

APPENDIX 2B: CITY OF CLOVIS

SECTION 2B-1: ACTION PLAN

Regional Collaboration

Program 1: Regional Collaboration on Housing Opportunities

The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level, and the 13 participating jurisdictions are committed to continuing the regional collaboration in the implementation of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best use of limited resources.

Timeframe and Objectives:

- The County of Fresno Public Works and Planning Department, with assistance from the Fresno COG, will take the lead in coordinating Committee meetings.
- Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including, disadvantaged unincorporated communities (SB 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.
- The Countywide Housing Element Technical Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs.
- The Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs, and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding.
- The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education.
- The Committee will advocate on behalf of the Fresno region for more grant funding for affordable housing and infrastructure improvements.
- Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.

- Develop a directory of services and resources for lower-income households available in the region, and review and update it annually. Make the directory available on City/County websites and at City/County offices.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division) and Housing Program Manager
Relevant Policies:	Policy 1.3, Policy 1.4, Policy 1.7, Policy 4.2, Policy 4.3, Policy 4.6

Program 2: Review Annexation Standards in Memorandum of Understanding

All jurisdictions in Fresno County are subject to the City-County Memorandum of Understanding (MOU), which establishes procedures for annexation of land to cities. The City/County MOU encourages urban development to take place within cities and unincorporated communities where urban services and facilities are available or planned to be made available in an effort to preserve agricultural land. The MOU standards for annexation require that a minimum of 50 percent of annexation areas have an approved tentative subdivision map or site plan. While cities can take certain steps to “prezone” land in advance of annexation, the annexation of the land into the city limits is dependent upon private developers to request an annexation. In cities that are mostly built out within their current city limits, the MOU may limit the cities’ ability to accommodate future housing needs.

Timeframe and Objectives:

- The County of Fresno and the cities within the County shall work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Relevant Policies:	Policy 1.1, Policy 1.3, Policy 1.4

Adequate Sites

Program 3: Provision of Adequate Sites

The City of Clovis will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 6,328 units. As part of this Housing Element update, the City has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards in place and their ability to facilitate the development of housing to meet the needs of the City's current and future residents.

Timeframe and Objectives:

- Maintain and annually update the inventory of residential land resources;
- Provide the inventory on the City website and make copies available upon request;
- Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need; and
- Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 4: Rezoning for RHNA

While the City rezoned a substantial amount of land to accommodate the Fourth Cycle RHNA, the sites did not meet all the statutory requirements for sites zoned to meet the unaccommodated lower-income RHNA. Specifically, the rezoning to accommodate the lower-income RHNA must meet the following requirements:

- Sites must be rezoned to permit owner-occupied and rental multi-family housing by right without discretionary review of the use or density; and
- Sites must be zoned with a minimum density of 20 units per acre and be large enough to accommodate at least 16 units per site.
- At least 50 percent of the lower income RHNA shortfall must be permitted on sites designated for exclusively residential uses.

The City has an unaccommodated need from the Fourth Cycle RHNA of 4,425 lower-income units. To meet this shortfall, the City will provide adequate zoning within one year of the Housing Element adoption due date (i.e., December 31, 2016). The sites will meet the requirements described above. Some of this need will be accommodated along the Shaw Avenue corridor. The City will also consider a Development Code amendment to upzone existing residential areas, and will work with property owners and interested developers to identify opportunities for increased residential densities or rezonings throughout the city.

In addition, the City is including prezoned sites within and outside the Loma Vista Community Centers North and South Master Plan in the capacity analysis to meet the Fifth Cycle RHNA. The sites inventory counts capacity for 1,044 lower-income units (i.e., higher density units) on these sites within this prezoned area. If these sites are not annexed into the city within three years of adoption of the Housing Element, the City will conduct an analysis to determine whether or not there is adequate capacity on the remaining sites in the inventory to meet the RHNA. If the City determines that there is not adequate capacity, the City will rezone sites to make up for any shortfall identified. *(Note: The Housing Element shows a surplus capacity of 1,196 units as of January 2016, so the City may not need to rely on the annexation of the prezoned sites to meet the Fourth Cycle RHNA.)*

Timeframe and Objectives:

- Provide adequate zoning on at least 221 acres of land by December 31, 2016 to cover the unaccommodated need from the Fourth Cycle RHNA of 4,425 lower-income units.
- If annexation of the “prezoned” sites is not completed within three years of adoption of the Housing Element, the City will conduct an analysis to determine if adequate capacity exists on the remaining sites in the inventory to meet the Fifth Cycle RHNA. If the City cannot identify adequate capacity, the City will rezone sites within four years of adoption of the Housing Element to meet the RHNA. The rezoned sites will meet the criteria for lower-income housing described above.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Relevant Policies:	Policy 1.1, Policy 1.2

Program 5: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage and development on non-residential sites included in the inventory to ensure an adequate inventory is available to meet the City’s 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 of capacity below the residential capacity needed to accommodate the remaining need for lower 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.

Timeframe and Objectives:

- Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2016.
- Monitor and report through the HCD annual report process.

If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be large enough to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6

Program 6: Water and Wastewater Service

The development viability of the vacant sites in the inventory is directly linked to the availability and capacity of public facilities and services. The City continues to work to address water supply issues and infrastructure capacity limitations.

Additionally, California Government Code Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority water and sewer service to developments with units affordable to lower-income households. The statute also requires local governments to immediately deliver the housing element to water and sewer providers. The City of Clovis is the water and wastewater provider in the city.

Timeframe and Objectives:

- Continue to monitor water and wastewater capacity and make improvements, as appropriate and feasible, to better serve existing development and strive to accommodate the RHNA.
- Establish procedures by the end of 2016 for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Relevant Policies:	Policy 1.7

Affordable Housing Development and Preservation

Program 7: Affordable Housing Incentives

The City continues to have needs for affordable housing for lower income households, especially for seniors, disabled (including persons for developmental disabilities), farmworkers, the homeless, and those at imminent risk of becoming homeless. The City will continue to work with housing developers to expand affordable housing opportunities.

Timeframe and Objectives:

- Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing
- Continue to offer incentives such as gap financing, density bonus, streamlined processing (such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible) to facilitate the development of affordable housing, with an emphasis on housing opportunities for very low and extremely low income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless.
- Continue to streamline the environmental review process for housing developments to the extent possible, using available State categorical exemptions and Federal categorical exclusions, when applicable.

- Annually pursue State, Federal, and other funding opportunities to increase the supply of safe, decent, affordable housing in Clovis for lower income households (including extremely low income households), such as seniors, disabled (including persons with developmental disabilities), farmworkers, the homeless, and those at risk of homelessness.
- Expand the City’s affordable housing inventory by 700 units over the next eight years – 160 extremely low income, 240 very low income, and 300 low income units.

Financing:	HOME, CDBG, Successor Agency funds, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Planning and Development Services Department (Planning Division) and Housing Program Manager
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7

Program 8: Farmworker Housing

The farming industry is the foundation of the County’s economy base. According to the USDA, National Agricultural Statistics Service (NASS) 2012, about 58,600 workers were employed in farm labor throughout the County, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons.

Timeframe and Objectives:

- Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.
- Continue to offer incentives such as gap financing, density bonus, streamlined processing to facilitate the development of farmworker housing.
- Annually monitor the status of farmworker housing as part of the City’s annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the provision of farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division) and Housing Program Manager
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.3, Policy 2.4, Policy 2.5

Program 9: Preserving Assisted Housing

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Clovis. The City must guard against the loss of housing units available to lower-income households. A total of 90 publicly assisted units in three projects are considered at risk of conversion to market rate prior to December 31, 2025. These are: 30 units at Cottonwood Grove, 37 units at Sierra Ridge, and 23 units at Sierra Hills. The City will strive to preserve these at-risk units as affordable housing.

Timeframe and Objectives:

- Monitor the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units.
- Identify non-profit organizations as potential purchasers/ managers of at-risk housing units.
- Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.
- Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties.

Financing:	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Planning and Development Services Department (Planning Division) and Housing Program Manager
Relevant Policies:	Policy 3.6

Program 10: Encourage and Facilitate Accessory Units (Second Units)

A second unit (sometimes called an “accessory dwelling unit” or “granny flat”) is an additional self-contained living unit either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second units can be an important source of affordable housing given that they typically are smaller and have no associated land costs. The City permits second units ministerially in all residential zones.

Timeframe and Objectives:

- By 2018, consider fee reductions for second units.
- By 2019, implement a public education program advertising the opportunity for second units through the City website and at the planning counter.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Relevant Policies:	Policy 2.6

Removal of Governmental Constraints

Program 11: Zoning Code Amendments

In compliance with State laws, the City will amend its Zoning Code to address the provision of a variety of housing options, especially housing for special needs groups. Specifically, the City will amend the Zoning Code to address the following:

- **Farmworker/Employee Housing:** Comply the Employee Housing Act which requires farmworker housing up to 12 units or 36 beds be considered an agricultural use and permitted in any zone that permits agricultural uses, and employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone.
- **Reasonable Accommodation:** Establish a reasonable accommodation procedure to provide flexibility in policies, rules, and regulations in order to allow persons with disabilities access to housing.

- **Definition of Family:** Remove the definition of family in the Zoning Code, or amend the definition to ensure it does not differentiate between related and unrelated individuals, or impose a numerical limit on the number of persons in a family.
- **Single Room Occupancy:** Amend the Zoning Code to address the provision of SRO housing.

In addition, the City will review residential parking standards for studio and one-bedroom multifamily units to determine if the current requirements are a constraint to development of these unit types. If the standards are considered a constraint, the City will take action to modify the standards based on the findings of the review.

Timeframe and Objectives:

- Amend Zoning Code to address State law requirements within one year of Housing Element adoption.
- Review residential parking standards for studio and one-bedroom multifamily units and take action by 2017 to modify the requirements based on the findings of the review.
- Annually review the effectiveness and appropriateness of the Zoning Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Relevant Policies:	Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6

Program 12: Lot Consolidation and Lot Splits

The City's vacant sites inventory is comprised of parcels of varying sizes, from small lots of less than half acre or large lots of over 20 acres; either case presents unique challenges to residential development, especially to multifamily housing development. The City will encourage lot consolidation or lot splitting to promote the efficient use of land for residential development pursuant to the Subdivision Map Act

Timeframe and Objectives:

- Assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting.
- Process requests for lot consolidation and lot splitting concurrent with other development reviews.
- Encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.5, Policy 2.4

Program 13: Monitoring of Planning and Development Fees

The City charges various fees to review and process development applications. Such fees may add to the cost of housing development.

Timeframe and Objectives:

- Continue to monitor the various fees charged by the City to ensure they do not unduly constrain housing development.
- As appropriate, consider incentives such as deferred or reduced fees to facilitate affordable housing development.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6

Housing Quality

Program 14: Housing Rehabilitation Program

The City of Clovis offers an owner-occupied home rehabilitation loan and grant program. The City provides loans to low-income homeowners to complete health and safety repairs on owner-occupied single family homes and grants to low-income seniors (60 years and older) who own and occupy a mobile home in one of the mobile home parks to address visible health and safety problems.

Timeframe and Objectives:

- Continue to apply for CalHOME funds to maintain the housing rehabilitation program.
- Promote Home Rehabilitation Program on City website, at public counters, and to income-eligible households identified through the Code Enforcement program.

Financing:	CalHOME
Implementation Responsibility:	City of Clovis Housing Program Coordinator
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1, Policy 4.2

Program 15: Code Enforcement

The City's Building Division is in charge of the enforcing the City's building codes with the objective of protecting the health and safety of residents.

Timeframe and Objectives:

- Continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes.
- Refer income-eligible households to City of Clovis housing rehabilitation programs for assistance in making the code corrections.
- Conduct a housing conditions survey by 2020 to assess the extent of housing rehabilitation needs, as resources are available.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Building Division)
Relevant Policies:	Policy 3.1, Policy 3.3

Housing Assistance**Program 16: Homebuyer Assistance Program**

The City of Clovis offers a Homebuyer Assistance program to First-Time Homebuyers to help purchase an existing or qualifying new home. The program provides a 30-year deferred, forgivable interest second mortgage which keeps the first mortgage payment affordable.

Timeframe and Objectives:

- Continue to pursue CDBG, HOME, and other funding opportunities annually to maintain the first time homebuyer assistance program.

Financing:	CDBG, HOME
Implementation Responsibility:	City of Clovis Housing Program Coordinator
Relevant Policies:	Policy 2.1, Policy, 2.4, Policy 2.5, Policy 2.8

Program 17: First-Time Homebuyer Resources

Clovis residents also have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA):

- **Mortgage Credit Certificate (MCC):** The MCC Tax Credit is a federal credit which can reduce potential federal income tax liability, creating additional net spendable income which borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their U.S. individual income tax returns.
- **CalPLUS Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term. The CalPLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.
- **CalHFA Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.

Timeframe and Objectives:

- Prepare promotional materials by 2016 and promote available homebuyer resources on City website and public counters.
- Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.

Financing:	CalHFA
Implementation Responsibility:	City of Clovis Housing Program Coordinator
Relevant Policies:	Policy 2.8

Program 18: Energy Conservation

The City promotes energy conservation in housing development and rehabilitation.

Timeframe and Objectives:

- Consider incentives to promote green building techniques and features in 2017, and as appropriate adopt incentives by 2018.
- Continue to promote HERO program by providing a link on the City website and making brochures available at City counters.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades by providing a link on the City website and making brochures available at City counters.
- Continue to incorporate conservation measures in housing rehabilitation programs.
- Expedite review and approval of alternative energy devices (e.g., solar panels).

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division) and Housing Program Manager
Relevant Policies:	Policy 6.1, Policy 6.2, Policy 6.3

Program 19: Housing Choice Vouchers

The Housing Choice Voucher (HCV) Program extends rental subsidies to extremely low and very low income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the HUD and what a tenant can afford to pay (i.e., 30 percent of household income). The Fresno Housing Authority administers the housing choice voucher program for jurisdictions in Fresno County.

Timeframe and Objectives:

- Prepare promotional materials by 2016 and provide information on the HCV program on City website and at public counters.
- Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.
- Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout city neighborhoods with varying income levels to promote housing opportunities for all city residents.

Financing:	HUD Section 8
Implementation Responsibility:	Fresno Housing Authority, City of Clovis Housing Program Coordinator
Relevant Policies:	Policy 2.2

Program 20: Fair Housing

Impediments to fair housing in City of Clovis are identified in the City's Analysis of Impediments (AI) to Fair Housing, which is reviewed every five years per HUD requirements. The City focuses available Federal HUD grant resources toward mitigating these impediments through its housing programs and services.

Residents in the Central Valley, including Fresno County, can access fair housing services provided by the Fair Housing Council of Central California (FHCCC). FHCCC offers mediation, counseling, advocacy, research, and fair housing training and workshops for residents as well as housing providers. Other fair housing resources include the Fresno Housing Authority, Fair Housing and Equal Opportunity (FHEO) division of HUD, and the State Department of Fair Employment and Housing (DFEH). The City refers complaints on fair housing to FHCCC, and will assist in promoting fair resources available in the region.

Timeframe and Objectives:

- Conduct Fair Housing Assessment as required by HUD on a regular basis (every five years).
- Work collaboratively with other jurisdictions in the region to provide education to lenders, real estate professionals, and the community at large.
- Provide information and written materials on fair housing rights, available services, and responsible agencies in English and Spanish. Distribute materials at libraries, community facilities, City offices and public counters, and on the City website by 2016.
- Refer fair housing complaints to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies, as appropriate.

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Financing:	CDBG; HOME; Other resources as available
Implementation Responsibility:	City of Clovis Housing Program Coordinator
Relevant Policies:	Policy 5.1, Policy 5.2

Quantified Objectives

The Housing Element must contain quantified objectives for the maintenance, preservation, improvement, and development of housing. The quantified objectives set a target goal to achieve based on needs, resources, and constraints. Table 2B-1 shows the quantified objectives for the 2015-2023 Housing Element planning period. These quantified objectives represent targets. They are not designed to be minimum requirements. They are estimates based on past experience, anticipated funding levels, and expected housing market conditions.

Table 2B-1 Summary of Quantified Objectives, 2015-2023

Program Type	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	160	240	300	1,020	5,000	6,720
Housing Rehabilitation	40	150	150	-	-	340
Homebuyer Assistance						
Conservation (Subsidized Rental Housing and Public Housing)	-	279	279	-	-	558

SECTION 2B-2: SITES INVENTORY

AB 1233 Carry-Over Analysis

The City of Clovis Fourth Cycle (2006-2013) Housing Element contained a rezone program to meet its RHNA. As such, the potential AB 1233 penalty equals the portion of the RHNA not accommodated either through actual housing production or land made available for residential development. To determine any possible penalties, this analysis follows the following approach outlined by the State Department of Housing and Community Development (HCD):

- Step 1: Subtracting the number of housing units constructed, under construction, permitted, or approved since 2006 to date by income/affordability level;
- Step 2: Subtracting the number of units that could be accommodated on any appropriately zoned sites (not requiring rezoning) identified in the Housing Element; and
- Step 3: Subtracting the number of units that could be accommodated by rezonings that did occur; including:
 - Rezonings identified in the Housing Element; and
 - Rezonings that occurred independent of the Housing Element.

Progress Toward the RHNA

The City's unaccommodated need can be reduced by the number of building permits issued since January 1, 2006, the start of the 4th Cycle RHNA projection period. As shown in Table 2B-2, Clovis has issued permits for 3,238 units since 2006. Deed-restricted units were inventoried as lower-income (LI). Multifamily units were inventoried as moderate-income (MI) based on expected rents/sales prices. All other units were inventoried as above moderate-income (AMI).

Table 2B-2 Permits Issued, Clovis, January 1, 2006 – December 31, 2014

Affordability Methodology	Units by Income Level			Total Units
	LI	MI	AMI	
Deed-restricted affordable	86			86
Market-rate multifamily development		120		120
Market-rate single family			3,032	3,032
Total	86	120	3,032	3,238

Source: City of Clovis, 2014.

2008 Housing Element Vacant and Underutilized Land

The 2008 Housing Element identified vacant sites that could accommodate a total of 4,945 units, including 401 lower-income units, 2,430 moderate-income units, and 6,315 above-moderate-income units.

Rezoned Sites

To accommodate the remaining need from the 4th Cycle RHNA, the City’s 2008 Housing Element contained a rezone program. The rezone program included a combination of sites within the existing city limits that would be rezoned to mixed-use and sites outside city limits that would be annexed and rezoned.

Action 10.1.7 C committed the City to actively pursue annexation of specific plan growth areas to meet the remaining unaccommodated need in the lower-income RHNA categories. The Memorandum of Understanding (MOU) between the City and the County for annexation requires at least 50 percent of annexation areas must have an approved tentative subdivision map or site plan. The MOU relies on the private sector to stimulate annexation requests. The City successfully annexed some land within the Loma Vista Community Centers North and South Master Plan areas, which are located in the center of the Loma Vista Specific Plan.

In other areas, both within and outside the Loma Vista Community Centers North and South Master Plan, Clovis has prezoned sites in order to encourage future annexation, but annexation has not yet been initiated by the land owners. This area has been prezoned, meaning City zoning is in place, and it has a site plan review entitlement. There is a tentative tract map in process east of Leonard Avenue on the north side of Shaw Avenue, which at the time annexation occurs will include the remaining portion of Community Center North. City staff has already met with the County of Fresno and LAFCo through a pre-submittal meeting, had several meetings with the property owners, and discussions with potential developers of the Community Center North properties. The City anticipates application for the annexation to occur next calendar year. The City is also currently (2015) in design of a Measure “C” project to widen Shaw Avenue from DeWolf Avenue to McCall Avenue, which includes a vehicle/pedestrian undercrossing between DeWolf and Leonard Avenues. This will physically connect the Community Center North with the Community Center South.

Since the zoning is already in place on these parcels and annexation is anticipated to occur early within the Housing Element planning period, the sites inventory includes the capacity on these sites. Table 2B-3 shows the land that has been either annexed or prezoned within the Loma Vista Master Plan. This land provides capacity for 3,189 lower-income units.

Table 2B-4 includes all other annexation areas outside of the Loma Vista Community Centers North and South Master Plan area where the City has either annexed land or prezoned to facilitate future annexations.

Table 2B-3 Rezoned Sites in the Loma Vista Community Centers North and South Master Plan Area

Planning Areas ¹	Acres ²	Designation	Zoning	Density Range	Assumed Density	Units by Income Level		
						LI	MI	AMI
High Density Residential								
PA 2	18.0	HDR	R-3	15.1-25	20	360	-	-
PA 3	20.9	HDR	R-3	15.1-25	20	418	-	-
PA 7	27.6	HDR	R-3	15.1-25	20	552		
Subtotal	66.5					1,330		
Very High Density Residential								
PA 6	14.3	VHDR	R-4	25.1-43	30	429		
PA 8	9.6	VHDR	R-4	25.1-43	30	288		
Subtotal	23.9					717		
Community Center								
PA 1	13.3	MU-V	C-3	7-25	20	266		
PA 5	33.4	MU-V	C-3	7-25	20	668		
PA 9	10.4	MU-V	C-3	7-25	20	208		
Subtotal	57.1	-	-	-	-	1,142		
Total						3,189		

¹ Planning areas 1, 2, and 3 are prezoned and planning areas 5, 6, 7, 8, and 9 are already annexed. See Figure 2B-2 for planning area locations.

