

Community Based Transportation Planning Grants

Infill Housing and Downtown Revitalization Study

- **Grant Recipient:** City of Exeter
- **County:** Tulare

Project Area – Downtown Exeter

Project Focus – The City of Exeter (City) proposed to complete the Infill Housing & Downtown Revitalization Study to create new infill housing opportunities for low- to moderate-income households while simultaneously encouraging downtown revitalization. The study promoted affordable infill development and new investment in older neighborhoods and blighted areas, particularly those surrounding the downtown area. As in many communities, finding safe affordable housing in Exeter is becoming increasingly difficult. In the land use element in the City's General Plan, officials specified that the No. 1 goal was to pursue and support policies that encourage urban infill development. The downtown area is one of the best locations in Exeter for infill development and synergistic business and employment expansion.

Project Goals- The goal of the project was to facilitate the development of at least three infill, adaptive re-use, or mixed-use projects in and around downtown Exeter. The project sought to create high-density single and multi-family units that are affordable, well designed, and of consistent quality. Because the project would identify sites, recommend housing designs and planning changes, and create an action plan, it

served as a catalyst for sustained community and business development.

Community Outreach – The Consultant (Collins and Shoettler) conducted a bus tour of five cities in northern California for the purpose of showing Exeter citizens examples of infill, mixed-use, and high-density residential development. At each stop, the group was given the opportunity to walk through the developments and study the architecture, landscaping, and streetscape. Oftentimes an architect, planner, or representative from one of the visited cities met the group to provide details such as price, square footage, processing time, and parking standards. In addition to the tour, the Consultant held public meetings to solicit input from local stakeholders.

Project Outcome- The Infill Housing/Downtown Revitalization Plan is based on four primary components: It supplies useful information for persons wishing to develop or redevelop; it provides flexible and innovative design and development standards; it identifies available funding sources that can assist with project funding; and it will be marketed to parties that have a "track record" with mixed-use, downtown, and infill housing projects. Towards this end, the document will be distributed to parties that express a strong interest in infill housing and downtown redevelopment.

Planning Goals Realized -

- Promotes infill development and social equity;
- Encourages efficient development practices;
- Links housing, transportation and land-use planning.