities in Higher Opportunity Areas				
Program 2: Adequate Sites for RHNA	▪ 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. ▪ 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 ▪ Concurrent with Housing Element adoption, develop a formal procedure to monitor no net loss in capacity pursuant to SB 166. ▪ By the end of 2026, develop incentives to facilitate mixed use development. ▪ 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. ▪ 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.	Bi-annually Concurrent with Housing Element adoption In 2027	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.	Concurrent with Housing Element adoption	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.	By the end of 2025 unless otherwise indicated in Program 6.	Citywide	Facilitate the development of 5 units for special needs populations during the planning period.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
Program 7: Facilitating Affordable Housing Development	▪ Starting in 2025, annually pursue funding at the local, regional, state, and federal levels such as state CDBG, CalHome, PLHA, and Project Homekey funds. ▪ 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. ▪ By December 31, 2025, 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. ▪ Starting in 2025, facilitate the development of affordable housing by allowing improvements to be negotiated through development agreements. ▪ Starting in 2025, facilitate the development of affordable housing through the provision of the following regulatory concessions and incentives: ▫ Density increases under the City's Density Bonus Ordinance. ▫ 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. ▪ 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 August 2025. ▪ Review the General Plan, applicable Specific Plans, and Zoning Code and Zoning Map to evaluate opportunities for removing barriers to housing production, adding housing	Starting in 2025 and annually thereafter December 31, 2025 By August 2025	Citywide with emphasis on moderate resource census tracts.	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. Eliminate disparity between census tracts in East/West and South Lindsay based on median income level and percent of households in poverty. Facilitate 75 units of missing middle housing. 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.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	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. Aim to facilitate 75 units of missing middle housing during the planning period. Review General Plan, Specific Plans, and Zoning Code and Zoning Map by January 2026 and implement any changes by January 2027 (see Program 6). ▪ 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. ▪ 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. ▪ Residential Development Standards for Religious Facilities: SB 4 (Housing on Higher Education Institution and Religious Institution Sites), effective in January 2024, ensures that churches, faith institutions, and nonprofit colleges are able to build affordable housing on their land without having to undertake an expensive and difficult rezoning and discretionary approval process. AB 1851 (Religious Facility Housing) provides relief in parking requirements when a religious institution partners with a nonprofit organization to provide affordable housing on			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	site. AB 1851 applies only to religious facility properties in residential zones or nonresidential zones that also allow residential uses. Establishing standards for residential uses on religious facilities sites could provide opportunities for housing in a variety of locations throughout the City, providing mobility options for residents. To promote these opportunities, the City should create an outreach and technical advisory program that includes the following: ▫ Conduct a workshop in 2027 and 2029 to explain SB 4, AB 1851 and how it can apply to religious facility properties in Lindsay. Invite religious facility owners and local nonprofit developers to participate and provide informational materials on the development process, focusing on properties ~~in~~ outside the area of segregation and poverty (East and West Lindsay). ▫ Provide technical assistance to religious facility property owners to assist with the project entitlements. ▫ Review the General Plan and applicable zoning regulations, and revise as necessary, to facilitate affordable housing on religious facility sites. ▪ Explore the feasibility of a homesharing program in Lindsay. Determine feasibility by the end of 2026. If feasible, implement a homesharing program within one year of feasibility determination~~Starting in 2025, annually pursue funding at the local, regional, state, and federal levels such as state CDBG, CalHome, PLHA, and Project Homekey funds.~~ ▪ ~~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.~~ ▪ ~~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~~			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	~~▪ Facilitate the development of affordable housing through the provision of regulatory concessions and incentives.~~ ~~▪ 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.~~ ~~▪ 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.~~ ~~▪ 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.~~ ▪ ~~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.~~			
Program 11: Infill Development	▪ By the end of 2026, evaluate and adopt appropriate development standards and incentives to facilitate infill development.	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).
Place-based Strategies for Neighborhood Revitalization				
Program 1: Regional Collaboration	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. 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	January 2026-28 Annually	Citywide	Increase the percentage of residents commuting by public transit or active transportation by five percent by December 2031 with 2020 data as baseline. Complete a transit needs study by January 2026 to identify potential