² Acres taken directly from Master Plan

Source: Loma Vista Community Centers North and South Master Plan, 2008

In addition to Action 10.1.7 C, Action 10.1.7 B committed the City to rezoning sites identified in Appendix 3 of the Fourth Cycle Housing Element and establish a mixed use zoning overlay to meet part of the unaccommodated need in the lower-income RHNA categories. These sites are included in Table 2B-4. For more information on how the sites inventory counts units in these areas, see the vacant land assumptions below.

There is one additional site that is not shown in Table 2B-4 that was vacant during the previous RHNA cycle. This site (APN 49522011) is a 19.47-acre site that currently (2015) has an approved project (see Table 2B-6). It was rezoned during the Fourth Cycle RHNA period to R-2 and has capacity for 234 moderate-income units based on the vacant land assumptions below. This capacity is included in the summary shown in Table 2B-5.

In all, sites that the City has rezoned to mixed use, annexed into the city limits and rezoned, or prezoned outside city limits but not yet annexed have a capacity for 7,108 units, including 4,614 lower-income units, 1,677 moderate-income units, and 817 above moderate-income units.

While the City has rezoned a significant amount of land, not all of the requirements of the rezone program have been met. Per State law, sites that are zoned to meet the City’s unaccommodated need for lower-income households must meet the following criteria:

1. Allow owner-occupied and rental multifamily residential uses “by-right” (i.e., without any discretionary review);
2. Be large enough to accommodate at least 16 units;
3. permit a minimum of 20 dwelling units per acre; and
4. at least 50 percent of the low- and very low-income regional housing need must be accommodated on sites designated for residential uses for which non-residential uses are not permitted, unless the sites designated for mixed-use allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.

Not all of the sites that were rezoned to meet the unaccommodated lower-income RHNA meet the criteria above, specifically the requirement that the sites have a minimum density of at least 20 units per acre. In fact, only the sites designated Very High Density Residential (VHDR) and zoned R-4 meet this requirement. The R-4 zoning has a minimum density of 25 units per acre and allows multifamily uses without any discretionary review. So while the sites that were rezoned have a capacity for 4,614 lower-income units, only the 717 units on sites zoned R-4 (shown in Table 2B-3 above) meet the rezone program criteria. In order to accommodate the remaining unaccommodated need from the Fourth Cycle Housing Element, the City will need to apply a 20 unit per acre minimum density and ensure the zoning permits multifamily housing without discretionary approval. The Housing Element includes Program 4 to accommodate this unaccommodated need. The City will consider a Development Code amendment to upzone existing high density residential areas, and will work with property owners and interested developers to identify opportunities for increased residential densities or rezonings throughout the city.

Shaw Avenue Corridor Plan

One area that will accommodate more housing in the future is the Shaw Avenue Corridor. Through the General Plan Update, the City of Clovis has identified a two-and-a-half-mile stretch of Shaw Avenue as a focus area for long term planning and reinvestment. As one of the community’s primary commercial corridors, Shaw Avenue links CSU Fresno and older, economically disadvantaged neighborhoods on the west with Loma Vista, the newly developing community on the east side of the city.

The City of Clovis is preparing a focused land use planning, regulatory, and financing effort to re-imagine and revitalize the corridor from SR-168 to Clovis Avenue. The project is being funded through a Sustainable Communities Planning Grant from the State of California.

APPENDIX 2B: CITY OF CLOVIS

There is a lot of potential for new housing development along the Shaw Avenue Corridor. While the corridor study area currently contains a large number of retail, restaurant, and service uses, the corridor experiences a commercial vacancy rate in excess of 11 percent (2012), which is roughly double what is considered a healthy level of vacancy of 5 percent. Some areas along the corridor have experienced vacancy rates as high as 31 and 46 percent.

The City conducted a residential market demand analysis as part of the Corridor Plan process. The analysis showed that if public policies and programs are implemented to make the corridor a more attractive and lucrative location to develop multifamily housing, the market area, which includes the census tracts within a 1.5-mile radius of the corridor, could possibly grow by up to 1,076 new households over the next five years and as many as 2,955 units in 20 years.

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
49103019 (portion)	0.34									Located within Mixed Use Overlay (Focus Area 2).
49103023 (portion)	3.20									
49103040 (portion)	2.19									
49111002	1.40									
49111025 (portion)	0.22									
49111029 (portion)	1.80									
49111030	1.64	GC	P-C-C	Vacant						
<i>Subtotal</i>	<i>10.79</i>				15-25	216			216	
49902133	18.57	GC	C-2	Vacant	25	371*			371	Located within Mixed Use Overlay (Focus Area 3: Shaw Avenue Corridor).
43050053	6.25	GC	C-2	Vacant	25	125*			125	Located within Mixed Use Overlay (Focus Area 3: Shaw Avenue Corridor).
43050019	2.52	GC	C-2	Vacant	25	50*			50	Located within Mixed Use Overlay (Focus Area 3: Shaw Avenue Corridor).
43003138S	2.19	GC	C-2	Vacant		44*			44	Located within Mixed Use Overlay (Focus Area 3: Shaw Avenue Corridor).
42004036T	2.23	GC	C-2							Located within Mixed Use Overlay (Focus Area 3: Shaw Avenue Corridor).
42004056T	1.02	GC	C-2							
42004046T	1.01	GC	C-2							
42004055T	1.01	GC	C-2							
42004050T	0.98	GC	C-2							
49902136	0.78	GC	C-2							
<i>Subtotal</i>	<i>7.03</i>			Vacant	25	141*			141	
56403215	19.55	MU-BC	R1-AH	Vacant	25	391*			391	Located within Mixed Use Overlay (Focus Area 6, R and T Business Park Phase 3, Locan Ave).

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
56403211S	1.95	MU-BC	R1-AH	Vacant	25	39*			39	Located within Mixed Use Overlay (Focus Area 6, R and T Business Park Phase 3, Locan Ave).
56403213S	2.39	MU-BC	R1-AH	Vacant	25	48*			48	Located within Mixed Use Overlay (Focus Area 6, R and T Business Park Phase 3, Locan Ave).
56501105	2.22	MU-BC	R1-AH	Vacant	25	44*			44	Located within Mixed Use Overlay (Focus Area 6, R and T Business Park Phase 3, Locan Ave).
55503208	19.75	MHDR	R-2	Vacant	7-15		237		237	Annexed
55503207	19.75	MHDR	R-2	Vacant	7-15		237		237	Annexed
55503206	19.20	MHDR	R-2	Vacant	7-15		230		230	Annexed
55503205	19.20	MHDR	R-2	Vacant	7-15		230		230	Annexed
31030062	18.56	MHDR	R-2	Vacant	7-15		222		222	Annexed
55405153	2.45	MDR	R-2	Vacant	4-7		12		12	Annexed
55405161	2.34	MDR	R-2	Vacant	4-7		11		11	Annexed
55405159	2.08	MDR	R-2	Vacant	4-7		10		10	Annexed
55405171	1.20	MDR	R-2	Vacant	4-7		6		6	Annexed
55405148	1.11	MDR	R-2	Vacant	4-7		5		5	Annexed
5540514227	0.21	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514218	0.16	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514213	0.15	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514231	0.15	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514010	0.15	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514216	0.14	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514228	0.13	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514202	0.13	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514226	0.13	MDR	R-2	Vacant	4-7		1		1	Annexed

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540514232	0.13	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515201	0.13	MDR	R-2	Vacant	4-7		1		1	Annexed
5540517101	0.13	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514215	0.12	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514203	0.12	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514224	0.12	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514011	0.12	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514204	0.11	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514214	0.11	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510817	0.11	MDR	R-2	Vacant	4-7		1		1	Annexed
5540517102	0.11	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514009	0.11	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514019	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514013	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514020	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514025	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514017	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514018	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514014	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514212	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514807	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514808	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514210	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514806	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514805	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514209	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540514803	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514804	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514208	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514207	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514802	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514801	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514221	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514222	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514231	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514220	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515211	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514225	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515220	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514224	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514228	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514233	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515210	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515201	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514223	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515212	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540517103	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540517104	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540517105	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514226	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514225	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514227	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540514229	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514230	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514001	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514012	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514022	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514023	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514021	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514024	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514218	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514219	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514206	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514205	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514230	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514229	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515212	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515213	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515214	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515215	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515216	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515217	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515218	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515219	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515209	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515208	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515207	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515206	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540515205	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515204	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515203	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515202	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515211	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515210	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515209	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515208	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515207	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515206	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515205	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515204	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515203	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515202	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514008	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514008	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514007	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514006	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514005	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514004	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514003	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514002	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514016	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510816	0.07	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510616	0.06	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510818	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540510819	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510815	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510814	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510820	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510821	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510677	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510676	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510675	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510674	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510673	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510712	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510711	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510710	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510709	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510708	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510813	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510707	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510701	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510657	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510682	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510812	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510822	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510823	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510672	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510671	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510670	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540510669	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510668	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510706	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510705	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510704	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510703	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510702	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510811	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510810	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510824	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510825	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510667	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510666	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510665	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510664	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510663	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510662	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510661	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510660	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510659	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510658	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510809	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510608	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510808	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510826	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510827	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540510656	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510655	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510654	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510653	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510652	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510651	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510650	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510649	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510648	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510647	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510646	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510607	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510807	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510606	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510806	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510828	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510829	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510645	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510644	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510643	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510642	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510605	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510805	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510641	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510640	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510639	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540510638	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510637	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510804	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510604	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510830	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510831	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510636	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510635	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510634	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510633	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510632	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510631	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510630	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510629	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510628	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510803	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510603	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510802	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510602	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510801	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510832	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510833	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510627	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510626	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510625	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510624	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540510623	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510622	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510621	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510620	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510619	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510618	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510617	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510601	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510609	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510610	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510611	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510612	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510613	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510614	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510615	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510713	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510714	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510715	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510716	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510717	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510718	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510719	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510678	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510679	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510680	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510681	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
55503201	32.53	MDR	R-1	Vacant	4-7			162	162	Annexed
55503210	19.76	MDR	R-1	Vacant	4-7			98	98	Annexed
55503209	19.17	MDR	R-1	Vacant	4-7			95	95	Annexed
31030034S	24.82	LDR	R-1	Vacant	2-4			74	74	Prezoned
31030037S	24.11	LDR	R-1-75	Vacant	2-4			72	72	Prezoned
31030032	1.32	LDR	R-1-75	Vacant	2-4			3	3	Prezoned
31030033	9.28	LDR	R-1-75	Vacant	2-4			27	27	Prezoned
55403045S	19.81	LDR	R-1	Vacant	2-4			59	59	Annexed
57101079S	9.03	LDR	R-1	Vacant	2-4			27	27	Annexed
57101001S	4.13	LDR	R-1	Vacant	2-4			12	12	Annexed
57101002S	4.13	LDR	R-1	Vacant	2-4			12	12	Annexed
55503203	3.60	LDR	R-1	Vacant	2-4			10	10	Annexed
55503204	0.89	LDR	R-1	Vacant	2-4			2	2	Annexed
55503202	0.83	LDR	R-1	Vacant	2-4			2	2	Annexed
55436072T	0.43	LDR	R-1	Vacant	2-4			1	1	Annexed
55436046	0.27	LDR	R-1	Vacant	2-4			1	1	Annexed
55436057	0.27	LDR	R-1	Vacant	2-4			1	1	Annexed
55437214	0.25	LDR	R-1	Vacant	2-4			1	1	Annexed
55436048	0.23	LDR	R-1	Vacant	2-4			1	1	Annexed
55437333	0.23	LDR	R-1	Vacant	2-4			1	1	Annexed
55436030	0.23	LDR	R-1	Vacant	2-4			1	1	Annexed
55437311	0.23	LDR	R-1	Vacant	2-4			1	1	Annexed
55437417T	0.22	LDR	R-1	Vacant	2-4			1	1	Annexed
55436047	0.22	LDR	R-1	Vacant	2-4			1	1	Annexed
55436031	0.22	LDR	R-1	Vacant	2-4			1	1	Annexed
55437203	0.20	LDR	R-1	Vacant	2-4			1	1	Annexed

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
55437313	0.19	LDR	R-1	Vacant	2-4			1	1	Annexed
55437326	0.19	LDR	R-1	Vacant	2-4			1	1	Annexed
55436045	0.18	LDR	R-1	Vacant	2-4			1	1	Annexed
55436058	0.18	LDR	R-1	Vacant	2-4			1	1	Annexed
55437407	0.18	LDR	R-1	Vacant	2-4			1	1	Annexed
55436052	0.18	LDR	R-1	Vacant	2-4			1	1	Annexed
55436053	0.18	LDR	R-1	Vacant	2-4			1	1	Annexed
55436011	0.18	LDR	R-1	Vacant	2-4			1	1	Annexed
55437312	0.18	LDR	R-1	Vacant	2-4			1	1	Annexed
55437325	0.18	LDR	R-1	Vacant	2-4			1	1	Annexed
55437408	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437215	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437343	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437335	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437334	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437327	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55436050	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55436051	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55436056	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55436059	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55436015	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55436014	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55436012	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55436006	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437107	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437201	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
55437209	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437310	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437340	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437339	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437416	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437342	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437344	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436071	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436039	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436038	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436026	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436019	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436001	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436013	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436005	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436010	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437320	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437319	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437204	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437202	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437205	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437206	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437207	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437208	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437210	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437307	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
55437348	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437415	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437414	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437413	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437412	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437411	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437410	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437409	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437337	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437331	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436035	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437332	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437105	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437401	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436040	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436041	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436042	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436043	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436044	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436055	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436054	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436025	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436027	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436028	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436060	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436061	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
55436062	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436063	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436064	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436065	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436066	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436067	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436068	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436069	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436070	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436018	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436017	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436016	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436002	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436003	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436004	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437101	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436008	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436009	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437102	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437103	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437104	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437106	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437324	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437323	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437322	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437321	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
55437318	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437317	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437316	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437315	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437314	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437218	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437211	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437212	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437306	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437309	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437308	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437345	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437338	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437341	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437336	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436034	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436033	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437330	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436032	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437402	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437403	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437404	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437405	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437406	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436037	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436036	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed

Table 2B-4 Additional Rezoned Vacant Sites Counted Toward Fourth Cycle RHNA, Clovis

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
55437328	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436049	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436024	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436023	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436022	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436021	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436020	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436007	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437217	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437216	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437213	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437305	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437304	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437303	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437302	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437301	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437347	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437346	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437329	0.13	LDR	R-1	Vacant	2-4			1	1	Annexed
55436029	0.13	LDR	R-1	Vacant	2-4			1	1	Annexed.
Total						1,454*	1,443	817	3,919	

Source: City of Clovis, 2014

Note: *While these sites are appropriate for accommodating lower-income development, they do not meet the specific requirements of State law to be able to count them toward the Fourth Cycle unaccommodated need. Specifically, they do not have a minimum density standard of 20 units per acre. These sites are therefore not counted toward the City's Fourth Cycle RHNA, but are counted toward the Fifth Cycle RHNA, as described in the next section.

AB 1233 Carry-Over Analysis Summary

Table 2B-5 summarizes the AB 1233 carry-over analysis for Clovis. Based on units constructed, vacant sites identified in the 2008 Housing Element, and sites that were rezoned, prezoned, and annexed, Clovis meets its 4th Cycle RHNA in the moderate- and above moderate-income category, but has 4,425 units of unaccommodated need in the lower-income category. While the City rezoned a substantial amount of land at densities that could accommodate the lower-income RHNA, only the 717 units on sites zoned R-4 meet the State law requirements for adequate sites. Program X describes the City's program to accommodate the unaccommodated need from the Fourth Cycle RHNA.

Table 2B-5 AB 1233 Carry-Over Analysis Summary, Clovis, 2006-2013

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2006-2013 RHNA	1,637	1,638	2,354	2,681	7,073	15,383
Units Constructed 2006-2013 (Table 2B-2)			86	120	3,032	3,238
Vacant Sites Identified in 2008 Housing Element			401	2,430	6,315	4,945
Rezoned Vacant Sites that meet the program requirements*			717	1,677	817	7,108
Unaccommodated Need from 4th Cycle			4,425	0	0	4,425

*While the City rezoned sites that have capacity for 4,614 lower-income units, only the 717 units on sites zoned R-4 meet all the rezone program criteria.

Source: City of Clovis, 2014

Fifth Cycle Housing Element RHNA Analysis

For the Fifth Cycle Housing Element update, Clovis has been assigned a RHNA of 6,328 units, including 2,321 very low income units, 1,145 low income units, 1,018 moderate income units, and 1,844 above moderate income units.

Units Built or Under Construction

Since the RHNA projection period for the Fifth Cycle Housing Element runs from January 1, 2013, to December 31, 2023, the City of Clovis's RHNA can be reduced by the number of units built or under construction since January 1, 2013. According to the building permit data, the City issued building permits for 854 single family units, all of which were inventoried as above moderate-income.

Planned or Approved Projects

The City's RHNA can also be reduced by the number of new units in projects that are planned or approved, but not yet built. Table 2B-6 and Figure 2B-1 show an inventory of all residential projects that are (as of January 2015) approved or in the planning process and scheduled to be built by the end of the current Housing Element planning period (December 31, 2023). For each project the table shows the name of the development, number of units by income category, a description of the units, and the current status of the project.

Table 2B-6 Planned or Approved Projects, Clovis, January 2015

Project (APN)	Units by Income Level					Total Units	Description of Units	Status
	ELI	VLI	LI	MI	AMI			
SE Shaw and Stanford Senior Care and Living (499-031-38)			25		48	73	Deed-restricted senior units	Approved 4/16/14
Regal Development Group (495-222-08t and 11)				144		144	Moderate-income multifamily based on expected rents.	Approved 10/7/14
The Schussing Company (555-110-52)				49		49	Moderate-income multifamily based on expected rents.	Approved 10/30/14
1515 Escalon Avenue Apartments (491-091-19)				10		10	Moderate-income multifamily based on expected rents.	Pending
Total	0	0	25	203	48	276		

Source: City of Clovis, January 2015.

Vacant Land

The Clovis Housing Element sites inventory uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:
 - **Lower-income (LI) Sites.** Sites at least 0.5 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned R-4, which allows up to 43 units per acre; R-3, which allows up to 25 units per acre; and MU, which allows up to 25 units per acre.
 - **Moderate-Income (MI) Sites.** Sites that are zoned R-2 allow 15 units per acre. Typical dwelling units include small apartments and other attached units. These areas were inventoried as feasible for moderate-income residential development. Sites that are less than 0.5 acres in size and zoned for R-4 or R-3 were deemed too small to be inventoried as lower-income since larger multifamily would not be feasible on these sites, and were instead inventoried as moderate-income.

- **Above Moderate-Income (AMI) Sites.** Sites within zones that allow only single family homes at lower densities were inventoried as above moderate-income units. This includes sites zoned for R-1, R-A, and R-R.
- **Assumptions for Mixed-use Zoning.** Clovis allows mixed use development within Specific Plan areas like Loma Vista and within its Mixed Use Overlay District. Planning Areas 1, 5, and 9 in the Loma Vista Master Plan area are designated Mixed Use Village (MU-V) and zoned Central Trading District (C-3). These areas allow for a combination of residential, retail, restaurants, and office space. Residential units are required to be located above the first floor and up to four stories, and the density range is 7 to 25 units per net acre. Sites within these three planning areas were inventoried as lower-income at 20 units per acre, which is 80 percent of the maximum allowed density.

Clovis also allows mixed use within established mixed use overlay focus areas. Per the Development Code Section 9.18.040, developments in these areas must comply with General Plan Table LU-4 and Figure LU-4. Figure LU-4 establishes the locations of the focus areas and Table LU-4 provides development standards for each Focus Area shown in Figure LU-4. The three areas relevant to the sites inventory are Focus Area 2, 3, and 6.

- Focus Area 2 is located east of SR 168, south of Herndon Ave., west of N Clovis Ave., and north of the rail trail. Table LU-4 in the General Plan allows high density residential and mixed use development at 25 units per acre. Residential development is only permitted as part of a vertically-mixed use building above the ground floor with a maximum of four stories. In addition, all residential shall not be within 100 feet of Clovis Avenue or Herndon Avenue and shall not be within 500 feet of the freeway, excluding off-ramps. Vacant sites that meet these standards were inventoried as lower-income at 20 units per acre, which is 80 percent of the maximum allowed density.
- Focus Area 3 is located along Shaw Avenue in southwest Clovis. Table LU-4 in the General Plan allows for stand-alone high density residential, live/work, and mixed use development at 25 units per acre. Vacant sites in this area were inventoried as lower-income at 20 units per acre, which is 80 percent of the maximum allowed density. The City is in the process of preparing the Shaw Avenue Corridor Plan for this area of the city.
- Focus Area 6, also known as Research and Technology Business Park Phase 3, is located along SR 168 in northeast Clovis. Table LU-4 in the General Plan allows for live/work uses on the parcels south of Neese Avenue on Locan Avenue at 25 units per acre. Vacant sites in this area were inventoried as lower-income at 20 units per acre, which is 80 percent of the maximum allowed density.

- **Development Potential.** For sites zoned R-4, which allows up to 43 units per acre, the inventory assumes build out of 70 percent of the maximum permitted density. The inventory assumes build-out of 80 percent of the maximum permitted density for all other sites. This estimate is fairly consistent with suburban development and the City's development standards are not considered excessive. Using an average density at 80 percent of maximum allowable density represents the mid-range density of each zone. The Clovis General Plan, adopted in 2014, encourages mixed-use developments with a variety of housing types, and provides support for higher density housing in mixed-use areas and urban centers. Mixed-use and higher-density development is a main focus of the City's new General Plan and the primary tool for revitalizing older areas of the city and creating urban cores in the new development areas.

The rezoned sites shown in the Fourth Cycle RHNA Analysis (Table 2B-3 and Table 2B-4) are available to accommodate the Fifth Cycle RHNA. Table 2B-7 identifies vacant sites that are not shown in either Table 2B-3 and Table 2B-4 because they were already zoned for residential or mixed-use development. The locations of *all* vacant sites are shown in Figure 2B-1. Based on permitted densities and the assumptions described above, the sites identified in Tables 2B-3, 4, 6, and 7 can accommodate an estimated 9,641 units, including 4,614 lower-income units, 2,951 moderate-income units, and 2,000 above moderate-income units. All of these sites are outside of FEMA 100-year flood zones and do not have other environmental constraints that could hinder future development.