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	disabilities and low income persons. Participate in the Coordinated Human Services Transportation Plan's update scheduled for 2028.			actions. Implement at least one of those actions by the end of 2028. 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.
Program 9: Housing Preservation and Rehabilitation	▪ Coordinate with Self-Help Enterprises to fund rehabilitation efforts in the city. Annually research funding opportunities, such as CalHome, CDBG, HOME and PLHA~~CHAFA~~, for rehabilitation grants. Assist 25 units through rehabilitation grants over 8 years. ▪ Advertise available rehabilitation grant programs on the City's website. Ensure that Code Enforcement has the information when addressing enforcement cases. ▪ Expand awareness and connect residents to Self-Help Enterprises' Housing Rehabilitation Program. ▪ Publish resources on homeowner rehabilitation assistance on the City's website by July 2025. ▪ 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	Annually July 2025	South Lindsay and mobile home parks	Assist 25 lower income units through rehabilitation efforts over 8 years. ~~Assist with 5 rehabilitation projects over 8 years.~~
Program 12: Community and Economic Development	▪ 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. ▪ Annually 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. ▪ Consistent with the city's Environmental Justice Element, d~~D~~evelop a list of prioritized bicycle and pedestrian infrastructure improvements to increase bike ability and	Annually Annually starting FY 2025-26 December 2025	East and West Lindsay (areas of high segregation and poverty)	Complete 5 CIP projects during the planning period. Bring in two new businesses during the planning period. Improve CalEnviroScreen scores citywide by December 2031. Apply for funding for neighborhood revitalization projects with the goal of securing funding for two additional improvements in East or

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	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.			West Lindsay during the planning period.
	▪ Beginning in 2026, apply for funding every other year to facilitate identified bicycle/pedestrian improvements (see above) or other neighborhood revitalization strategies such as improvements to community facilities or mitigation of pollution burdens.	Every other year		
	▪ Starting in 2025 and at least every other year thereafter, partner with the Tulare County Economic Development Office to collaborate on attracting businesses and employment opportunities to Lindsay.	Starting in 2025 and at least every other year thereafter		
	▪ Annually, 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.	Annually		
	▪ 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.	Annually		
	▪ Expand awareness of available employment assistance and job training programs.			
	▪ 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).			
	▪ Annually partner with the local employment organizations to connect Lindsay residents with job opportunities and workforce training program opportunities.			
	▪ Partner with the Tulare County Workforce Investment Board and Employment Connection to host an annual job fair and workforce training event in Lindsay.			

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ By the end of 2025, work with Visalia Transit to provide free bus passes to residents attending job fairs and interviews. ▪ By the end of 2025, partner with the Chamber of Commerce, local business owners, and potential businesses to identify planning and infrastructure needs to support business development in Lindsay. ▪ 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. ▪ Hold discussions with at least five potential business owners during the planning period. ▪ 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. 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.	By the end of 2025 Beginning in 2025 and every two years thereafter		
Program 13: Energy Conservation	▪ Assist households through energy conservation programs outlined in Program 13 (CSET weatherization improvements, Turf Replacement Rebate, etc.)	Annually	Citywide	Assist at least five households annually.
Tenant Protection and Anti-displacement				
Program 1: Regional Collaboration	Starting in 2025, at least annually partner with the Kings/Tulare Homeless Alliance to proactively address shelter, housing and support services for people experiencing homelessness.	Starting in 2025 and annually thereafter	Citywide	Annually coordinate meetings with the Kings/Tulare Homeless Alliance to address need in Lindsay.
Program 4: Replacement Housing	Amend the Zoning Code to address the replacement housing requirements.	Concurrent with Housing Element adoption	N/A	Replace all units as required pursuant to AB 1397.
Program 8: Preservation of At-Risk Housing	▪ Monitor affordable units during the planning period.	Annually	Citywide	Preserve all 625 existing affordable housing units in Lindsay.

Program	Specific Commitment	Timeline	Geographic Targeting	Eight-Year Metrics
	▪ Maintain annual contact with property owners of affordable housing regarding any change in status/intent or need for assistance, such as rehabilitation assistance. ▪ 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			

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~~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

Target Income and Affordability Level	New Construction	Rehabilitation	Conservation
Extremely Low	51	60	2660
Very Low	42	70	2660
Low	58	125	2650
Moderate	178	0	50
Above Moderate	460	0	0
Total	**789**	255	~~625 (none at risk)~~802

Commented [JP1]: Code enforcement estimates approx. 100 units in need of minor repairs and 20 in need of major rehab. Given that the City relies on regional rehab programs (Self-Help Enterprises), 20 units may already be ambitious.

Commented [NB2R1]: Increased based on Susan's input

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