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
42014211	0.23	HDR	R-4	Vacant						None
42014212	0.23	HDR	R-4	Vacant						None
<i>Subtotal</i>	<i>0.46</i>				<i>25-43</i>		<i>14</i>		<i>14</i>	<i>None</i>
49217311T	0.34	R-3	H	Vacant	15-25		6		6	None
49717107	0.23	R-3	H	Vacant	15-25		4		4	None
49217310T	0.17	R-3	H	Vacant	15-25		3		3	None
49217309T	0.17	R-3	H	Vacant	15-25		3		3	None
49207501T	1.19	R-3	MU	Vacant	15-25	23			23	None
55214121T	0.31	MDR	R-2	Vacant	7-15		3		3	None
56001038	1.95	MDR	R-2	Vacant	7-15		23		23	None
56001040	15.79	MU-V	R-2	Vacant	7-15		189		189	None
55804184	5.48	MDR	R-2	Vacant	7-15		65		65	None
41006220T	0.16	MH	R-2-A	Vacant	7-15		1		1	None
49132009	0.20	MH	R-2	Vacant	7-15		2		2	None
49213105	0.34	H	R-3	Vacant	7-15		4		4	None
49707207	0.26	H	R-3	Vacant	7-15		3		3	None
49707206	0.13	H	R-3	Vacant	7-15		1		1	None
49219435	0.19	C	R-2-A	Vacant	7-15		2		2	None
49707205	0.13	H	R-3	Vacant	7-15		1		1	None
31030072	29.13	M	R-2	Vacant	7-15		349		349	None
31030071	13.82	M	R-2	Vacant	7-15		165		165	None
31030050	16.66	MH	R-2	Vacant	7-15		199		199	None
56313275	7.99	MH	R-2	Vacant	7-15		95		95	None
55315028	5.57	MH	R-2	Vacant	7-15		66		66	None
41006211	1.92	MH	R-2	Vacant	7-15		23		23	None
41006210	1.50	MH	R-2	Vacant	7-15		17		17	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55233054	0.76	MH	R-2	Vacant	7-15		9		9	None
55233053	0.69	MH	R-2	Vacant	7-15		8		8	None
49132055	0.20	MH	R-2	Vacant	7-15		2		2	None
49132018	0.18	MH	R-2	Vacant	7-15		2		2	None
55828322S	0.03	MH	R-2	Vacant	7-15		1		1	None
55828323S	0.03	MH	R-2	Vacant	7-15		1		1	None
55033043	0.03	MU	R-2	Vacant	7-15		1		1	None
55036031	0.03	MU	R-2	Vacant	7-15		1		1	None
55036049	0.03	MU	R-2	Vacant	7-15		1		1	None
55033034	0.03	MU	R-2	Vacant	7-15		1		1	None
55034058	0.03	MU	R-2	Vacant	7-15		1		1	None
55036007	0.03	MU	R-2	Vacant	7-15		1		1	None
55034013	0.03	MU	R-2	Vacant	7-15		1		1	None
55034043	0.03	MU	R-2	Vacant	7-15		1		1	None
55034007	0.03	MU	R-2	Vacant	7-15		1		1	None
55034073	0.03	MU	R-2	Vacant	7-15		1		1	None
55035004	0.03	MU	R-2	Vacant	7-15		1		1	None
55033037	0.03	MU	R-2	Vacant	7-15		1		1	None
55036019	0.03	MU	R-2	Vacant	7-15		1		1	None
55034061	0.03	MU	R-2	Vacant	7-15		1		1	None
55033025	0.03	MU	R-2	Vacant	7-15		1		1	None
55034028	0.03	MU	R-2	Vacant	7-15		1		1	None
55034049	0.03	MU	R-2	Vacant	7-15		1		1	None
55034031	0.03	MU	R-2	Vacant	7-15		1		1	None
55036022	0.03	MU	R-2	Vacant	7-15		1		1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55034046	0.03	MU	R-2	Vacant	7-15		1		1	None
55034016	0.03	MU	R-2	Vacant	7-15		1		1	None
55036070	0.03	MU	R-2	Vacant	7-15		1		1	None
55034055	0.03	MU	R-2	Vacant	7-15		1		1	None
55034034	0.03	MU	R-2	Vacant	7-15		1		1	None
55033016	0.03	MU	R-2	Vacant	7-15		1		1	None
55033022	0.03	MU	R-2	Vacant	7-15		1		1	None
55036067	0.03	MU	R-2	Vacant	7-15		1		1	None
55033010	0.03	MU	R-2	Vacant	7-15		1		1	None
55034037	0.03	MU	R-2	Vacant	7-15		1		1	None
55033007	0.03	MU	R-2	Vacant	7-15		1		1	None
55034040	0.03	MU	R-2	Vacant	7-15		1		1	None
55034052	0.03	MU	R-2	Vacant	7-15		1		1	None
55033049	0.03	MU	R-2	Vacant	7-15		1		1	None
55036028	0.03	MU	R-2	Vacant	7-15		1		1	None
55034004	0.03	MU	R-2	Vacant	7-15		1		1	None
55033001	0.03	MU	R-2	Vacant	7-15		1		1	None
55033013	0.03	MU	R-2	Vacant	7-15		1		1	None
55036025	0.03	MU	R-2	Vacant	7-15		1		1	None
55036037	0.03	MU	R-2	Vacant	7-15		1		1	None
55036040	0.03	MU	R-2	Vacant	7-15		1		1	None
55033028	0.03	MU	R-2	Vacant	7-15		1		1	None
55035013	0.03	MU	R-2	Vacant	7-15		1		1	None
55034067	0.03	MU	R-2	Vacant	7-15		1		1	None
55034025	0.03	MU	R-2	Vacant	7-15		1		1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55036058	0.03	MU	R-2	Vacant	7-15		1		1	None
55036004	0.03	MU	R-2	Vacant	7-15		1		1	None
55037001	0.03	MU	R-2	Vacant	7-15		1		1	None
55035001	0.03	MU	R-2	Vacant	7-15		1		1	None
55035007	0.03	MU	R-2	Vacant	7-15		1		1	None
55037007	0.03	MU	R-2	Vacant	7-15		1		1	None
55036061	0.03	MU	R-2	Vacant	7-15		1		1	None
55033046	0.03	MU	R-2	Vacant	7-15		1		1	None
55034064	0.03	MU	R-2	Vacant	7-15		1		1	None
55036055	0.03	MU	R-2	Vacant	7-15		1		1	None
55033004	0.03	MU	R-2	Vacant	7-15		1		1	None
55036046	0.03	MU	R-2	Vacant	7-15		1		1	None
55034070	0.03	MU	R-2	Vacant	7-15		1		1	None
55037010	0.03	MU	R-2	Vacant	7-15		1		1	None
55036034	0.03	MU	R-2	Vacant	7-15		1		1	None
55033040	0.03	MU	R-2	Vacant	7-15		1		1	None
55034001	0.03	MU	R-2	Vacant	7-15		1		1	None
55033019	0.03	MU	R-2	Vacant	7-15		1		1	None
55033031	0.03	MU	R-2	Vacant	7-15		1		1	None
55034076	0.03	MU	R-2	Vacant	7-15		1		1	None
55034022	0.03	MU	R-2	Vacant	7-15		1		1	None
55036001	0.03	MU	R-2	Vacant	7-15		1		1	None
55034019	0.03	MU	R-2	Vacant	7-15		1		1	None
55036043	0.03	MU	R-2	Vacant	7-15		1		1	None
55037004	0.03	MU	R-2	Vacant	7-15		1		1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55037013	0.03	MU	R-2	Vacant	7-15		1		1	None
55034010	0.03	MU	R-2	Vacant	7-15		1		1	None
55036052	0.03	MU	R-2	Vacant	7-15		1		1	None
55036064	0.03	MU	R-2	Vacant	7-15		1		1	None
55036069	0.02	MU	R-2	Vacant	7-15		1		1	None
55036024	0.02	MU	R-2	Vacant	7-15		1		1	None
55035033	0.02	MU	R-2	Vacant	7-15		1		1	None
55036036	0.02	MU	R-2	Vacant	7-15		1		1	None
55036048	0.02	MU	R-2	Vacant	7-15		1		1	None
55033048	0.02	MU	R-2	Vacant	7-15		1		1	None
55037006	0.02	MU	R-2	Vacant	7-15		1		1	None
55036006	0.02	MU	R-2	Vacant	7-15		1		1	None
55034072	0.02	MU	R-2	Vacant	7-15		1		1	None
55034069	0.02	MU	R-2	Vacant	7-15		1		1	None
55033042	0.02	MU	R-2	Vacant	7-15		1		1	None
55034048	0.02	MU	R-2	Vacant	7-15		1		1	None
55035027	0.02	MU	R-2	Vacant	7-15		1		1	None
55034009	0.02	MU	R-2	Vacant	7-15		1		1	None
55033003	0.02	MU	R-2	Vacant	7-15		1		1	None
55036021	0.02	MU	R-2	Vacant	7-15		1		1	None
55033051	0.02	MU	R-2	Vacant	7-15		1		1	None
55035012	0.02	MU	R-2	Vacant	7-15		1		1	None
55033009	0.02	MU	R-2	Vacant	7-15		1		1	None
55035030	0.02	MU	R-2	Vacant	7-15		1		1	None
55034060	0.02	MU	R-2	Vacant	7-15		1		1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55035015	0.02	MU	R-2	Vacant	7-15		1		1	None
55036018	0.02	MU	R-2	Vacant	7-15		1		1	None
55034066	0.02	MU	R-2	Vacant	7-15		1		1	None
55034042	0.02	MU	R-2	Vacant	7-15		1		1	None
55034012	0.02	MU	R-2	Vacant	7-15		1		1	None
55034039	0.02	MU	R-2	Vacant	7-15		1		1	None
55034045	0.02	MU	R-2	Vacant	7-15		1		1	None
55034030	0.02	MU	R-2	Vacant	7-15		1		1	None
55033024	0.02	MU	R-2	Vacant	7-15		1		1	None
55037009	0.02	MU	R-2	Vacant	7-15		1		1	None
55034003	0.02	MU	R-2	Vacant	7-15		1		1	None
55033039	0.02	MU	R-2	Vacant	7-15		1		1	None
55037012	0.02	MU	R-2	Vacant	7-15		1		1	None
55035024	0.02	MU	R-2	Vacant	7-15		1		1	None
55036039	0.02	MU	R-2	Vacant	7-15		1		1	None
55034078	0.02	MU	R-2	Vacant	7-15		1		1	None
55035003	0.02	MU	R-2	Vacant	7-15		1		1	None
55033015	0.02	MU	R-2	Vacant	7-15		1		1	None
55034054	0.02	MU	R-2	Vacant	7-15		1		1	None
55034036	0.02	MU	R-2	Vacant	7-15		1		1	None
55035036	0.02	MU	R-2	Vacant	7-15		1		1	None
55034027	0.02	MU	R-2	Vacant	7-15		1		1	None
55036030	0.02	MU	R-2	Vacant	7-15		1		1	None
55033018	0.02	MU	R-2	Vacant	7-15		1		1	None
55033045	0.02	MU	R-2	Vacant	7-15		1		1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55034018	0.02	MU	R-2	Vacant	7-15		1		1	None
55033012	0.02	MU	R-2	Vacant	7-15		1		1	None
55036027	0.02	MU	R-2	Vacant	7-15		1		1	None
55033021	0.02	MU	R-2	Vacant	7-15		1		1	None
55034021	0.02	MU	R-2	Vacant	7-15		1		1	None
55035021	0.02	MU	R-2	Vacant	7-15		1		1	None
55034024	0.02	MU	R-2	Vacant	7-15		1		1	None
55033033	0.02	MU	R-2	Vacant	7-15		1		1	None
55034063	0.02	MU	R-2	Vacant	7-15		1		1	None
55036063	0.02	MU	R-2	Vacant	7-15		1		1	None
55033030	0.02	MU	R-2	Vacant	7-15		1		1	None
55036054	0.02	MU	R-2	Vacant	7-15		1		1	None
55034015	0.02	MU	R-2	Vacant	7-15		1		1	None
55033006	0.02	MU	R-2	Vacant	7-15		1		1	None
55037015	0.02	MU	R-2	Vacant	7-15		1		1	None
55036012	0.02	MU	R-2	Vacant	7-15		1		1	None
55036060	0.02	MU	R-2	Vacant	7-15		1		1	None
55033036	0.02	MU	R-2	Vacant	7-15		1		1	None
55035018	0.02	MU	R-2	Vacant	7-15		1		1	None
55033027	0.02	MU	R-2	Vacant	7-15		1		1	None
55037003	0.02	MU	R-2	Vacant	7-15		1		1	None
55036033	0.02	MU	R-2	Vacant	7-15		1		1	None
55036051	0.02	MU	R-2	Vacant	7-15		1		1	None
55036015	0.02	MU	R-2	Vacant	7-15		1		1	None
55034033	0.02	MU	R-2	Vacant	7-15		1		1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55034006	0.02	MU	R-2	Vacant	7-15		1		1	None
55034075	0.02	MU	R-2	Vacant	7-15		1		1	None
55034057	0.02	MU	R-2	Vacant	7-15		1		1	None
55036042	0.02	MU	R-2	Vacant	7-15		1		1	None
55034051	0.02	MU	R-2	Vacant	7-15		1		1	None
55034056	0.02	MU	R-2	Vacant	7-15		1		1	None
55034077	0.02	MU	R-2	Vacant	7-15		1		1	None
55036056	0.02	MU	R-2	Vacant	7-15		1		1	None
55034032	0.02	MU	R-2	Vacant	7-15		1		1	None
55035005	0.02	MU	R-2	Vacant	7-15		1		1	None
55034017	0.02	MU	R-2	Vacant	7-15		1		1	None
55037002	0.02	MU	R-2	Vacant	7-15		1		1	None
55034005	0.02	MU	R-2	Vacant	7-15		1		1	None
55034014	0.02	MU	R-2	Vacant	7-15		1		1	None
55034050	0.02	MU	R-2	Vacant	7-15		1		1	None
55034023	0.02	MU	R-2	Vacant	7-15		1		1	None
55033020	0.02	MU	R-2	Vacant	7-15		1		1	None
55033050	0.02	MU	R-2	Vacant	7-15		1		1	None
55033011	0.02	MU	R-2	Vacant	7-15		1		1	None
55035035	0.02	MU	R-2	Vacant	7-15		1		1	None
55033026	0.02	MU	R-2	Vacant	7-15		1		1	None
55036032	0.02	MU	R-2	Vacant	7-15		1		1	None
55033032	0.02	MU	R-2	Vacant	7-15		1		1	None
55037008	0.02	MU	R-2	Vacant	7-15		1		1	None
55034038	0.02	MU	R-2	Vacant	7-15		1		1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55034029	0.02	MU	R-2	Vacant	7-15		1		1	None
55033029	0.02	MU	R-2	Vacant	7-15		1		1	None
55036017	0.02	MU	R-2	Vacant	7-15		1		1	None
55037005	0.02	MU	R-2	Vacant	7-15		1		1	None
55036029	0.02	MU	R-2	Vacant	7-15		1		1	None
55033014	0.02	MU	R-2	Vacant	7-15		1		1	None
55035017	0.02	MU	R-2	Vacant	7-15		1		1	None
55035020	0.02	MU	R-2	Vacant	7-15		1		1	None
55035011	0.02	MU	R-2	Vacant	7-15		1		1	None
55036014	0.02	MU	R-2	Vacant	7-15		1		1	None
55033005	0.02	MU	R-2	Vacant	7-15		1		1	None
55033047	0.02	MU	R-2	Vacant	7-15		1		1	None
55037011	0.02	MU	R-2	Vacant	7-15		1		1	None
55035008	0.02	MU	R-2	Vacant	7-15		1		1	None
55036002	0.02	MU	R-2	Vacant	7-15		1		1	None
55033002	0.02	MU	R-2	Vacant	7-15		1		1	None
55034053	0.02	MU	R-2	Vacant	7-15		1		1	None
55034011	0.02	MU	R-2	Vacant	7-15		1		1	None
55035029	0.02	MU	R-2	Vacant	7-15		1		1	None
55036020	0.02	MU	R-2	Vacant	7-15		1		1	None
55035023	0.02	MU	R-2	Vacant	7-15		1		1	None
55036071	0.02	MU	R-2	Vacant	7-15		1		1	None
55033044	0.02	MU	R-2	Vacant	7-15		1		1	None
55036050	0.02	MU	R-2	Vacant	7-15		1		1	None
55036008	0.02	MU	R-2	Vacant	7-15		1		1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55033035	0.02	MU	R-2	Vacant	7-15		1		1	None
55036038	0.02	MU	R-2	Vacant	7-15		1		1	None
55036044	0.02	MU	R-2	Vacant	7-15		1		1	None
55036035	0.02	MU	R-2	Vacant	7-15		1		1	None
55036011	0.02	MU	R-2	Vacant	7-15		1		1	None
55033041	0.02	MU	R-2	Vacant	7-15		1		1	None
55036026	0.02	MU	R-2	Vacant	7-15		1		1	None
55034035	0.02	MU	R-2	Vacant	7-15		1		1	None
55034047	0.02	MU	R-2	Vacant	7-15		1		1	None
55037014	0.02	MU	R-2	Vacant	7-15		1		1	None
55034062	0.02	MU	R-2	Vacant	7-15		1		1	None
55035026	0.02	MU	R-2	Vacant	7-15		1		1	None
55034020	0.02	MU	R-2	Vacant	7-15		1		1	None
55034068	0.02	MU	R-2	Vacant	7-15		1		1	None
55034074	0.02	MU	R-2	Vacant	7-15		1		1	None
55033017	0.02	MU	R-2	Vacant	7-15		1		1	None
55034026	0.02	MU	R-2	Vacant	7-15		1		1	None
55033023	0.02	MU	R-2	Vacant	7-15		1		1	None
55034065	0.02	MU	R-2	Vacant	7-15		1		1	None
55033038	0.02	MU	R-2	Vacant	7-15		1		1	None
55034044	0.02	MU	R-2	Vacant	7-15		1		1	None
55036065	0.02	MU	R-2	Vacant	7-15		1		1	None
55034041	0.02	MU	R-2	Vacant	7-15		1		1	None
55033008	0.02	MU	R-2	Vacant	7-15		1		1	None
55034071	0.02	MU	R-2	Vacant	7-15		1		1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55034059	0.02	MU	R-2	Vacant	7-15		1		1	None
55034002	0.02	MU	R-2	Vacant	7-15		1		1	None
55034008	0.02	MU	R-2	Vacant	7-15		1		1	None
55035032	0.02	MU	R-2	Vacant	7-15		1		1	None
55036023	0.02	MU	R-2	Vacant	7-15		1		1	None
55310010T	3.24	M	R-1	Vacant	4-7			16	16	None
49110015S	2.51	M	R-1	Vacant	4-7			12	12	None
49906067T	2.47	M	R-1	Vacant	4-7			12	12	None
55302062	1.84	M	R-1	Vacant	4-7			9	9	None
49110030	0.96	M	R-1	Vacant	4-7			4	4	None
41006212	0.91	M	R-1	Vacant	4-7			4	4	None
49906010	0.87	M	R-1	Vacant	4-7			4	4	None
49906011T	0.87	M	R-1	Vacant	4-7			4	4	None
49713125	0.70	M	R-1	Vacant	4-7			3	3	None
55004117	0.66	M	R-1	Vacant	4-7			3	3	None
49219207	0.53	M	R-1	Vacant	4-7			2	2	None
49712324	0.48	M	R-1	Vacant	4-7			2	2	None
49213220	0.43	M	R-1	Vacant	4-7			2	2	None
49118310	0.40	M	R-1	Vacant	4-7			1	1	None
49110027	0.37	M	R-1	Vacant	4-7			1	1	None
49911020	0.35	M	R-1	Vacant	4-7			1	1	None
49911019	0.35	M	R-1	Vacant	4-7			1	1	None
49115311	0.35	M	R-1	Vacant	4-7			1	1	None
49220101	0.34	M	R-1	Vacant	4-7			1	1	None
49115319	0.33	M	R-1	Vacant	4-7			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
49709105	0.33	M	R-1	Vacant	4-7			1	1	None
49807050	0.33	M	R-1	Vacant	4-7			1	1	None
49117302	0.32	M	R-1	Vacant	4-7			1	1	None
49130122	0.32	M	R-1	Vacant	4-7			1	1	None
49119215	0.31	M	R-1	Vacant	4-7			1	1	None
49119116	0.31	M	R-1	Vacant	4-7			1	1	None
49209824	0.30	M	R-1	Vacant	4-7			1	1	None
49119201	0.29	M	R-1	Vacant	4-7			1	1	None
41051118T	0.27	M	R-1	Vacant	4-7			1	1	None
49116225	0.27	M	R-1	Vacant	4-7			1	1	None
49212117	0.26	M	R-1	Vacant	4-7			1	1	None
49118304	0.26	M	R-1	Vacant	4-7			1	1	None
5531004202	0.25	M	R-1	Vacant	4-7			1	1	None
49907117	0.24	M	R-1	Vacant	4-7			1	1	None
49117123	0.24	M	R-1	Vacant	4-7			1	1	None
49708405	0.24	M	R-1	Vacant	4-7			1	1	None
49118403	0.24	M	R-1	Vacant	4-7			1	1	None
49215206	0.24	M	R-1	Vacant	4-7			1	1	None
49214510	0.23	M	R-1	Vacant	4-7			1	1	None
49706217	0.23	M	R-1	Vacant	4-7			1	1	None
49706313	0.23	M	R-1	Vacant	4-7			1	1	None
49116217	0.23	M	R-1	Vacant	4-7			1	1	None
5531004201	0.23	M	R-1	Vacant	4-7			1	1	None
49708707	0.22	M	R-1	Vacant	4-7			1	1	None
49119109	0.22	M	R-1	Vacant	4-7			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
49119107	0.22	M	R-1	Vacant	4-7			1	1	None
5531004203	0.22	M	R-1	Vacant	4-7			1	1	None
5531004205	0.21	M	R-1	Vacant	4-7			1	1	None
49713120	0.21	M	R-1	Vacant	4-7			1	1	None
55528059	0.21	M	R-1	Vacant	4-7			1	1	None
49209825	0.21	M	R-1	Vacant	4-7			1	1	None
49209614	0.21	M	R-1	Vacant	4-7			1	1	None
49805101	0.21	M	R-1	Vacant	4-7			1	1	None
49219305	0.21	M	R-1	Vacant	4-7			1	1	None
5531004008	0.21	M	R-1	Vacant	4-7			1	1	None
49119228	0.20	M	R-1	Vacant	4-7			1	1	None
49709103	0.20	M	R-1	Vacant	4-7			1	1	None
49118225	0.20	M	R-1	Vacant	4-7			1	1	None
49709102	0.20	M	R-1	Vacant	4-7			1	1	None
49118226	0.20	M	R-1	Vacant	4-7			1	1	None
55529027	0.20	M	R-1	Vacant	4-7			1	1	None
5531004209	0.20	M	R-1	Vacant	4-7			1	1	None
49118203	0.19	M	R-1	Vacant	4-7			1	1	None
5531004206	0.19	M	R-1	Vacant	4-7			1	1	None
55529047	0.19	M	R-1	Vacant	4-7			1	1	None
49215426	0.19	M	R-1	Vacant	4-7			1	1	None
49711705	0.19	M	R-1	Vacant	4-7			1	1	None
5531004204	0.19	M	R-1	Vacant	4-7			1	1	None
5531004007	0.19	M	R-1	Vacant	4-7			1	1	None
5531004006	0.19	M	R-1	Vacant	4-7			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
49209809	0.19	M	R-1	Vacant	4-7			1	1	None
5531004208	0.18	M	R-1	Vacant	4-7			1	1	None
5531004207	0.18	M	R-1	Vacant	4-7			1	1	None
49208088	0.18	M	R-1	Vacant	4-7			1	1	None
49713129	0.18	M	R-1	Vacant	4-7			1	1	None
49713128	0.18	M	R-1	Vacant	4-7			1	1	None
49708110	0.18	M	R-1	Vacant	4-7			1	1	None
55529046	0.18	M	R-1	Vacant	4-7			1	1	None
55529048	0.18	M	R-1	Vacant	4-7			1	1	None
5531004302	0.18	M	R-1	Vacant	4-7			1	1	None
56406021	0.17	M	R-1	Vacant	4-7			1	1	None
5531004301	0.17	M	R-1	Vacant	4-7			1	1	None
49804004	0.17	M	R-1	Vacant	4-7			1	1	None
55423205	0.17	M	R-1	Vacant	4-7			1	1	None
49207205	0.17	M	R-1	Vacant	4-7			1	1	None
49213214	0.17	M	R-1	Vacant	4-7			1	1	None
49212104	0.17	M	R-1	Vacant	4-7			1	1	None
49220103	0.17	M	R-1	Vacant	4-7			1	1	None
49216107	0.17	M	R-1	Vacant	4-7			1	1	None
49215305	0.17	M	R-1	Vacant	4-7			1	1	None
49213309	0.17	M	R-1	Vacant	4-7			1	1	None
49219312T	0.17	M	R-1	Vacant	4-7			1	1	None
49219311T	0.17	M	R-1	Vacant	4-7			1	1	None
49216106	0.17	M	R-1	Vacant	4-7			1	1	None
49217316	0.17	M	R-1	Vacant	4-7			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
5531004005	0.17	M	R-1	Vacant	4-7			1	1	None
55423117	0.17	M	R-1	Vacant	4-7			1	1	None
49708605	0.17	M	R-1	Vacant	4-7			1	1	None
49708606	0.17	M	R-1	Vacant	4-7			1	1	None
49708608	0.17	M	R-1	Vacant	4-7			1	1	None
5531004001	0.16	M	R-1	Vacant	4-7			1	1	None
49706314	0.16	M	R-1	Vacant	4-7			1	1	None
55422408	0.16	M	R-1	Vacant	4-7			1	1	None
49117103	0.16	M	R-1	Vacant	4-7			1	1	None
49117316	0.16	M	R-1	Vacant	4-7			1	1	None
49117415	0.16	M	R-1	Vacant	4-7			1	1	None
49117319	0.16	M	R-1	Vacant	4-7			1	1	None
49117225	0.16	M	R-1	Vacant	4-7			1	1	None
49117410T	0.16	M	R-1	Vacant	4-7			1	1	None
49117409	0.16	M	R-1	Vacant	4-7			1	1	None
49117215	0.16	M	R-1	Vacant	4-7			1	1	None
49117325	0.16	M	R-1	Vacant	4-7			1	1	None
49117106	0.16	M	R-1	Vacant	4-7			1	1	None
49117330	0.16	M	R-1	Vacant	4-7			1	1	None
49713126	0.16	M	R-1	Vacant	4-7			1	1	None
49214513	0.16	M	R-1	Vacant	4-7			1	1	None
49118418	0.16	M	R-1	Vacant	4-7			1	1	None
49118312	0.16	M	R-1	Vacant	4-7			1	1	None
49118108	0.16	M	R-1	Vacant	4-7			1	1	None
49118318	0.16	M	R-1	Vacant	4-7			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
49118402	0.16	M	R-1	Vacant	4-7			1	1	None
49910033	0.16	M	R-1	Vacant	4-7			1	1	None
56040428	0.16	M	R-1	Vacant	4-7			1	1	None
49117329	0.16	M	R-1	Vacant	4-7			1	1	None
49117427	0.16	M	R-1	Vacant	4-7			1	1	None
49213312	0.16	M	R-1	Vacant	4-7			1	1	None
49805107	0.15	M	R-1	Vacant	4-7			1	1	None
49805106	0.15	M	R-1	Vacant	4-7			1	1	None
49117114	0.15	M	R-1	Vacant	4-7			1	1	None
5531003901	0.15	M	R-1	Vacant	4-7			1	1	None
49209804	0.15	M	R-1	Vacant	4-7			1	1	None
49209813	0.15	M	R-1	Vacant	4-7			1	1	None
49119117	0.15	M	R-1	Vacant	4-7			1	1	None
49118302	0.15	M	R-1	Vacant	4-7			1	1	None
49116220	0.15	M	R-1	Vacant	4-7			1	1	None
49116224	0.15	M	R-1	Vacant	4-7			1	1	None
49215419	0.15	M	R-1	Vacant	4-7			1	1	None
5531003908	0.15	M	R-1	Vacant	4-7			1	1	None
49119210	0.15	M	R-1	Vacant	4-7			1	1	None
5531004004	0.15	M	R-1	Vacant	4-7			1	1	None
49132040	0.15	M	R-1	Vacant	4-7			1	1	None
55423416	0.15	M	R-1	Vacant	4-7			1	1	None
49219552	0.15	M	R-1	Vacant	4-7			1	1	None
55422224	0.15	M	R-1	Vacant	4-7			1	1	None
56040318	0.15	M	R-1	Vacant	4-7			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
56040320	0.15	M	R-1	Vacant	4-7			1	1	None
56040319	0.15	M	R-1	Vacant	4-7			1	1	None
56040323	0.15	M	R-1	Vacant	4-7			1	1	None
56040322	0.15	M	R-1	Vacant	4-7			1	1	None
56040321	0.15	M	R-1	Vacant	4-7			1	1	None
49809346	0.15	M	R-1	Vacant	4-7			1	1	None
56040317	0.15	M	R-1	Vacant	4-7			1	1	None
55422303	0.15	M	R-1	Vacant	4-7			1	1	None
55423508	0.15	M	R-1	Vacant	4-7			1	1	None
55422302	0.15	M	R-1	Vacant	4-7			1	1	None
55423506	0.15	M	R-1	Vacant	4-7			1	1	None
55422304	0.15	M	R-1	Vacant	4-7			1	1	None
5531004003	0.14	M	R-1	Vacant	4-7			1	1	None
5531004002	0.14	M	R-1	Vacant	4-7			1	1	None
49119120	0.14	M	R-1	Vacant	4-7			1	1	None
49706322	0.14	M	R-1	Vacant	4-7			1	1	None
49706321	0.14	M	R-1	Vacant	4-7			1	1	None
49706212	0.14	M	R-1	Vacant	4-7			1	1	None
55423505	0.14	M	R-1	Vacant	4-7			1	1	None
55422301	0.14	M	R-1	Vacant	4-7			1	1	None
55423507	0.14	M	R-1	Vacant	4-7			1	1	None
49209607	0.14	M	R-1	Vacant	4-7			1	1	None
49209621	0.14	M	R-1	Vacant	4-7			1	1	None
49209620	0.14	M	R-1	Vacant	4-7			1	1	None
49215316	0.14	M	R-1	Vacant	4-7			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
49219211	0.14	M	R-1	Vacant	4-7			1	1	None
5531003904	0.14	M	R-1	Vacant	4-7			1	1	None
5531003906	0.14	M	R-1	Vacant	4-7			1	1	None
5531003907	0.14	M	R-1	Vacant	4-7			1	1	None
5531003902	0.14	M	R-1	Vacant	4-7			1	1	None
5531003905	0.14	M	R-1	Vacant	4-7			1	1	None
5531003903	0.14	M	R-1	Vacant	4-7			1	1	None
55423415	0.14	M	R-1	Vacant	4-7			1	1	None
55423414	0.14	M	R-1	Vacant	4-7			1	1	None
55423413	0.14	M	R-1	Vacant	4-7			1	1	None
49118218	0.14	M	R-1	Vacant	4-7			1	1	None
55422222	0.14	M	R-1	Vacant	4-7			1	1	None
55422317	0.14	M	R-1	Vacant	4-7			1	1	None
55422313	0.14	M	R-1	Vacant	4-7			1	1	None
55422218	0.14	M	R-1	Vacant	4-7			1	1	None
55423304	0.14	M	R-1	Vacant	4-7			1	1	None
49215425	0.14	M	R-1	Vacant	4-7			1	1	None
55422314	0.14	M	R-1	Vacant	4-7			1	1	None
55422217	0.14	M	R-1	Vacant	4-7			1	1	None
55422223	0.14	M	R-1	Vacant	4-7			1	1	None
49219542	0.14	M	R-1	Vacant	4-7			1	1	None
49709112	0.13	M	R-1	Vacant	4-7			1	1	None
49711116	0.13	M	R-1	Vacant	4-7			1	1	None
49711112	0.13	M	R-1	Vacant	4-7			1	1	None
49118105	0.12	M	R-1	Vacant	4-7			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
49118102	0.12	M	R-1	Vacant	4-7			1	1	None
43030263	0.11	M	R-1	Vacant	4-7			1	1	None
43030259	0.11	M	R-1	Vacant	4-7			1	1	None
43030245	0.11	M	R-1	Vacant	4-7			1	1	None
49115352	0.11	M	R-1	Vacant	4-7			1	1	None
49906049	0.11	M	R-1	Vacant	4-7			1	1	None
49115343	0.11	M	R-1	Vacant	4-7			1	1	None
49706248	0.11	M	R-1	Vacant	4-7			1	1	None
49216112	0.11	M	R-1	Vacant	4-7			1	1	None
49706247	0.11	M	R-1	Vacant	4-7			1	1	None
49906056	0.10	M	R-1	Vacant	4-7			1	1	None
49706249	0.10	M	R-1	Vacant	4-7			1	1	None
49219526	0.10	M	R-1	Vacant	4-7			1	1	None
49219308	0.09	M	R-1	Vacant	4-7			1	1	None
49214516T	0.09	M	R-1	Vacant	4-7			1	1	None
49117247	0.08	M	R-1	Vacant	4-7			1	1	None
49219309	0.08	M	R-1	Vacant	4-7			1	1	None
49906055	0.07	M	R-1	Vacant	4-7			1	1	None
49706219	0.07	M	R-1	Vacant	4-7			1	1	None
49906050	0.07	M	R-1	Vacant	4-7			1	1	None
49906053	0.07	M	R-1	Vacant	4-7			1	1	None
49906052	0.07	M	R-1	Vacant	4-7			1	1	None
49706320	0.07	M	R-1	Vacant	4-7			1	1	None
49906051	0.07	M	R-1	Vacant	4-7			1	1	None
49906054	0.07	M	R-1	Vacant	4-7			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
49219214	0.07	M	R-1	Vacant	4-7			1	1	None
55029404	0.07	M	R-1	Vacant	4-7			1	1	None
49708510	0.06	M	R-1	Vacant	4-7			1	1	None
49708514	0.06	M	R-1	Vacant	4-7			1	1	None
56121245ST	0.06	M	R-1	Vacant	4-7			1	1	None
49112041ST	0.04	M	R-1	Vacant	4-7			1	1	None
49713122	0.04	M	R-1	Vacant	4-7			1	1	None
49711122	0.03	M	R-1	Vacant	4-7			1	1	None
49213313	0.31	M	R-3	Vacant	4-7			1	1	None
56206005	1.45	L	R-1-7500	Vacant	2-4			4	4	None
56206018	1.00	L	R-1-7500	Vacant	2-4			2	2	None
56206016	1.00	L	R-1-7500	Vacant	2-4			2	2	None
56206011	0.23	L	R-1-7500	Vacant	2-4			1	1	None
55005009	0.21	L	R-1-7500	Vacant	2-4			1	1	None
55027301	0.08	L	R-1-7500	Vacant	2-4			1	1	None
55221130	0.31	L	R-1-C	Vacant	2-4			1	1	None
55221127	0.30	L	R-1-C	Vacant	2-4			1	1	None
49938442	1.10	L	R-1	Vacant	2-4			3	3	None
49106171	1.05	L	R-1	Vacant	2-4			3	3	None
55204123S	0.94	L	R-1	Vacant	2-4			2	2	None
41044032	0.84	L	R-1	Vacant	2-4			2	2	None
49820108	0.81	L	R-1	Vacant	2-4			2	2	None
56051074	0.44	L	R-1	Vacant	2-4			1	1	None
49817202	0.41	L	R-1	Vacant	2-4			1	1	None
49817203	0.40	L	R-1	Vacant	2-4			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55524026	0.39	L	R-1	Vacant	2-4			1	1	None
49819106	0.37	L	R-1	Vacant	2-4			1	1	None
55516027	0.32	L	R-1	Vacant	2-4			1	1	None
55516020	0.31	L	R-1	Vacant	2-4			1	1	None
55516028	0.30	L	R-1	Vacant	2-4			1	1	None
31045034	0.29	L	R-1	Vacant	2-4			1	1	None
55516029	0.27	L	R-1	Vacant	2-4			1	1	None
55524004	0.25	L	R-1	Vacant	2-4			1	1	None
55516044	0.24	L	R-1	Vacant	2-4			1	1	None
55524012	0.23	L	R-1	Vacant	2-4			1	1	None
55516021	0.23	L	R-1	Vacant	2-4			1	1	None
55516024	0.22	L	R-1	Vacant	2-4			1	1	None
55516019	0.22	L	R-1	Vacant	2-4			1	1	None
55524001	0.22	L	R-1	Vacant	2-4			1	1	None
55524009	0.22	L	R-1	Vacant	2-4			1	1	None
56051015	0.22	L	R-1	Vacant	2-4			1	1	None
56051067	0.21	L	R-1	Vacant	2-4			1	1	None
55524005	0.21	L	R-1	Vacant	2-4			1	1	None
55516017	0.21	L	R-1	Vacant	2-4			1	1	None
56048117	0.20	L	R-1	Vacant	2-4			1	1	None
56051063	0.20	L	R-1	Vacant	2-4			1	1	None
56048116	0.20	L	R-1	Vacant	2-4			1	1	None
56051064	0.20	L	R-1	Vacant	2-4			1	1	None
56051017	0.20	L	R-1	Vacant	2-4			1	1	None
56051060	0.20	L	R-1	Vacant	2-4			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
56051040	0.20	L	R-1	Vacant	2-4			1	1	None
56051026	0.19	L	R-1	Vacant	2-4			1	1	None
56051053	0.19	L	R-1	Vacant	2-4			1	1	None
56051054	0.19	L	R-1	Vacant	2-4			1	1	None
56051027	0.19	L	R-1	Vacant	2-4			1	1	None
56051033	0.19	L	R-1	Vacant	2-4			1	1	None
56051028	0.19	L	R-1	Vacant	2-4			1	1	None
56051031	0.19	L	R-1	Vacant	2-4			1	1	None
56051029	0.19	L	R-1	Vacant	2-4			1	1	None
56051034	0.19	L	R-1	Vacant	2-4			1	1	None
56051050	0.18	L	R-1	Vacant	2-4			1	1	None
56051049	0.18	L	R-1	Vacant	2-4			1	1	None
56051061	0.18	L	R-1	Vacant	2-4			1	1	None
56051058	0.18	L	R-1	Vacant	2-4			1	1	None
56051062	0.18	L	R-1	Vacant	2-4			1	1	None
56051045	0.18	L	R-1	Vacant	2-4			1	1	None
56051057	0.18	L	R-1	Vacant	2-4			1	1	None
56051042	0.18	L	R-1	Vacant	2-4			1	1	None
56051046	0.18	L	R-1	Vacant	2-4			1	1	None
56051041	0.18	L	R-1	Vacant	2-4			1	1	None
56051065	0.18	L	R-1	Vacant	2-4			1	1	None
56051070	0.18	L	R-1	Vacant	2-4			1	1	None
56051066	0.18	L	R-1	Vacant	2-4			1	1	None
56051069	0.18	L	R-1	Vacant	2-4			1	1	None
49954019	0.16	L	R-1	Vacant	2-4			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
56003123S	15.93	L	R-1-7500	Vacant	2-4			47	47	None
55404019	9.32	L	R-1-7500	Vacant	2-4			27	27	None
55004224	7.55	L	R-1-7500	Vacant	2-4			22	22	None
31028025U	6.93	L	R-1-7500	Vacant	2-4			20	20	None
56303208	5.29	L	R-1-7500	Vacant	2-4			15	15	None
55402021	4.02	L	R-1-7500	Vacant	2-4			12	12	None
56102051S	3.94	L	R-1-7500	Vacant	2-4			11	11	None
56102050S	3.91	L	R-1-7500	Vacant	2-4			11	11	None
56303207	3.72	L	R-1-7500	Vacant	2-4			11	11	None
56002043	3.28	L	R-1-7500	Vacant	2-4			9	9	None
56003134S	3.01	L	R-1-7500	Vacant	2-4			9	9	None
56313222	2.47	L	R-1-7500	Vacant	2-4			7	7	None
56213321	2.37	L	R-1-7500	Vacant	2-4			7	7	None
56307011	2.30	L	R-1-7500	Vacant	2-4			6	6	None
55533314	2.28	L	R-1-7500	Vacant	2-4			6	6	None
56307033T	2.16	L	R-1-7500	Vacant	2-4			6	6	None
56307032T	1.98	L	R-1-7500	Vacant	2-4			5	5	None
56307030T	1.76	L	R-1-7500	Vacant	2-4			5	5	None
56314234	1.71	L	R-1-7500	Vacant	2-4			5	5	None
55906151S	1.06	L	R-1-7500	Vacant	2-4			3	3	None
56116127	0.82	L	R-1-7500	Vacant	2-4			2	2	None
55517057	0.77	L	R-1-7500	Vacant	2-4			2	2	None
55517058	0.77	L	R-1-7500	Vacant	2-4			2	2	None
55906149S	0.63	L	R-1-7500	Vacant	2-4			1	1	None
56017024	0.50	L	R-1-7500	Vacant	2-4			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
56313125T	0.46	L	R-1-7500	Vacant	2-4			1	1	None
31055016	0.41	L	R-1-7500	Vacant	2-4			1	1	None
55402022	0.38	L	R-1-7500	Vacant	2-4			1	1	None
55007310	0.37	L	R-1-7500	Vacant	2-4			1	1	None
55534311	0.33	L	R-1-7500	Vacant	2-4			1	1	None
55534312	0.33	L	R-1-7500	Vacant	2-4			1	1	None
55534313	0.32	L	R-1-7500	Vacant	2-4			1	1	None
55534310	0.31	L	R-1-7500	Vacant	2-4			1	1	None
56401416	0.30	L	R-1-7500	Vacant	2-4			1	1	None
55533231	0.29	L	R-1-7500	Vacant	2-4			1	1	None
55533235	0.28	L	R-1-7500	Vacant	2-4			1	1	None
55533308	0.28	L	R-1-7500	Vacant	2-4			1	1	None
55533230	0.28	L	R-1-7500	Vacant	2-4			1	1	None
31056208	0.28	L	R-1-7500	Vacant	2-4			1	1	None
56314230	0.28	L	R-1-7500	Vacant	2-4			1	1	None
31055017	0.27	L	R-1-7500	Vacant	2-4			1	1	None
55534501	0.27	L	R-1-7500	Vacant	2-4			1	1	None
55534307	0.27	L	R-1-7500	Vacant	2-4			1	1	None
55534317	0.26	L	R-1-7500	Vacant	2-4			1	1	None
55533234	0.26	L	R-1-7500	Vacant	2-4			1	1	None
55533232	0.26	L	R-1-7500	Vacant	2-4			1	1	None
56116216	0.25	L	R-1-7500	Vacant	2-4			1	1	None
55533303	0.25	L	R-1-7500	Vacant	2-4			1	1	None
55533229	0.25	L	R-1-7500	Vacant	2-4			1	1	None
55020241	0.25	L	R-1-7500	Vacant	2-4			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55931003S	0.24	L	R-1-7500	Vacant	2-4			1	1	None
55931011S	0.24	L	R-1-7500	Vacant	2-4			1	1	None
55533233	0.24	L	R-1-7500	Vacant	2-4			1	1	None
55534315	0.24	L	R-1-7500	Vacant	2-4			1	1	None
55534316	0.24	L	R-1-7500	Vacant	2-4			1	1	None
55533304	0.24	L	R-1-7500	Vacant	2-4			1	1	None
55931005S	0.24	L	R-1-7500	Vacant	2-4			1	1	None
56314228	0.24	L	R-1-7500	Vacant	2-4			1	1	None
56039039	0.23	L	R-1-7500	Vacant	2-4			1	1	None
55534101	0.23	L	R-1-7500	Vacant	2-4			1	1	None
55533301	0.23	L	R-1-7500	Vacant	2-4			1	1	None
55931006S	0.23	L	R-1-7500	Vacant	2-4			1	1	None
55534314	0.23	L	R-1-7500	Vacant	2-4			1	1	None
55534102	0.23	L	R-1-7500	Vacant	2-4			1	1	None
55534106	0.23	L	R-1-7500	Vacant	2-4			1	1	None
55534105	0.23	L	R-1-7500	Vacant	2-4			1	1	None
55534104	0.23	L	R-1-7500	Vacant	2-4			1	1	None
55534103	0.22	L	R-1-7500	Vacant	2-4			1	1	None
56314229	0.22	L	R-1-7500	Vacant	2-4			1	1	None
55534507	0.22	L	R-1-7500	Vacant	2-4			1	1	None
55533302	0.22	L	R-1-7500	Vacant	2-4			1	1	None
55533311	0.22	L	R-1-7500	Vacant	2-4			1	1	None
55533305	0.22	L	R-1-7500	Vacant	2-4			1	1	None
55534308	0.21	L	R-1-7500	Vacant	2-4			1	1	None
55534204	0.21	L	R-1-7500	Vacant	2-4			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55533307	0.21	L	R-1-7500	Vacant	2-4			1	1	None
55534305	0.21	L	R-1-7500	Vacant	2-4			1	1	None
55534502	0.21	L	R-1-7500	Vacant	2-4			1	1	None
55534504	0.21	L	R-1-7500	Vacant	2-4			1	1	None
55533212	0.21	L	R-1-7500	Vacant	2-4			1	1	None
56319123	0.21	L	R-1-7500	Vacant	2-4			1	1	None
55534306	0.21	L	R-1-7500	Vacant	2-4			1	1	None
55534205	0.21	L	R-1-7500	Vacant	2-4			1	1	None
55534309	0.21	L	R-1-7500	Vacant	2-4			1	1	None
55534209	0.20	L	R-1-7500	Vacant	2-4			1	1	None
56314225	0.20	L	R-1-7500	Vacant	2-4			1	1	None
55534208	0.20	L	R-1-7500	Vacant	2-4			1	1	None
55534304	0.20	L	R-1-7500	Vacant	2-4			1	1	None
56211202T	0.20	L	R-1-7500	Vacant	2-4			1	1	None
55534212	0.20	L	R-1-7500	Vacant	2-4			1	1	None
55534201	0.20	L	R-1-7500	Vacant	2-4			1	1	None
55533306	0.20	L	R-1-7500	Vacant	2-4			1	1	None
55424224	0.20	L	R-1-7500	Vacant	2-4			1	1	None
55424226	0.20	L	R-1-7500	Vacant	2-4			1	1	None
55424225	0.20	L	R-1-7500	Vacant	2-4			1	1	None
55424227	0.20	L	R-1-7500	Vacant	2-4			1	1	None
55534503	0.20	L	R-1-7500	Vacant	2-4			1	1	None
55534506	0.20	L	R-1-7500	Vacant	2-4			1	1	None
55534505	0.20	L	R-1-7500	Vacant	2-4			1	1	None
56314224	0.19	L	R-1-7500	Vacant	2-4			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55533215	0.19	L	R-1-7500	Vacant	2-4			1	1	None
56009108	0.19	L	R-1-7500	Vacant	2-4			1	1	None
55534206	0.19	L	R-1-7500	Vacant	2-4			1	1	None
55534211	0.19	L	R-1-7500	Vacant	2-4			1	1	None
31056101	0.19	L	R-1-7500	Vacant	2-4			1	1	None
55534207	0.19	L	R-1-7500	Vacant	2-4			1	1	None
56224006S	0.19	L	R-1-7500	Vacant	2-4			1	1	None
55534202	0.19	L	R-1-7500	Vacant	2-4			1	1	None
55533214	0.19	L	R-1-7500	Vacant	2-4			1	1	None
55533213	0.18	L	R-1-7500	Vacant	2-4			1	1	None
55534301	0.18	L	R-1-7500	Vacant	2-4			1	1	None
55534302	0.18	L	R-1-7500	Vacant	2-4			1	1	None
55534303	0.18	L	R-1-7500	Vacant	2-4			1	1	None
55534210	0.18	L	R-1-7500	Vacant	2-4			1	1	None
55534203	0.18	L	R-1-7500	Vacant	2-4			1	1	None
56224005S	0.18	L	R-1-7500	Vacant	2-4			1	1	None
55028115	0.15	L	R-1-7500	Vacant	2-4			1	1	None
56307029T	0.14	L	R-1-7500	Vacant	2-4			1	1	None
56017021	0.07	L	R-1-7500	Vacant	2-4			1	1	None
31054125T	0.04	L	R-1-7500	Vacant	2-4			1	1	None
55315012	1.33	L	R-1-7500	Vacant	4-7			6	6	None
55529007	0.23	L	R-1-7500	Vacant	4-7			1	1	None
56313236	1.48	MU	R-1-7500	Vacant	2-4			4	4	None
56307034T	3.38	L	R-1-7500	Vacant	2-4			10	10	None
56310404T	0.46	L	R-1-7500	Vacant	2-4			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55521068T	0.34	L	R-1-7500	Vacant	2-4			1	1	None
31049041	0.65	L	R-1-8500	Vacant	2-4			1	1	None
5580333221	0.59	L	R-1-8500	Vacant	2-4			1	1	None
5580333235	0.50	L	R-1-8500	Vacant	2-4			1	1	None
5580330115	0.45	L	R-1-8500	Vacant	2-4			1	1	None
5580330917	0.44	L	R-1-8500	Vacant	2-4			1	1	None
5580333006	0.43	L	R-1-8500	Vacant	2-4			1	1	None
5580333202	0.38	L	R-1-8500	Vacant	2-4			1	1	None
5580330116	0.37	L	R-1-8500	Vacant	2-4			1	1	None
5580330827	0.36	L	R-1-8500	Vacant	2-4			1	1	None
5580333238	0.36	L	R-1-8500	Vacant	2-4			1	1	None
5580330803	0.35	L	R-1-8500	Vacant	2-4			1	1	None
5580330804	0.35	L	R-1-8500	Vacant	2-4			1	1	None
5580330805	0.34	L	R-1-8500	Vacant	2-4			1	1	None
5580333234	0.34	L	R-1-8500	Vacant	2-4			1	1	None
5580333217	0.32	L	R-1-8500	Vacant	2-4			1	1	None
5580330817	0.31	L	R-1-8500	Vacant	2-4			1	1	None
5580333214	0.31	L	R-1-8500	Vacant	2-4			1	1	None
5580333220	0.31	L	R-1-8500	Vacant	2-4			1	1	None
5580333239	0.30	L	R-1-8500	Vacant	2-4			1	1	None
5580333007	0.30	L	R-1-8500	Vacant	2-4			1	1	None
5580330117	0.30	L	R-1-8500	Vacant	2-4			1	1	None
5580332903	0.29	L	R-1-8500	Vacant	2-4			1	1	None
5580333216	0.29	L	R-1-8500	Vacant	2-4			1	1	None
5580333203	0.29	L	R-1-8500	Vacant	2-4			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
5580333005	0.29	L	R-1-8500	Vacant	2-4			1	1	None
5580333236	0.29	L	R-1-8500	Vacant	2-4			1	1	None
5580333250	0.29	L	R-1-8500	Vacant	2-4			1	1	None
5580330801	0.28	L	R-1-8500	Vacant	2-4			1	1	None
5580330911	0.28	L	R-1-8500	Vacant	2-4			1	1	None
5580332906	0.28	L	R-1-8500	Vacant	2-4			1	1	None
5580332904	0.28	L	R-1-8500	Vacant	2-4			1	1	None
5580332905	0.28	L	R-1-8500	Vacant	2-4			1	1	None
5580330807	0.27	L	R-1-8500	Vacant	2-4			1	1	None
5580330802	0.27	L	R-1-8500	Vacant	2-4			1	1	None
5580332907	0.27	L	R-1-8500	Vacant	2-4			1	1	None
5580333012	0.27	L	R-1-8500	Vacant	2-4			1	1	None
5580332908	0.27	L	R-1-8500	Vacant	2-4			1	1	None
5580333004	0.26	L	R-1-8500	Vacant	2-4			1	1	None
5580333011	0.26	L	R-1-8500	Vacant	2-4			1	1	None
5580333213	0.26	L	R-1-8500	Vacant	2-4			1	1	None
5580330119	0.26	L	R-1-8500	Vacant	2-4			1	1	None
5580333013	0.26	L	R-1-8500	Vacant	2-4			1	1	None
5580330806	0.26	L	R-1-8500	Vacant	2-4			1	1	None
5580333215	0.26	L	R-1-8500	Vacant	2-4			1	1	None
5580333009	0.26	L	R-1-8500	Vacant	2-4			1	1	None
5580333008	0.26	L	R-1-8500	Vacant	2-4			1	1	None
5580333237	0.26	L	R-1-8500	Vacant	2-4			1	1	None
31049011	0.26	L	R-1-8500	Vacant	2-4			1	1	None
31049010	0.26	L	R-1-8500	Vacant	2-4			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
5580333249	0.26	L	R-1-8500	Vacant	2-4			1	1	None
5580330101	0.25	L	R-1-8500	Vacant	2-4			1	1	None
5580333014	0.25	L	R-1-8500	Vacant	2-4			1	1	None
5580333232	0.25	L	R-1-8500	Vacant	2-4			1	1	None
5580330808	0.25	L	R-1-8500	Vacant	2-4			1	1	None
5580330107	0.25	L	R-1-8500	Vacant	2-4			1	1	None
5580333222	0.24	L	R-1-8500	Vacant	2-4			1	1	None
5580330106	0.24	L	R-1-8500	Vacant	2-4			1	1	None
5580333204	0.24	L	R-1-8500	Vacant	2-4			1	1	None
5580330118	0.24	L	R-1-8500	Vacant	2-4			1	1	None
31049012	0.23	L	R-1-8500	Vacant	2-4			1	1	None
5580330114	0.23	L	R-1-8500	Vacant	2-4			1	1	None
5580330103	0.23	L	R-1-8500	Vacant	2-4			1	1	None
5580330102	0.23	L	R-1-8500	Vacant	2-4			1	1	None
5580333219	0.23	L	R-1-8500	Vacant	2-4			1	1	None
5580330126	0.23	L	R-1-8500	Vacant	2-4			1	1	None
5580330122	0.23	L	R-1-8500	Vacant	2-4			1	1	None
5580330123	0.23	L	R-1-8500	Vacant	2-4			1	1	None
5580330125	0.23	L	R-1-8500	Vacant	2-4			1	1	None
5580333245	0.23	L	R-1-8500	Vacant	2-4			1	1	None
5580333223	0.23	L	R-1-8500	Vacant	2-4			1	1	None
5580330104	0.23	L	R-1-8500	Vacant	2-4			1	1	None
31049014	0.22	L	R-1-8500	Vacant	2-4			1	1	None
5580333224	0.22	L	R-1-8500	Vacant	2-4			1	1	None
31049025	0.22	L	R-1-8500	Vacant	2-4			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
31049039	0.22	L	R-1-8500	Vacant	2-4			1	1	None
5580333225	0.22	L	R-1-8500	Vacant	2-4			1	1	None
5580333226	0.22	L	R-1-8500	Vacant	2-4			1	1	None
5580333227	0.22	L	R-1-8500	Vacant	2-4			1	1	None
5580333228	0.22	L	R-1-8500	Vacant	2-4			1	1	None
5580333229	0.22	L	R-1-8500	Vacant	2-4			1	1	None
5580333230	0.22	L	R-1-8500	Vacant	2-4			1	1	None
5580333231	0.22	L	R-1-8500	Vacant	2-4			1	1	None
31049067	0.22	L	R-1-8500	Vacant	2-4			1	1	None
5580330910	0.22	L	R-1-8500	Vacant	2-4			1	1	None
55204301	0.22	L	R-1-8500	Vacant	2-4			1	1	None
5580330916	0.22	L	R-1-8500	Vacant	2-4			1	1	None
5580330821	0.22	L	R-1-8500	Vacant	2-4			1	1	None
5580330120	0.22	L	R-1-8500	Vacant	2-4			1	1	None
5580330902	0.22	L	R-1-8500	Vacant	2-4			1	1	None
5580330112	0.21	L	R-1-8500	Vacant	2-4			1	1	None
5580330111	0.21	L	R-1-8500	Vacant	2-4			1	1	None
5580330909	0.21	L	R-1-8500	Vacant	2-4			1	1	None
5580330913	0.21	L	R-1-8500	Vacant	2-4			1	1	None
5580330915	0.21	L	R-1-8500	Vacant	2-4			1	1	None
5580330822	0.21	L	R-1-8500	Vacant	2-4			1	1	None
5580330823	0.21	L	R-1-8500	Vacant	2-4			1	1	None
5580330914	0.21	L	R-1-8500	Vacant	2-4			1	1	None
5580330824	0.21	L	R-1-8500	Vacant	2-4			1	1	None
5580330809	0.21	L	R-1-8500	Vacant	2-4			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
5580330810	0.21	L	R-1-8500	Vacant	2-4			1	1	None
5580330105	0.21	L	R-1-8500	Vacant	2-4			1	1	None
31049075	0.21	L	R-1-8500	Vacant	2-4			1	1	None
31049074	0.21	L	R-1-8500	Vacant	2-4			1	1	None
5580330108	0.21	L	R-1-8500	Vacant	2-4			1	1	None
5580330811	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330109	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330110	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330816	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580333211	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580333218	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580333248	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580333208	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580333246	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580333206	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580333205	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330121	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330124	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580333247	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580333209	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580333207	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580333210	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580333010	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330127	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330903	0.20	L	R-1-8500	Vacant	2-4			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
5580330904	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330812	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330905	0.20	L	R-1-8500	Vacant	2-4			1	1	None
55209010	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330908	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330813	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330906	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330814	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330907	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330826	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330912	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330825	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580330815	0.20	L	R-1-8500	Vacant	2-4			1	1	None
5580333212	0.20	L	R-1-8500	Vacant	2-4			1	1	None
55803308	0.19	L	R-1-8500	Vacant	2-4			1	1	None
5580330113	0.19	L	R-1-8500	Vacant	2-4			1	1	None
5580333201	0.14	L	R-1-8500	Vacant	2-4			1	1	None
5580333233	0.12	L	R-1-8500	Vacant	2-4			1	1	None
55221120S	0.50	L	R-1-9500	Vacant	2-4			1	1	None
49106190S	0.48	L	R-1-9500	Vacant	2-4			1	1	None
49106189	0.40	L	R-1-9500	Vacant	2-4			1	1	None
55932402	0.38	L	R-1-9500	Vacant	2-4			1	1	None
55932506	0.30	L	R-1-9500	Vacant	2-4			1	1	None
41054003	0.28	L	R-1-9500	Vacant	2-4			1	1	None
41054002	0.28	L	R-1-9500	Vacant	2-4			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
41054001	0.27	L	R-1-9500	Vacant	2-4			1	1	None
55932401	0.27	L	R-1-9500	Vacant	2-4			1	1	None
55932403	0.26	L	R-1-9500	Vacant	2-4			1	1	None
55932404	0.26	L	R-1-9500	Vacant	2-4			1	1	None
56117324	0.26	L	R-1-9500	Vacant	2-4			1	1	None
55932406	0.24	L	R-1-9500	Vacant	2-4			1	1	None
55932209S	0.24	L	R-1-9500	Vacant	2-4			1	1	None
55932310	0.23	L	R-1-9500	Vacant	2-4			1	1	None
41035510	0.22	L	R-1-9500	Vacant	2-4			1	1	None
55932405	0.22	L	R-1-9500	Vacant	2-4			1	1	None
55932507T	0.19	L	R-1-9500	Vacant	2-4			1	1	None
55923043ST	0.16	L	R-1-9500	Vacant	2-4			1	1	None
55217115	4.44	L	R-1-B	Vacant	2-4			13	13	None
55215034	1.41	L	R-1-B	Vacant	2-4			4	4	None
55229022	1.05	L	R-1-B	Vacant	2-4			3	3	None
55212034S	0.87	L	R-1-B	Vacant	2-4			2	2	None
55212040S	0.33	L	R-1-B	Vacant	2-4			1	1	None
55212037S	0.31	L	R-1-B	Vacant	2-4			1	1	None
55212008	0.31	L	R-1-B	Vacant	2-4			1	1	None
55212042S	0.29	L	R-1-B	Vacant	2-4			1	1	None
55220023S	0.28	L	R-1-B	Vacant	2-4			1	1	None
55220021S	0.28	L	R-1-B	Vacant	2-4			1	1	None
55217616	0.25	L	R-1-B	Vacant	2-4			1	1	None
55215036ST	0.18	L	R-1-B	Vacant	2-4			1	1	None
43059241	0.44	M	R-1-B	Vacant	2-4			1	1	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55222081	2.44	L	R-1-C	Vacant	2-4			7	7	None
55221212	2.18	L	R-1-C	Vacant	2-4			6	6	None
55221211	1.20	L	R-1-C	Vacant	2-4			3	3	None
55222065	0.72	L	R-1-C	Vacant	2-4			2	2	None
55234027	0.68	L	R-1-C	Vacant	2-4			2	2	None
55217369	0.66	L	R-1-C	Vacant	2-4			1	1	None
55222066	0.63	L	R-1-C	Vacant	2-4			1	1	None
55217432	0.44	L	R-1-C	Vacant	2-4			1	1	None
55222002	0.33	L	R-1-C	Vacant	2-4			1	1	None
55221134	0.30	L	R-1-C	Vacant	2-4			1	1	None
55222049	0.30	L	R-1-C	Vacant	2-4			1	1	None
55222027	0.26	L	R-1-C	Vacant	2-4			1	1	None
55217367	0.25	L	R-1-C	Vacant	2-4			1	1	None
55222030	0.25	L	R-1-C	Vacant	2-4			1	1	None
5580332901	0.52	VL	R-1-8500	Vacant	0.6-2			1	1	None
5580333003	0.41	VL	R-1-8500	Vacant	0.6-2			1	1	None
5580332902	0.41	VL	R-1-8500	Vacant	0.6-2			1	1	None
5580333001	0.41	VL	R-1-8500	Vacant	0.6-2			1	1	None
5580333002	0.41	VL	R-1-8500	Vacant	0.6-2			1	1	None
55402017	7.07	VL	R-1-AH	Vacant	0.6-2			14	14	None
55907020	5.96	VL	R-1-AH	Vacant	0.6-2			11	11	None
55905117	5.03	VL	R-1-AH	Vacant	0.6-2			10	10	None
55803315	5.00	VL	R-1-AH	Vacant	0.6-2			10	10	None
55907018	4.90	VL	R-1-AH	Vacant	0.6-2			9	9	None
55905116	4.86	VL	R-1-AH	Vacant	0.6-2			9	9	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55908025	4.79	VL	R-1-AH	Vacant	0.6-2			9	9	None
55802070	4.77	VL	R-1-AH	Vacant	0.6-2			9	9	None
55829005	4.28	VL	R-1-AH	Vacant	0.6-2			8	8	None
55802012	3.01	VL	R-1-AH	Vacant	0.6-2			6	6	None
55803320	2.51	VL	R-1-AH	Vacant	0.6-2			5	5	None
55402015	2.40	VL	R-1-AH	Vacant	0.6-2			4	4	None
55402014	2.40	VL	R-1-AH	Vacant	0.6-2			4	4	None
55802016	2.39	VL	R-1-AH	Vacant	0.6-2			4	4	None
55802015	2.39	VL	R-1-AH	Vacant	0.6-2			4	4	None
55802014	2.39	VL	R-1-AH	Vacant	0.6-2			4	4	None
55402016	2.21	VL	R-1-AH	Vacant	0.6-2			4	4	None
55908030	1.96	VL	R-1-AH	Vacant	0.6-2			3	3	None
55803303	1.38	VL	R-1-AH	Vacant	0.6-2			2	2	None
55803338S	4.51	VL	R-2	Vacant	0.6-2			9	9	None
55803328S	5.06	VL	R-3	Vacant	0.6-2			10	10	None
55803327S	0.84	VL	R-3	Vacant	0.6-2			1	1	None
56406044	2.20	VL	R-A	Vacant	1.81			2	2	None
56406042	2.10	VL	R-A	Vacant	1.81			2	2	None
56005125	23.05	L	R-A	Vacant	1.81			23	23	None
55026023	6.92	L	R-A	Vacant	1.81			6	6	None
56403309	4.78	L	R-A	Vacant	1.81			4	4	None
55026018	3.85	L	R-A	Vacant	1.81			3	3	None
55504254	2.45	L	R-A	Vacant	1.81			2	2	None
55525043	2.34	L	R-A	Vacant	1.81			2	2	None
55504263	2.15	L	R-A	Vacant	1.81			2	2	None

Table 2B-7 Additional Vacant Sites, Clovis, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55026019S	2.10	L	R-A	Vacant	1.81			2	2	None
56307056	2.02	L	R-A	Vacant	1.81			2	2	None
56031128	1.94	L	R-A	Vacant	1.81			1	1	None
55433327	1.34	L	R-A	Vacant	1.81			1	1	None
55534318	1.15	L	R-A	Vacant	1.81			1	1	None
55534319	1.15	L	R-A	Vacant	1.81			1	1	None
49106175	1.03	L	R-A	Vacant	1.81			1	1	None
55218056	0.94	L	R-A	Vacant	1.81			1	1	None
55433115	0.57	L	R-A	Vacant	1.81			1	1	None
49210073	0.48	L	R-A	Vacant	1.81			1	1	None
56031127	0.37	L	R-A	Vacant	1.81			1	1	None
55529057	1.15	M	R-A	Vacant	1.81			1	1	None
49906021	0.87	M	R-A	Vacant	1.81			1	1	None
49910002	0.87	M	R-A	Vacant	1.81			1	1	None
49910030	0.78	M	R-A	Vacant	1.81			1	1	None
49906019	0.43	M	R-A	Vacant	1.81			1	1	None
56121247ST	0.23	M	R-A	Vacant	1.81			1	1	None
Total						23	1,485	1,182	2,690	

Source: City of Clovis, 2014

RHNA Summary

Table 2B-8 provides a summary of the City's capacity to meet the 2013-2023 RHNA. After accounting for units built or under construction, planned and approved projects, and capacity on vacant/underutilized sites, Clovis has more than enough capacity to accommodate the RHNA for all income categories. In fact, the City has a surplus capacity for 4,366 units. However, as described above, the City still needs to accommodate the unaccommodated lower-income housing need from the Fourth Cycle RHNA (see Program 4).

Table 2B-8 RHNA Summary, Clovis, January 1, 2013 – December 31, 2023

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2013-2023 RHNA	1,160	1,161	1,145	1,018	1,844	6,328
Units Built or Under Construction	-	-	-	-	854	854
Planned or Approved Projects (Table 2B-6)	-	-	25	203	48	276
Capacity on Vacant Sites (Table 2B-3, 2B-4, and 2B-7)	4,637			2,928	1,999	9,564
Surplus Capacity	1,196			2,113	1,057	4,366

Source: City of Clovis, 2014

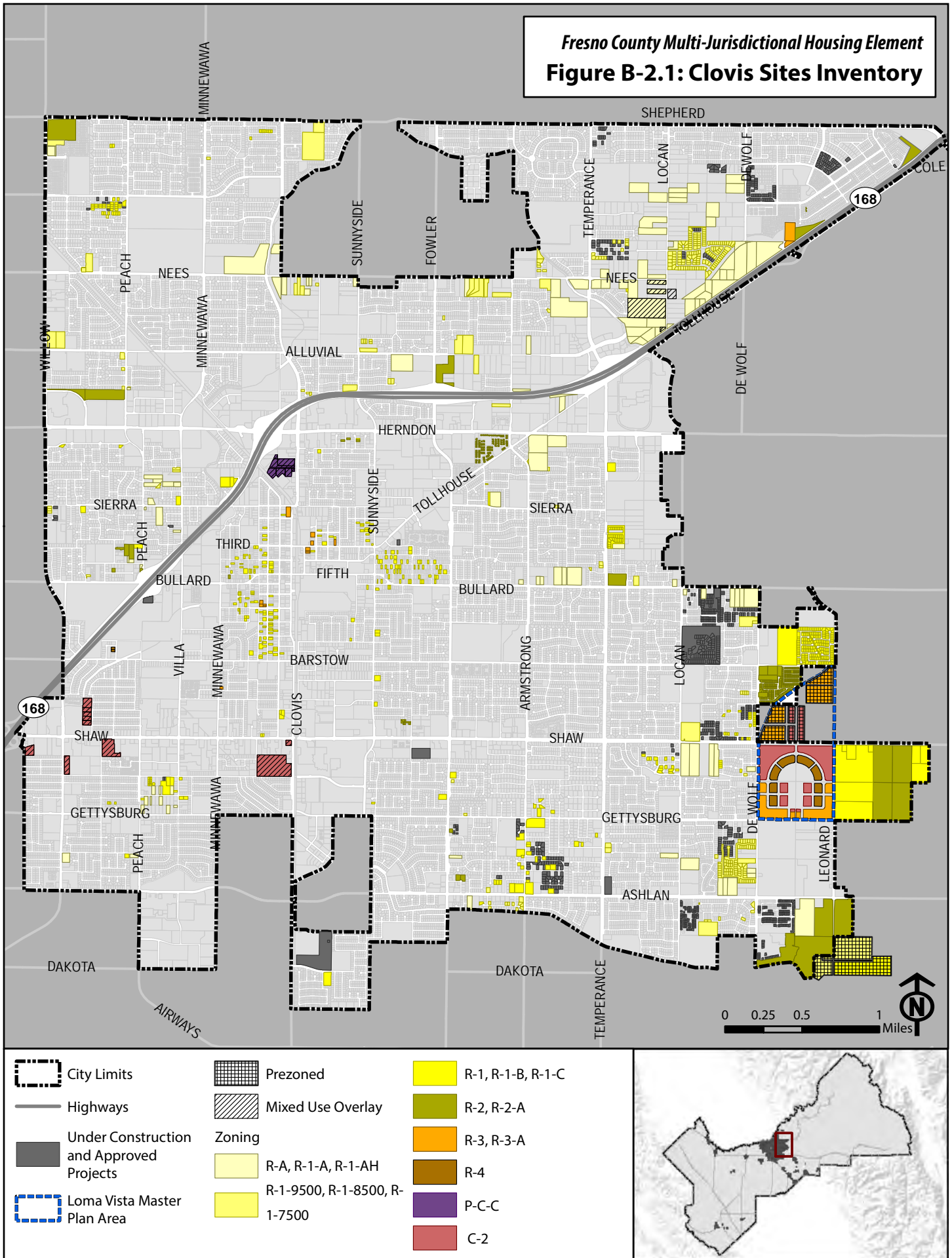
Adequacy of Public Facilities

The City provides water service for residents. The City's water delivery system consists of a conjunctive or combined system, using both surface and groundwater resources. The current system, which includes a surface water treatment facility, has remaining capacity to serve approximately 7,000 to 9,000 additional housing units, which is adequate to accommodate the 2013-2023 RHNA as well as the unaccommodated need from the 2006-2013 RHNA. Water supply conditions are ever-changing. As a result, the City is developing long-term surface water system strategies and improvements that will ensure water delivery to serve future development.

The City also controls and administers the sewer system in the city. The sewer system has remaining capacity for approximately 25,000 units based on current flow rates, and assuming that capacity in each trunk service is maximized.

The City is currently updating the water and sewer Utility Master Plans to determine the system requirements to meet the new General Plan growth areas. The plans will be completed sometime in early 2016, and a development fee structure will be implemented to fund the construction of the necessary expansion of the systems.

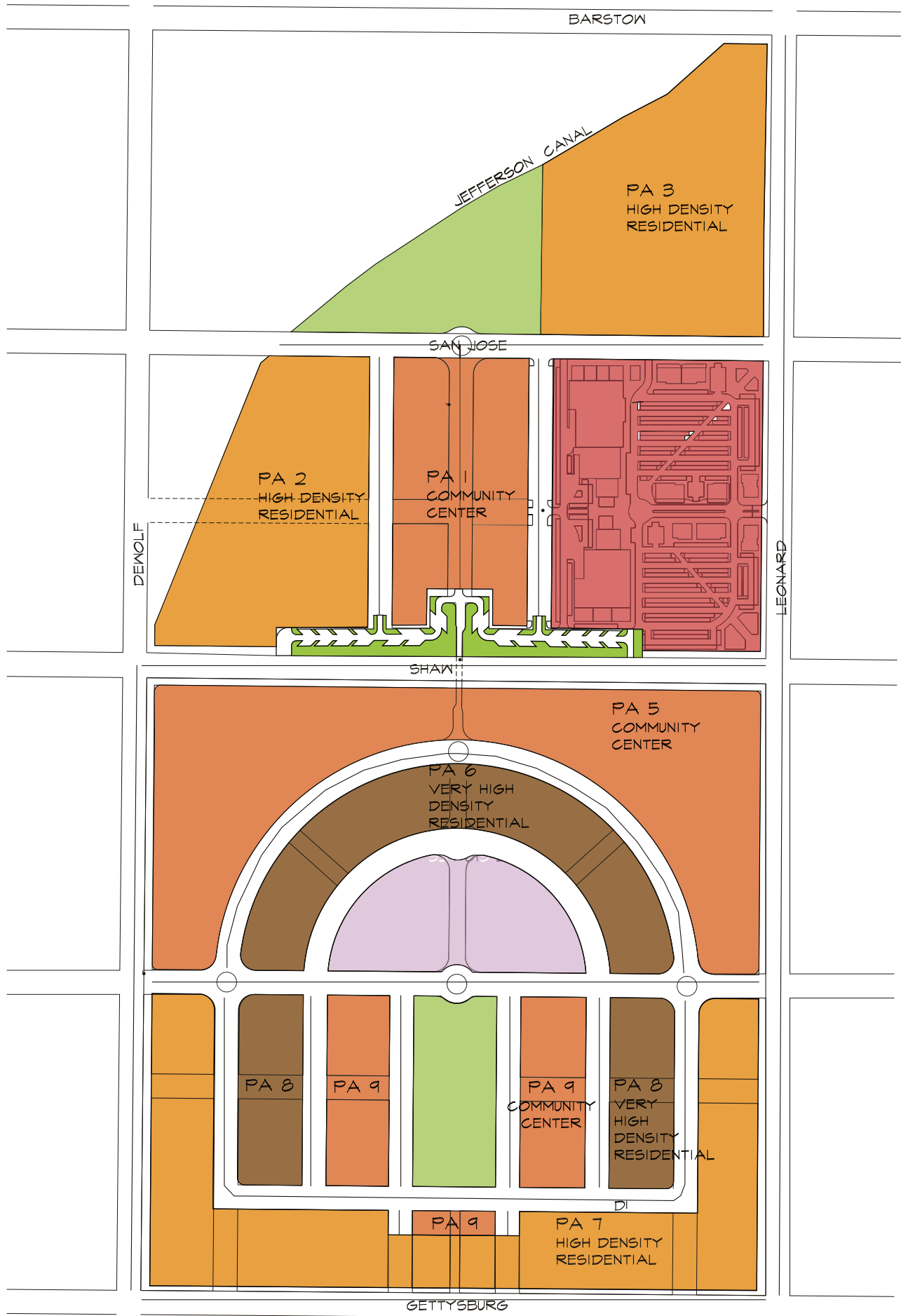
**Fresno County Multi-Jurisdictional Housing Element
Figure B-2.1: Clovis Sites Inventory**



APPENDIX 2B: CITY OF CLOVIS

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Figure B-2.2: Loma Vista Planning Areas
City of Clovis



APPENDIX 2B: CITY OF CLOVIS

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SECTION 2B-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The City of Clovis recently (August 2014) adopted a new General Plan. The General Plan maintains Clovis' tradition of responsible planning and well-managed growth to preserve the quality of life in existing neighborhoods and ensure the development of new neighborhoods with an equally high quality of life. The goals and policies seek to foster more compact development patterns that can reduce the number and duration of auto trips. The element also balances residential growth with economic and employment growth. The goal is to create a complete community and a sustainable city that maintains its small town character and premier quality of life through balanced growth, development, and reinvestment.

The Clovis General Plan contains the following residential land use designations.

- *Agricultural (AG)*: 1 dwelling units per 20 acres
- *Rural Residential (RR)*: 1 dwelling units per acre
- *Very Low Density (VL)*: 0.6-2.0 dwelling units per acre
- *Low Density (L)*: 2.1-4.0 dwelling units per acre
- *Medium Density (M)*: 4.1-7.0 dwelling units per acre
- *Medium High Density (MH)*: 7.1-15.0 dwelling units per acre
- *High Density (H)*: 15.1-25.0 dwelling units per acre
- *Very High Density (VH)*: 25.1-43.0 dwelling units per acre
- *Mixed Use Village (MU-V) Max FAR 4.0*: 15.1-43.0 dwelling units per acre

The General Plan also includes three growth areas, referred to as Urban Centers. These include the Southeast Urban Center (Loma Vista), the Northwest Urban Center, and the Northeast Urban Center. Per the General Plan, development within an Urban Center shall occur in accordance with the adoption of a specific plan. These Urban Centers are intended to create balanced, self-sustaining, and convenient neighborhoods. These urban centers provide for long-range residential development opportunities.

Conclusion

The General Plan includes nine residential land use designations with a density range from one dwelling unit per 20 acres to 43 dwellings per gross acre. The densities are sufficiently high to allow the development of affordable housing for all income levels. Minimum densities are included to maximize residential development on a limited supply of land as well as achieve a balance and variety of housing types.

Recommended Action

None required.

Zoning Ordinance

Analysis

The City's Zoning Ordinance provides for the following residential districts:

- ***Agricultural District (A):*** The A District identifies areas appropriate for the conservation of productive agricultural lands that can be sustained at an operational level and retain agricultural land in economically viable parcel sizes. The maximum allowable density is one dwelling unit per 20 acres. The A District is consistent with the Agricultural land use designation of the General Plan.
- ***Rural Residential District (R-R):*** The R-R District identifies areas appropriate for large lot single family uses, within a semi-rural environment. The allowable maximum density is one dwelling unit per two acres, with a density range of 0 to 0.5 dwelling units per acre. The R-R District is intended to provide for lower-density development and small scale agricultural operations. The R-R District is consistent with the Rural Residential land use designation of the General Plan.
- ***Single-Family Residential Very Low Density Districts (R-A, R-1-A, R-1-AH):*** The R-A, R-1-A, and R-1-AH Districts identify areas appropriate for large lot single family uses. The allowable maximum density is one dwelling unit per 18,000 square feet in the R-1-A and R-1-AH Districts and one dwelling unit per 24,000 square feet in the R-A District, with a density range of 0.6 to 2.0 dwelling units per acre. The R-A, R-1-A, and R-1-AH Districts are consistent with the Very Low Density Residential land use designation of the General Plan.
- ***Single-Family Residential Low Density Zones (R-1, R-1-B, R-1-C):*** The R-1, R-1-B, and R-1-C Districts identify areas appropriate for conventional single family uses. The allowable density range is 2.1 to 4.0 units per acre, with not more than one dwelling unit per parcel. The R-1, R-1-B, and R-1-C Districts are consistent with the Low Density Residential land use designation of the General Plan when developed within the above density range.
- ***Single-Family Residential and Single-Family Residential Medium Density District (R-1, R-1-MD):*** The R-1 and R-1-MD Districts identify areas appropriate for single family uses, including attached and detached single family structures. The allowable density range is 4.1 to 7.0 units per acre, with the level of density determined by compliance with performance standards. The R-1 District is consistent with the Low and Medium Density Residential land use designations of the General Plan. The R-1-MD District is consistent with the Medium Density Residential land use designation of the General Plan.

- ***Single-Family Planned Residential Development District (R-1-PRD):*** The R-1-PRD District identifies areas appropriate for single family small lot uses, including attached and detached single family structures on small lots. The allowable density range is 4.1 to 15.0 units per acre, with the level of density determined by compliance with performance standards. The R-1-PRD District requires a planned development permit. The R-1-PRD District is consistent with the Medium and Medium-High Density Residential land use designations of the General Plan.
- ***Mobile Home, Single-Family District (R-1-MH):*** The R-1-MH District is appropriate for residential mobile homes and manufactured housing on individual lots. The R-1-MH District is intended as a single family planned unit development with individually owned parcels. The allowable density range is dependent on the underlying single family zoning for each parcel (R-1-18,000 sq. ft., R-1-9,500 sq. ft., R-1-7,500 sq. ft., R-1-6,000 sq. ft.). The R-1-MH District is consistent with the Very Low, Low or Medium land use designations of the General Plan based upon the specific allowed minimum lot size.
- ***Multifamily Medium-High Density Districts (R-2, R-2-A):*** The R-2 and R-2-A Districts identify areas appropriate for moderately-dense residential uses, including multifamily apartments, duplexes, townhouses, and small parcel, attached and detached single family uses. The allowable density range is 7.1 to 15.0 dwelling units per acre. The R-2 and R-2-A Districts are consistent with the Medium-High Density Residential land use designation of the General Plan.
- ***Multifamily High Density Districts (R-3, R-3-A):*** The R-3 and R-3-A Districts identify areas appropriate for high-density residential uses, including attached and detached single family residential, multifamily apartments and condominiums. The allowable density range is from 15.1 to 25.0 units per acre. The R-3 and R-3-A Districts are consistent with the High Density Residential land use designation of the General Plan.

Multifamily Very High Density District (R-4): The R-4 District identifies areas appropriate for high- and very high-density residential uses, particularly in association with mixed-use development. The allowable density range is from 15.1 to 25.0 units per acre, and up to 43 dwelling units per acre in association with mixed-use or transit-oriented development. The R-4 District is consistent with the High Density Residential, Mixed Use, and Transit Center land use designations of the General Plan. Very high-density developments greater than 25 DU/acre up to 43 DU/acre will be allowed when specifically called out in the General Plan or in a specific plan.

- ***Mobile Home Park (MHP):*** The MHP District identifies areas appropriate for the accommodation of residential mobile homes and manufactured housing in a mobile home park. The MHP District is intended for multifamily development. The allowable density range is 7.1 to 15.0 dwelling units per acre. The MHP District is consistent with the Medium-High land use designation of the General Plan.

The Zoning Ordinance also identifies a mixed-use overlay district:

- **Mixed Use Overlay District (M-U):** The M-U Overlay District provides for the development and/or redevelopment and enhancement of existing developed areas appropriate for the creative mix of retail, professional office, industrial, business park, medical facilities, and residential uses located on the same parcel or within the same project area. Mixed-use development projects may either be freestanding within a project area, or combined within a single structure, and ensure compatible design standards, shared internal circulation, and related considerations. All uses allowable in the particular base zoning district with which the M-U Overlay District is combined shall be in compliance with Section 9.18.040 (M-U (Mixed Use) Overlay District standards). The M-U Overlay District is consistent with the Mixed Use land use designation of the General Plan

Conclusion

The City's Zoning Ordinance provides for a range of housing options.

Recommended Action

None required.

Residential Development Standards

Analysis

Table 2B-9 lists and describes the residential development standards required in Clovis for residential-only developments. These development standards are typical and consistent with standards established in surrounding communities.

Clovis allows mixed use development within Specific Plan areas and within its mixed use overlay district (§ 2, Ord. 14-13, eff. October 8, 2014). Planning Areas 1, 5, and 9 in the Loma Vista Master Plan area are designated MU-V and zoned C-3. These areas allow for a combination of residential, retail, restaurants, and office space. Residential units are encouraged to be vertically integrated up to four stories with a density range of 7 - 25 units per net acre. Clovis also allows mixed use within established mixed use overlay focus areas. Per the Municipal Code Section 9.18.040, developments in these areas must comply with General Plan Table LU-4 and Figure LU-4. Figure LU-4 establishes the locations of the focus areas and Table LU-4 provides development standards for each Focus Area shown in Figure LU-4. The three areas relevant to the sites inventory are Focus Area 2, 3, and 6.

- **Focus Area 2** is located east of SR 168, south of Herndon Ave., west of N Clovis Ave., and north of the rail trail. Table LU-4 in the General Plan allows high density residential and mixed use development at 25 units per acre. Mixed use development is only permitted as part of a vertically-mixed use building above the ground floor with a maximum of 4-stories. In addition, all residential shall not be within 100 feet of Clovis Avenue or Herndon Avenue and shall not be within 500 feet of the freeway, excluding off-ramps.
- **Focus Area 3** is located along Shaw Avenue in south west Clovis. Table LU-4 in the General Plan allows for high density residential, live/work, and mixed use development at 25 units per acre.

- **Focus Area 6**, also known as Research and Technology Business Park Phase 3, is located along SR 168 in north east Clovis. Table LU-4 in the General Plan allows for live/work uses on the parcels south of Neese Avenue on Locan Avenue at 25 units per acre.

Table 2B-9 Residential Development Standards

District	District Name	Density (Units Per Acre)	DUs Per Lot	Lot Coverag e	Height	Minimum Lot Area	Minimum Lot Dimensions (ft.) ¹		Minimum Setback (ft.) ¹		
							Width	Depth	Front	Side	Rear
A	Agricultural	0.05	One	30%	35 ft.	20 acres	250	500	35	10	20
R-R	Rural Residential	0.5	One	30%	35 ft.	2 acres	110	130	35	10	20
R-A	Single Family Residential	1.82	One	30%	25 ft.	24,000 sq. ft.	110	130	35	10	20
R-1-A R-1-AH		2.42	One	30%	35 ft.	18,000 sq. ft.	110	130	35	10	20
R-1-B		3.63	One	35%	35 ft.	12,000 sq. ft.	80	110	35	10	20
R-1-C		4.84	One	40%	35 ft.	9,000 sq. ft.	70	110	25	5	20
R-1-6,000 -7,500 -9,500 18,000 -24,000	Single Family Residential Min. lot size 6,000 SF	7.26 5.8 4.59 2.42 1.82	One	40%	35 ft.	Designated by Zone Classification	60	100	20	5	20
R-1-MD	Single-Family Residential Medium Density		One	45%	35 ft.	4,000 sq. ft.	50	90	15	5	15
R-1-PRD	Single-Family Planned Residential Development	PD ⁴	One	PD ⁴	35 ft.	PD ⁴	PD ⁴	PD ⁴	PD ⁴	PD ⁴	PD ⁴
R-1-MH	Single Family Residential Mobile Home District	15	One	40%	35 ft.	Based on sub- zone	60	100	20	5	20
MHP	Mobile Home Park, Multifamily	15	One/2,904 sq. ft.	45%	35 ft.	3 acres	110	130	15	5	10
R-2 R-2-A	Low Density Multiple Family Residential	14.52	One/3,000 sq. ft.	45%	35 ft. (20 ft. in R-2-A)	7,200 sq. ft.	60	120	20	5	20
R-3 R-3-A	Medium Density Multiple Family Residential	21.78	One/2,000 sq. ft.	45%	35 ft. (20 ft. R-3-A).	8,500 sq. ft.	60	120	15	5	15

District	District Name	Density (Units Per Acre)	DUs Per Lot	Lot Coverag e	Height	Minimum Lot Area	Minimum Lot Dimensions (ft.) ¹		Minimum Setback (ft.) ¹		
							Width	Depth	Front	Side	Rear
R-4	High Density Multiple Family Residential	43.00	One/1,000 sq. ft.	60%	50 ft. or 4 stories ²	10,000 sq. ft.	65	110	15	5	15
MHP	Trailer Park	18.15	One/2,400 sq. ft.	45%	35 ft.	3 Acres ³	110	130	15	5	10

¹ Standards based on normally-sized buildings on interior lots facing local streets.

² Heights over four stories are permitted subject to a conditional use permit.

³ Under a planned unit development approval, individual lots in the mobile home park may be less than three acres.

⁴ Determined during Planned Development approval.

Source: Clovis Municipal Code, 2015.

Parking

Table 2B-10 shows the residential parking requirements in Clovis.

Table 2B-10 Residential Parking Requirements

Residential Use		Required Parking Spaces
Single family units		2 per dwelling unit
Multifamily units	Studio	1 covered and 1 uncovered per unit
	1 BR	1 covered and 1 uncovered per unit
	2 BR	1 covered and 1 uncovered per unit
	3 or more BR	1 covered and 2 uncovered per unit
	Residential planned unit development units	2-car garage and 1 uncovered per unit.
Senior residential housing	Semi-independent/dependent units	0.5 spaces per unit
	Independent units	1.25 per unit plus 1 per employee or as established by conditional use permit.
Second Dwelling Units		1 additional off-street space

Source: Clovis Zoning Ordinance, 2014

Under several Master Planned Community Zone Districts parking requirements have been reduced for High and Very High Residential categories, to accommodate densities and to take advantage of shared parking facilities with other land use categories. The parking standards for multifamily units, particularly studio and one-bedroom multifamily units, exceed the standards in other nearby jurisdictions. The Housing Element includes a program to review residential parking standards and consider possible modifications to remove barriers.

Open Space and Park Requirements

The City's Development Code does not contain standards for minimum open space requirements per dwelling unit; however, the City does require park improvements for a single family subdivision or multiple-family project, or fees in lieu of improvements.

Conclusion

The City's development standards are reasonable and typical, and do not serve to constrain housing development.

Recommendation

None

Growth Management

Analysis

There are no growth management policies in Clovis.

Conclusion

Growth control is not a constraint to development in Clovis.

Recommendation

None required.

Density Bonus

Analysis

The Clovis Density Bonus Ordinance complies with State law.

Conclusion

No action is needed.

Recommended Action

None.

Zoning for a Variety of Housing Types

Analysis

Title 9 (Development Code) of the City of Clovis Municipal Code describes the City's regulations for residential development. Table 2B-11 summarizes the housing types permitted and conditionally permitted under the Development Code.

Table 2B-11 Residential Uses Permitted by Zone

Residential Use	A	R-R	R-A	R-1	R-2	R-3	R-4	MHP	C-P	C-2	C-3
Single Family	P	P	P	P	P	-	-	-	-	-	-
Multifamily	-	-	-	-	P	P	P	-	-	-	-
Manufactured Housing	P	P	P	P	P	P	P	P	-	-	-
Mobilehome Park	-	-	-	-	-	-	-	P	-	-	-
Farmworker/Employee Housing	-	-	-	-	-	-	-	-	-	-	-
Homeless Emergency Shelters			-	-	-	C	-	-	-	P	-
Transitional Housing (16 or fewer)			-	-	-	P	-	-	-	P	-
Transitional Housing (17 or more)			-	-	-	C	-	-	C	C	C
Supportive Housing (16 or fewer)			-	-	-	P	-	-	-	P	-
Supportive Housing (17 or more)			-	-	-	C	-	-	C	C	C
Single Room Occupancy	-	-	-	-	-	-	-	-	-	-	-
Group Care Home (6 or fewer)	P	P	P	P	P	P	P	-	-	-	-
Group Care Home (7 or more)	-	-	-	-	-	C	-	-	-	C	-
Accessory Residential Unit	A	A	A	A	-	-	-	-	-	-	-
Live/Work Units	-	-	-	-	-	-	-	-	-	-	C
Mixed Use	-	-	-	-	-	-	-	-	-	-	C

P = Permitted; A = Administrative Use Permit; C = Conditional Use Permit

Source: City of Clovis Development Code, 2015

Note: The City is in the process of amending the Development Code for consistency with State law requirements for transitional and supportive housing. These amendments are anticipated to be adopted in January 2016.

The following is a description of the City's requirements for various housing types:

Multifamily

Multiple family dwellings are permitted by right in the R-2, R-3 and R-4 zones.

Manufactured Housing

In compliance with State law, the City's Development Code does not differentiate between single family homes and mobile homes on permanent foundations. The City allows manufactured homes in all zones allowing residential uses.

Farmworker/Employee Housing

Under California Health and Safety Code 17021.5 (Employee Housing Act), farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. The City permits agricultural uses in the Agricultural (A), Rural-Residential (R-R), and Single-Family Residential Very Low Density (RA) zones, but does not permit farmworker housing in these zones.

In addition, the Employee Housing Act requires employee housing for six or fewer employees to be treated as a single family use and permitted in the same manner as other dwellings of the same type in the same zone. The City currently does not comply with this stipulation.

Emergency Shelters

Clovis complies with State law and permits emergency shelters in the C-2 zone by right and in the R-3 zone with a conditional use permit. Table 2B-12 shows the parcels that are vacant and zoned C-2. There are 18 parcels totaling over 116 acres that are zoned C-2 and could potentially accommodate an emergency shelter by right.

Table 2B-12 Potential Emergency Shelter Sites Zoned C-2

APN	Acreage
49123124	2.0
49121145	2.6
56405054	13.5
56126012	20.3
56126016	18.5
49123128	0.3
55002046	6.3
49105072S	7.1
56405023	3.8
56405032	3.6
49123127	0.3
49718413	1.4
49902133	29.0
49931144	1.4
55002047	1.4
49121146	1.5
56405056	2.0
56214287	1.4
Total	116.3

Source: Mintier Harnish, 2014.

Transitional and Supportive Housing

The standards for transitional and supportive housing are inconsistent with State law in that they require additional regulations beyond what is required for other residential uses (e.g., zero-tolerance policy for alcohol, residents are accountable to the owner/operator for their location and conduct). In addition, the Development Code limits the zones in which transitional and supportive housing are allowed and, furthermore, ties these limitations to the number of occupants, which is inconsistent with State law.

The City is in the process of amending the Development Code for consistency with State law requirements for transitional and supportive housing. These amendments are anticipated to be adopted in January 2016.

Single Room Occupancy Units

The City currently has no provisions in the Development Code to allow the development of SRO units.

Group Homes

The City complies with the Lanterman Act; State-licensed group homes for six or fewer persons are permitted in any residential district. Additionally, group homes for seven or more are allowed with a conditional use permit in the R-3 and C-2 zones.

Second Units

The City complies with State law. The City Development Code permits attached and detached second units ministerially in all single-family residential and multi-family residential zones. The development standards include a maximum size of 640 square feet for a second-unit and not more than one bedroom, and a parking requirement of one additional off-street parking space for the second-unit. The Planning Director approves second unit applications based upon the following conditions:

- the dwelling conforms to the development standards of the zoning district;
- the unit shall be architecturally compatible, having similar materials and style of construction, with the primary unit and shall be consistent with the residential neighborhood character;
- public and utility services are adequate to serve both dwellings.
- the accessory dwelling unit shall have separate services for water, sewer, gas, and electric;
- a total three off-street parking spaces are required for the main and accessory dwelling units.

Conclusion

In summary, amendments to the City's Zoning Ordinance are required to address the provision of a variety of housing types:

- **Farmworker/Employee Housing:** The City's Development Code does not comply with the Employee Housing Act.
- **Transitional and Supportive Housing:** The Development Code needs to be updated to comply with State law requirements for transitional and supportive housing.
- **Single Room Occupancy:** Single room occupancy units (SROs) are not defined in the Clovis Development Code.

Recommended Action

The Housing Element includes an action to amend the Development Code to address single room occupancy units.

NOTE TO READER: The City of Clovis is currently (December 2015) in the process of updating the Development Code to comply with State law requirements for farmworker/employee housing and transitional and supportive housing. The highlighted sections will be updated when the amendments are adopted.

On- Off-Site Improvement Standards

Analysis

Typical on- and off-site improvement requirements for a single family tract map and a multifamily project are as follows:

- Installation of transmission and distribution sewer, water, and non-potable mains, backflow preventer (multifamily only), and sewer and water services. If sewer and water mains already exist, the fees in the amount of \$19.80/foot and \$24.80/foot are required.
- Interior streets—standard 54 feet of right-of-way, which includes the installation of curb, gutter, sidewalks, street lights, drive approaches, and handicap ramps. Typical interior street widths are 40 feet from curb to curb.
- Major streets—standard 80 feet to 106 feet of right-of-way, which includes the installation of curb, gutter, sidewalks, street lights, drive approaches, handicap ramps, median islands with landscaping and irrigation, and landscape strips. Permanent street improvements construction costs can be used to offset certain major street development fees.
- Park improvements or fees in-lieu of improvements.
- Other agencies' requirements—Installation of storm drain, irrigation, utilities lines.
- Trash enclosures (multifamily only).

Conclusion

Development requirements of the City of Clovis are considered standard in the Central Valley and are comparable to surrounding cities. The City does not consider the requirements to be greater than those necessary to achieve health and safety requirements.

Fees and Exactions

Analysis

Table 2B-13 shows development impact and permit fees for single-family and multi-family prototype developments. The single-family prototype is a single-family detached residential dwelling unit with 2,000 square feet of living area and a 440-square-foot garage that is designated Low Density Residential and developed at four units to the acre. The estimated construction cost for this prototype unit before permit fees is about \$200,000. The plan check, permit, and impact fees account for an additional sum of \$35,479, or approximately 17.7 percent of the estimated construction cost. The multi-family prototype is a 20-unit, two-story multi-family housing development located in the High Density Residential designation and developed at 20 units per acre. Each dwelling unit is 1,000 square feet. The estimated construction cost for this prototype before permit and impact fees is roughly \$170,000 per unit. In summary, the fees for plan check, permits, and development impact total \$32,661 per unit. This constitutes approximately 19.2 percent of the estimated construction cost.

In addition to City fees, several regional fees are also charged for residential development: Regional Transportation Mitigation and Indirect Source Review. For school fees, the Clovis Unified School District assesses a school impact fee of \$3.78 per square foot on all new residential development. Currently, there are no exemptions from the school impact fee, however, the school board will review and consider requests for exemption from the fee.

The table can only reflect a fee estimate, since it is not feasible to take all possibilities into consideration. Fees can vary considerably, dependent upon whether or not improvements such as water and sewer lines, streets, curbs, or gutters exist.

Table 2B-13 Typical Fees for Single Family and Multifamily Development

Type of Fee	Cost Per Unit	
	Multi-Family	Single-Family
<i>Building Fees</i>		
Site Plan Review	\$248 ¹	\$775 ²
<i>Subtotal</i>	<i>\$248</i>	<i>\$775</i>
<i>Development Impact/Engineering Fees</i>		
Sewer Major Facilities	\$9,002	\$8,192
Oversize Sewer	\$43	\$215
Major Facilities – Water	\$1,919	\$4,886
Oversize Water	\$62	\$309
Water Supply Fee (within the Jurisdiction of FID)	\$3,940	\$0
Transceiver	\$168	\$168
Non-Potable Water System	\$28	\$140
Outside Travel Lane	\$2,661	\$4,435
Center Travel Lane	\$1,315	\$2,192
Traffic Signal	\$462	\$769
Bridges	\$74	\$124
Quad Intersection Fee	\$33	\$56
Community Sanitation Fee	\$374	\$212
Parks and Recreation	\$3,230	\$3,230
Library	\$604	\$494
Fire Department	\$672	\$672
Police Department	\$100	\$100
School	\$7,560	\$3,780
Administration Fee (1% of fees)	\$247	\$262
<i>Subtotal</i>	<i>\$32,494</i>	<i>\$30,236</i>
<i>Regional Impact Fees</i>		
Regional Transportation Mitigation ³	\$1,637	\$1,150
Indirect Source Review ⁴	\$1,100	\$500
<i>Subtotal</i>	<i>\$2,737</i>	<i>\$1,650</i>
TOTAL	\$35,479	\$32,661

¹ Assumes development does not require Planning Commission meeting.

² Assumes lot is not part of a subdivision.

³ The regional impact fee is the RTMF (Regional Transportation Mitigation Fee) collected by COG for all Fresno County cities.

⁴ The Indirect Source Review fee is collected by the air district for projects larger than 50 units which generally are about \$500/unit.

Source: Clovis Planning and Development Services, 2015.

Conclusion

Development impact fees are an estimated 17.7 percent of the total development costs for single family development and 19.2 percent for multifamily development. The City’s development impact fees are well below the statewide average, constitute a relatively minor proportion of total development cost, and, therefore, do not constitute a constraint to the production or improvement of housing.

If fees are not paid, then either these improvements cannot be constructed or their cost must come from other services or increased taxes. The policies of the State in mandating local requirements have specified fees as the method of financing. If a developer installs public improvements, these are credited against their fees, reducing fee burden.

Recommended Action

A program is included in the Housing Element to monitor the City’s fees for impacts on residential development.

Processing and Permit Procedures

Analysis

The City permits most types of residential development by right with a site plan review by the staff. The City encourages concurrent processing of applications and considers all entitlement applications, including the environmental document, at single public hearings before the Planning Commission and City Council. The City's local processing times are identified defined in Table 2B-14.

Table 2B-14 Local Development Processing Times

Item	Approximate Length of Time to Public Hearing
Conditional Use Permit	4 to 6 Weeks to Commission 8 to 10 Weeks to Council
Site Plan Review	4 Weeks
Tentative Parcel Map	6 Weeks
Tentative Tract Map	4 to 6 Weeks
Variance	4 to 6 Weeks
Zoning Amendments or Zone Change	8 to 10 Weeks
Environmental Documentation	4 to 10 Weeks (Average 8 Weeks)
General Plan Amendment	8 Weeks

Source: City of Clovis, 2015.

In response to the need for quality information before a project starts, Clovis instituted the Development Review Committee process (DRC) in 1977. This process allows, but does not require, a developer to submit a preliminary plan for review by City staff and receive verbal and written comments within a one-week time frame. While staff comments are not binding and do not constitute approval or disapproval of a project, the comments are valuable in terms of providing an early exchange of information. The availability of good preliminary information allows a developer to consider a project before committing to it and can save the developer time and money, making the proposed development more cost-effective and competitive in the marketplace, reducing the processing time for a formal application and increasing the success rate for development projects. The City of Clovis provides this service without costs to the developer.

In addition to the DRC, the time and funds expended by the City of Clovis in regard to specific plans also helps reduce the developer's costs associated with the review and evaluation process. Clovis currently implements four specific plans that provide for residential development. Cost reductions associated with the development of land in a specific plan are substantial. Much of the preliminary work, such as obtaining a general plan designation and negotiating with the City regarding street and other off-site improvements, has been pre-determined in the specific plans. Also, when a developer proposes a residential project within five years of the adoption of the specific plan, the developer is excused from the preparation of an Environmental Impact Report (EIR).

Conclusion

The City does not have a lengthy project review process.

Recommended Action

None required.

Building Codes

Analysis

The City uses several uniform codes, including the 2013 California Building Code (CBC), the 2013 California Electrical Code (CEC), the 2013 California Plumbing Code (CPC), the 2013 California Mechanical Code (CMC), and the 2013 California Fire Code, as the basis for its building standards and code enforcement procedures.

Conclusion

The City has not made any major local amendments to the building codes that would significantly increase the cost of housing.

Recommended Action

None required

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

The City adopted the 2013 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities.

Definition of Family

The Clovis Municipal Code defines family as:

Two (2) or more people related by blood or legal status or persons not related who are functioning as a family or single-housekeeping unit, meaning that they have established ties and familiarity with each other, jointly use common areas, interact with each other, and share meals, household activities, expenses and responsibilities. Membership in the family is fairly stable as opposed to transient and members have some control over who becomes a member of the family. Family does not include a fraternity, sorority, club, or other group occupying a hotel, other transient lodging, or institution of any kind.

This definition is potentially a constraint on housing for persons with disabilities since it defines a family based on membership.

Zoning and Land Use Policies

The Clovis Development Code permits small group homes (for six or fewer persons) by right in all residential zones. Large group homes (for seven or more persons) are conditionally permitted in the R-3 and C-2 zones. The City does not impose additional zoning, building code, or permitting procedures on group homes other than those allowed by State law.

Reasonable Accommodation

The City of Clovis does not currently (2015) have a formal process to grant reasonable accommodation requests.

Conclusion

While there are very few constraints on housing for persons with disabilities, the City must amend the Development Code to establish a formal reasonable accommodation procedure.

Recommended Action

The Housing Element includes an action to amend the Development Code to establish a reasonable accommodation procedure and amend the definition of family.

SECTION 2B-4: REVIEW OF PAST ACCOMPLISHMENTS

This section reviews and evaluates the City's progress in implementing the 2009 Housing Element. It reviews the results and effectiveness of programs from the previous Housing Element planning period in order to make recommendations about the programs.

Table 2B-15 Evaluation of 2009 Housing Element, Clovis

Program	Status	Evaluation	Recommendation
Land Use Element/ Municipal Code Adequate residential sites to accommodate the regional fair share determined at 3,275 very low; 2,354 low; 2,681 moderate; and 7,073 above moderate-income households.	Completed	Ongoing applicant-driven land use entitlement process since January 1, 2006 has resulted in 3,238 units. The City has created new capacity for 7,108 units, including 4,614 lower-income units, through annexation, rezoning, and the creation of the mixed use overlay.	Delete program.
Rezone properties for Adequate Site Availability Rezone sites designated residential consistent with the General Plan.	Partially completed/ in process	The City has created new capacity for 7,108 units, including 4,614 lower-income units, through annexation, rezoning, and the creation of the mixed use overlay.	Replace with program to maintain adequate sites.
Land banking Develop a land banking program for acquisition of sites for affordable/senior housing to be developed in conjunction with nonprofits or private developers.	Completed	The City, in partnership with the Clovis Community Development Agency has purchased additional property and completed pursuing land entitlements for affordable units. The City does not have funds to acquire additional properties.	Delete program.
Annexation/ Annexation Grant Funding Provide land necessary to accommodate housing needs as demands occur and to provide development opportunities for low- and moderate-income households when resources in current City limits diminish.	Partially completed/ in process	Since 2006, the City has annexed over 2,000 acres to meet the necessary land to accommodate housing needs and development opportunities for a wide range of households, including low and moderate-income households. Staff has researched grant funding for pro-active annexations. No such funding exists at this time. Further, given current MOU terms, pro-active annexations ahead of development applications are prohibited.	Not anticipated to be necessary to accommodate 2013-2023 RHNA.

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Program	Status	Evaluation	Recommendation
Modify terms of the MOU Between Fresno County and Clovis Modify terms of the MOU that have a constraint on annexation activity.	Ongoing	Discussions on MOU modifications are ongoing.	This program continues to be appropriate and is modified and incorporated as part of Program 2.
Grant Funding Identify funding sources to reduce the costs of development.	Completed/ ongoing	Implemented Proposition 84 and HUD planning grants.	This program continues to be appropriate and is modified and incorporated as part of Program 7.
Transitional Housing Examine and recommend modification to the R-3 zone district to permit transitional housing as a residential use, subject only to those rules that apply to other residential dwellings of the same type in the same zoning.	Completed	The transitional housing modification to the R-3 zone district was completed; however, this program did not ensure full compliance with State law. The City is in the process of amending the Development Code to allow transitional and supportive housing in all zones that allow residential uses.	Amend Development Code to fully comply with State law.
Regional GIS Map and digitize land resources in region to identify current land use, land use designations, and opportunity areas as a basis for establishing countywide programs.	Completed	A regional GIS systems has been implemented.	Delete program.
Mixed-Use Zone The City will revise the Municipal Code to establish a Mixed-Use Zone.	Completed	The City revised the Municipal Code to include mixed use in two ways. Clovis allows mixed use development within Specific Plan areas and within its mixed use overlay district (adopted October 2014). Planning Areas 1, 5, and 9 in the Loma Vista Master Plan area are designated MU-V and zoned C-3. These areas allow for a combination of residential, retail, restaurants, and office space. Residential units are encouraged to be vertically integrated up to four stories with a density range of 7 - 25 units per net acre. Clovis also allows mixed use within established mixed use overlay focus areas. Per the Municipal Code Section 9.18.040, developments in these areas must comply with General Plan Table LU-4 and Figure LU-4. Figure LU-4 establishes the locations of the focus areas and Table LU-4 provides development standards for each Focus Area shown in Figure LU-4.	Delete program.

Program	Status	Evaluation	Recommendation
Mobile Home Park District Provide for development of mobile home parks as set forth in Municipal Code. Maintain stock of existing mobile homes.	Ongoing	The City currently provides for development of mobile home parks as set forth in the Clovis Municipal Code. The City also has a rehabilitation grant program to maintain existing mobile homes.	Continue rehabilitation program.
Clovis Community Development Agency Promote urban infill. Provide 20% set-aside tax-increment funds to assist in providing housing for low- and moderate-income households	CCDA dissolved	The City, in partnership with the Clovis Community Development Agency has purchased property and completed land entitlements. This resulted in two developments being completed for a total 79 affordable units. Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26 including the Clovis Community Development Agency.	Delete program.
Density Bonus Program Continue to use density bonus program.	Ongoing	Density bonus is encouraged by CMC Chapter 9.5. In pre-application meetings with developers staff informs them of this section as well as opportunities for affordable housing. To date no developers have used this section.	This program continues to be appropriate and is modified and incorporated as part of Program 7.
Clovis CCDA – Fresno City College and Nonprofit Agencies Build an average of 2 homes per year with development partners that will be affordable to low- and very low-income homebuyers.	CCDA dissolved	Fresno City College and University HOPE both completed a single-family residence. This was a program of the former redevelopment agency and is no longer active.	Delete program.
Clovis Community Development Agency – Self-Help Enterprises Build an average of 5 homes per year with Self-Help Enterprises. Home will be market to very low- and low-income groups including farm workers.	CCDA dissolved	Completed 17 homes at the Ashlan-Fowler subdivision.	Continue as a policy to support sweat equity programs.
Clovis Community Development Agency - Private Developers Provide very low-, low- and moderate-income opportunities through write-down of land costs, off-site improvements or development fees, site analysis and site acquisition for a target of 100 single-family and multi-family units total over the planning period.	CCDA dissolved	The City of Clovis and the Clovis Community Development Agency have executed a development agreement that provides for off-site assistance for the development of 60 units affordable to low-income senior citizens. The city recently completed the construction of a domestic violence shelter. Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26 including the Clovis Community Development Agency.	Delete program.

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Program	Status	Evaluation	Recommendation
Mortgage Revenue Bond Financing - Single Family Based on funding, establish a Single Family MRB Program and advertise its availability. Provide assistance to 5 first-time homebuyers by 2013 through the single-family program if funding becomes available. Priorities to units that accommodate large families.	Not completed	The City has not issued any bond financing under the Single Family Mortgage Revenue Bond Program. However, the City continually seeks to provide additional resources to first-time homebuyers as evidenced by applying for, and receiving HOME down-payment assistance funds in 2009-10. All funds have been used and additional funds are being pursued.	Delete program. Homebuyer assistance provided with HOME funds.
Shared Equity Programs The City will work with local groups to offer shared equity programs as an option for low/moderate income households.	Completed	The City/Agency partnered with local non-profits such as Habitat for Humanity, Self-Help Enterprises, Fresno City College, and University HOPE to provide opportunities for first-time homebuyers to purchase a home and build equity. The City is no longer involved in these programs.	Delete.
Mortgage Credit Certificate Assist at least 50 first-time homebuyers by providing tax credits, 15 of which are lower households, if funding is available.	Ongoing	Approximately 142 Mortgage Credit Certificates are available each year in Fresno County. Of those approximately eight are used in Clovis. Program is available to all residents in Fresno County, but is not operated by the City.	This program continues to be appropriate and is modified and incorporated as part of Program 16
State Home Ownership Assistance – CHFA Builders and developers apply for financing to CHFA through participating mortgage lenders for new and resale units. Programs vary to reduce closing costs or P&I payments, as well as below market interest rates.	Ongoing	17 homes at the Ashlan-Fowler subdivision are under construction. This is not a program operated by the City.	This program continues to be appropriate and is modified and incorporated as part of Program 16
Encourage and Facilitate Accessory Units (Second Units) Implement a public education program consisting of advertising the opportunity for accessory units through the City’s web page, at the City’s senior center, and in local utility bills.	Ongoing	Marketing brochure and strategy implemented.	This program continues to be appropriate and is modified and incorporated as part of Program 10
Mortgage Revenue Bond Financing Promote the use of multi-family MRB financing.	Ongoing	When developers approach the City about affordable housing financing the MRB program is provided as a potential resources.	Delete. Not an effective program.
Section 202 Elderly or Handicapped Housing Continue working with Southern California Presbyterian Homes on the construction of 60 units affordable to very low-income senior citizens.	Completed	HUD section 202 funding was secured and 60 units of affordable senior housing in partnership with Southern California Presbyterian Homes are complete.	Delete program.

Program	Status	Evaluation	Recommendation
Senior Citizen and Low-Income Housing - Nonmarket Rate Housing in Market Rate Rental Projects Support and participate in additional rental housing programs that provide non-market rate rents in market rate projects for which only developers and investors may apply for tax credits or capital advances. The City will identify sites suitable for projects, make all known sources of funding known and available, and take processing/promotional actions as necessary.	Ongoing	When developers approach the City about affordable housing financing tax credits are provided as a potential resource along with Agency resources such as property the agency owns.	This program continues to be appropriate and is modified and incorporated as part of Program 7
Single Room Occupancy Units (SROs)/other lower income housing types Examine the Zoning Ordinance and recommend modification as necessary to permit the development of new Single Room Occupancy units or other appropriate lower income housing types.	Not completed	The City will examine the Zoning Ordinance for possible development of new Single Room Occupancy units.	This program continues to be appropriate and is modified and incorporated as part of Program 11
Priority Processing for Affordable Housing Develop a schedule for priority processing of affordable housing projects. Designate a contact person to coordinate processing of all of the necessary permits.	Not completed.	Not completed.	Replaced with Program 7 to provide incentives for affordable housing.
Modify Development Fees Review existing development fee schedule. Consider fee reductions, or the addition of fee waiver provisions for the production of low-income and senior citizen housing.	Ongoing	The City updated the entire program on January 8, 2010. The fee reduction for low-income and senior housing is still ongoing. The City is reviewing various options in an effort to reduce the fees.	This program continues to be appropriate and is modified and incorporated as part of Program 7
Modify Development and Site Improvement Revise parking requirements on a case-by-case basis. Draft shared parking ordinance for Mixed-Use Zone and establish modified setback and height standards for affordable housing in order to achieve density.	In process/ will be completed	Will be completed by the time of Housing Element adoption.	Delete Program.

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Program	Status	Evaluation	Recommendation
Governmental Constraints- Persons with Disabilities Analysis and determination of whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities; evaluation of existing land use controls, permit and processing procedures and building codes; if constraints are found, initiate actions to address these constraints.	Completed	The City conducts this analysis as part of the Housing Element Update.	Add program to establish reasonable accommodation procedure.
Governmental Constraints- Persons with Disabilities Examine the Zoning Ordinance's definition of "family care home" and recommend modification as necessary to reduce constraints and ensure consistency with State law.	Completed	The City has reviewed the "family care home" definition. No changes were made. The City allows group homes consistent with State law.	Delete program.
Governmental Constraints- Multiple-Family Projects Examine policy of requiring approval of a conditional use permit for multiple-family projects and recommend modification as necessary to reduce potential constraints on the development of such housing.	Completed	Multiple family housing is permitted by right in R-2, R-2-A, R-3, R-3-A, and R-4 zones.	Delete program
Nongovernmental Constraints Research alternative methods of financing. Utilize available sources for write down of infrastructure or land costs.	Completed	The City and Agency sought and were awarded funds from the CalHome development Program, the HOME - Development program and the HUD 202 program. CCDA was eliminated in 2012.	Replace with program to pursue grant funding.
Preservation Program Encourage Section 8 project property owners to renew their contracts. Identify nonprofit organizations capable of managing these units. Consider the use of City-based incentives for assisted units. Explore the possibility of providing tenant-based subsidies to assisted units that convert to market rate.	Ongoing	The City has worked to further develop its relationship with the Fresno County Housing Authority. The City encourages property owners to seek a Section 8 voucher. There have not been any conversions of units to market rate.	This program continues to be appropriate and is modified and incorporated as part of Program 7

Program	Status	Evaluation	Recommendation
Redevelopment Set-Aside Fund Continue expenditure plan for redevelopment set-aside monies. Programs that focus on the rehabilitation of units occupied by low- and moderate-income households, preservation of assisted units, and construction of affordable housing will receive priority in the expenditure plan.	CCDA dissolved	The City is expending CalHOME funds for a owner-occupied rehabilitation loan program. The CCDA provided set-aside funds for free home repairs and painting through the World Changers program and paint program, and also set-aside a housing revenue bond to assist with new construction projects and leveraged these funds to construct as many new units as possible. The City provides grants to mobile home owners to address health and safety issue with CDBG funds. Additionally, the City partners with local church groups to provide repairs at no cost to the City or the homeowner. The CCDA was eliminated in 2012.	Delete program
Code Enforcement City will inspect housing units as needed or requested.	Ongoing	The City continues to respond to code enforcement requests.	Continue code enforcement program
Residential Rehabilitation Assistance Continue residential rehabilitation program and summer painting program.	Partially eliminated	The CCDA programs were dissolved with the elimination of redevelopment agencies in California; however, the City offers loans for owner-occupied rehabilitation.	Continue housing rehabilitation program
Rental Rehabilitation Program Assist Fresno County in marketing the Rental Rehabilitation Program based on availability of funds.	Program was eliminated	Fresno County no longer offers this program in Clovis. Demand for this program has not occurred. If demand occurs a program can be considered.	Delete program
Replacement of Units Removed C CCDA will replace housing units demolished in redevelopment areas, investigate feasibility of development placement or in-lieu fees for affordable housing.	CCDA dissolved	Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26 including the Clovis Community Development Agency.	Delete program
Section 8 Housing Vouchers Support efforts to increase the amount of funding allocated to HUD programs. Provide referrals to apartment complex owners for information on the various Section 8 programs Sponsor workshops with Fresno (or City) Housing Authority to inform rental property owners, landlords, and property managers about benefits of Section 8 program. Strive for 20 additional vouchers per year.	Ongoing	The City offers referrals to property owners for the section 8 program and works regionally to improve funding to all affordable housing agency partners. Due to the waiting list for vouchers for both property owners and tenants, a workshop has not been deemed to be constructive. Rather working in the region to increase funding has been pursued.	This program continues to be appropriate and is modified and incorporated as part of Program 19
Mobile Home Park Assistance Provide technical assistance to mobile home park residents in pursuing MPAP funds.	Program has not been used.	No requests have been submitted.	Delete program. Not effective.

APPENDIX 2B: CITY OF CLOVIS

Program	Status	Evaluation	Recommendation
Mobile Home Rent Review Ordinance Continue to enforce the Mobile Home Rent Review as a means of maintaining mobile home parks as affordable resources.	Ongoing	Continues annually through the City Clerk's office.	Delete. This is a routine staff function.
Equal Housing Opportunity Support the activities of the Fair Housing Council.	Ongoing	The City participates in the Annual Conference sponsored by the Fair Housing Council and provides referrals. Additionally the City completed an Analysis of Impediments to Fair Housing Choice for Federal review.	This program continues to be appropriate and is modified and incorporated as part of Program 20
Housing Referral Directory Develop a directory of services and resources for low- and moderate-income households and special needs groups. Provide information and referrals to persons on an as-needed basis.	Ongoing	This has been provided to requestors on a regular basis. It could be more effective to work collaboratively with other jurisdictions to prepare a regional directory of services.	This program continues to be appropriate and is modified and incorporated as part of Program 1
Discrimination Complaints The City will direct residents with discrimination complaints to the Fair Housing Council.	Ongoing	The City continues to do so as potential discrimination situations come to the City's attention.	This program continues to be appropriate and is modified and incorporated as part of Program 20
Public Education The City will support public education programs and encourage water conservation.	Ongoing	Public utilities provides education and incentive programs to conserve water, however, this program is already addressed in the Open Space and Conservation Element.	Delete from Housing Element.
Title 24 Admin. Code The City will continue to enforce building code regulations (Title 24).	Ongoing	The City of Clovis Building Division will continue to enforce the 2013 Title 24 code; however, this is not a necessary program in the Housing Element since it is a basic City function.	Delete. This is a routine staff function.
Environmental Review EIRs for development and subdivisions shall be required to analyze energy impacts and solar uses.	Not completed.	The City currently does not analyze energy impacts and solar uses in EIRs. In terms of energy impacts, the City analyzes Public Utilities impacts.	Delete program.
Location Efficient Mortgage (LEM) and Energy Efficient Mortgage (EEM) Programs The City will promote and support LEM and EEM programs.	Not completed.	The programs are not widely used due to the mortgage market collapse. The City has sought other means to make energy efficiency programs available including the SASH program and PACE programs.	Delete program. Not effective.
General Plan Update With the General Plan Update, the City will emphasize efficient land use and development pattern with the intension and promote the conservation of energy resources.	Completed.	The General Plan was adopted in 2014. It emphasized efficient land use and development patterns.	Delete program.

Program	Status	Evaluation	Recommendation
Annual Reporting Develop monitoring program and report annually to the City Council on implementation progress. Forward the monitoring report to HCD.	Completed.	The City prepares annual reports to HCD.	This program continues to be appropriate and is modified and incorporated as part of Program 5.

Progress Toward the RHNA

Each jurisdiction in California is responsible for accommodating its share of the region's housing needs. The process of determining each jurisdiction's share of housing needs is called the Regional Housing Needs Assessment (RHNA). The RHNA projection period for the previous Housing Element was from January 1, 2006 to December 31, 2015 (as extended from June 30, 2013 by SB 375). The City of Clovis was assigned a RHNA of 15,383 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 3,275
- Low-Income (50 to 80 percent of the Area Median Income): 2,354
- Moderate-Income (80 to 120 percent of the Area Median Income): 2,681
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 7,073

Table 2B-16 summarizes the City's accomplishments in meeting the RHNA during the previous RHNA projection period. As shown in the table, very few units were built in the City during this time period, which coincided with the recession, the elimination of redevelopment agencies in California, and cuts to State and Federal funding for affordable housing.

Table 2B-16 Units Built During 2006-2013 RHNA Projection Period, Clovis

	Very Low-income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	3,275	2,354	2,681	7,073	15,383
Units Built 2006-2015	19	67	155	2,997	3,238
Percent of RHNA Met	1%	3%	6%	42%	21%

Source: City of Clovis, 2014.

SECTION 2B-5: AT RISK ANALYSIS

Table 2B-17 shows assisted housing units in Clovis. There are 558 assisted affordable units in Clovis and 90 are at risk of expiring in the next 10 years.

Table 2B-17 Assisted Housing Developments, Clovis

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Cottonwood Grove	732 N. Clovis Ave	Non-targeted	Multifamily Mortgage Revenue Bond, LIHTC	150	30	1/1/2022**	At risk
Coventry Cove	190 N. Coventry	Large family	LIHTC	140	28	1/1/2034**	Not at risk
Hotchkiss Terrace	51 Barstow Ave	Senior	HUD Section 202 Grant/Redevelopment Agency Funding	74	74	2060*	Not at risk
Roseview Terrace	101 Barstow Ave	Senior	HUD	59	59	11/5/2065**	Not at risk
Sierra Ridge	100 Fowler Ave	Family	Multifamily Mortgage Revenue Bond, LIHTC	180	37	2020*	At risk
Sierra Hills	643 Fowler	Multifamily	Multifamily Mortgage Revenue Bond	114	23	2024*	At risk
Silver Ridge	88 N. Dewitt Ave	Senior	Tax Credits/Tax Increment CDBG	100	100	9/30/2053**	Not at risk
The Willows	865 W. Gettysburg	Large family	Tax Credits/Bonds/Joe Serna Farm Worker/HOME	77	77	1/1/2060**	Not at risk
Lexington	1300 Minnewawa	Non-targeted	Tax Exempt Bonds/Tax Credits	130	130	2029*	Not at risk
Total				1,024	558		
Total At Risk				--	90		

Source: *Previous Housing Element, **City of Clovis, 2015.

As previously described in Chapter 2, Housing Needs Assessment, there are three methods to preserve the at-risk units: acquisition and rehabilitation, replacement, or a rent subsidy.

Acquisition and Rehabilitation

The estimated total cost to acquire and rehabilitate each unit is \$117,225. Roughly, the total cost to acquire and rehabilitate the 90 at-risk units is \$10.6 million.

Replacement

To replace the 90 at-risk units, at \$170,370 per unit, would cost an estimated \$15.3 million.

Rent Subsidy

Rent subsidies vary based on a resident's income. As described in Chapter 2, Housing Needs Assessment, the subsidy needed to preserve a unit at an affordable rent for extremely low-income households would be an estimated \$351 per month, or \$4,212 per year. For 30 years, the subsidy would be about \$126,360 for one household. Subsidizing all 90 units at an extremely low-income rent for 30 years would cost an estimated \$11.4 million.

The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated \$176 per month or \$2,112 per year. For 30 years, the subsidy would be about \$63,360 for one household. Subsidizing all 90 units at a very low-income rent for 30 years would cost an estimated \$5.7 million.

The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated \$293 per month, or \$3,516 per year. For 30 years, the subsidy would be about \$105,480 for one household. Subsidizing all 90 units at a low-income rent for 30 years would cost an estimated \$9.5 million.