

APPENDIX 2I: CITY OF PARLIER

SECTION 2I-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 of the Fresno COG, will take the lead in coordinating the Countywide Fifth Cycle Housing Element 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 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 County 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 Department
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 in an effort to preserve agricultural land. The MOU standards for annexation require that development be imminent and 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.

Timeframe and Objectives:

- During the Housing Element planning period, 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:	City Manager
Relevant Policies:	Policy 1.1, Policy 1.3, Policy 1.4

Adequate Sites

Program 3: Provision of Adequate Sites

The City of Parlier will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 588 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 updated inventory on 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.
- 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.
- Consistent with the General Plan policy, investigate tools to facilitate infill development within the City limits by 2018.
- Promote the High Density Residential properties located in the City's Sphere of Influence to developers to solicit development applications. Work with LAFCo and project applicants to facilitate applications for annexation, especially for affordable housing, including meeting with potential developers (bi-annually) and identifying development incentives, such as expedited applications, or fee deferrals.
- As part of the Housing Element Annual Reports to HCD, the City will monitor and evaluate the progress in annexations to ensure sites are made available commensurate with the City's remaining housing needs.

Financing:	General Fund
Implementation Responsibility:	Planning Department
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: Prezoning and Annexation for RHNA

The City's current sites capacity has a shortfall of 61 units for meeting its very-low income RHNA. In 2010, the City adopted the General Plan Update that expanded its Sphere of Influence (SOI). As part of that amendment, the City designated High Density Residential land in the SOI immediately outside the City limits (see Figure 2I-2). To accommodate the RHNA shortfall, the City will prezone five acres SOI to R-3. Candidate sites for prezoning include the following: APN 353-061-53 (18.33 acres); APN 353-390-21 (17.17 acres); APN 358-390-13 (18.86 acres); and a portion of 353-061-46 (37.49 acres). These sites are currently vacant, located along major arterials. Given these characteristics, these sites present the most feasible and appropriate locations for future multifamily housing to serve the Parlier community.

Prezoning to address this RHNA shortfall of 61 units must meet the following requirements pursuant to State law:

- Sites must be prezoned to permit owner-occupied and rental multifamily housing by right without discretionary review of the use or density;
- Sites must be prezoned for high density residential use with a **minimum** density of 20 units per acre;
- Sites must be adequate in size to accommodate at least 16 units; and
- Rezoning and prezoning must be accomplished within three years of the adoption of the 2015-2023 Housing Element.

Timeframe and Objectives:

- Pursue prezoning of at least five acres for high density residential uses with a minimum density of 20 units per acre by December 2018 for the RHNA shortfall of 61 units.
- Work with other jurisdictions in the County to review the annexation standards to enhance feasibility of annexing these properties into the City limits (see Program 2).
- Promote the prezoned properties to developers to solicit development applications and take steps to assist applications for annexation, including meeting with potential developers (bi-annually) and identifying development incentives, such as expedited applications, or fee deferrals.
- As part of the Housing Element Annual Reports to HCD, the City will monitor and evaluate the progress in annexations to ensure sites are made available commensurate with the City's remaining housing needs. Should the evaluation demonstrate that annexations are not occurring as anticipated or needed to accommodate Parlier's RHNA shortfall, the City will identify alternative sites and/or strategies to accommodate the remaining need by 2019.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6

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.
- 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 adequate in size 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 Department
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 Capacity

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 Parlier is the water and sewer service provider for residents and businesses 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 Department
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), the homeless, and those at imminent risk of becoming homeless. The City will continue to work with housing developers to expand affordable housing opportunities in the community.

Timeframe and Objectives:

- Maintain a list of interested developers and annually contact developers to explore affordable housing opportunities.
- Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development.
- Continue to promote the State density bonus, flexible development standards, and other incentives to facilitate affordable housing development by publicizing the incentives on City website and by conducting pre-application consultation with developers regarding incentives available.

- 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 Parlier 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.
- Annually contact affordable housing developers to explore affordable housing opportunities.
- Expand the City's affordable housing inventory by 191 units over the next eight years based on affordable housing projects approved or in the pipeline.

Financing:	HOME, CDBG, Joe Serna Jr. Farmworker, Successor Agency funds, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Planning Department
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. The City of Parlier has more farmworker housing than any other city in eastern Fresno County.

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 (as funding is available), 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 Department
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.3, Policy 2.4, Policy 2.5

Program 9: Preserved Assisted Housing

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Parlier. The City must guard against the loss of housing units available to lower-income households. This City has a total of 760 publicly assisted rental units. Forty units at the 88-unit Parlier Plaza Apartments are considered at risk due to potential expiration of the project-based Section 8 subsidies before December 31, 2025. However, because this project is non-profit owned, it is highly likely that the Section 8 subsidies would be renewed. Also, while the Fresno County Housing Authority has plans to demolish the 23-unit Oak Grove project, the intent is to reconstruct a large affordable project on site for a net gain of 31 affordable units.

Timeframe and Objectives:

- Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing, and immediately upon notification of intent to terminate affordability restrictions, take the following actions:
 - Monitor the status of any Notice of Intent and Plan 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 (at least one year prior to conversion) and informed of their rights and eligibility to obtain special Housing Choice vouchers reserved for tenants of converted HUD properties.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 3.6

Program 10: 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 are generally less expensive to construct due to their typically smaller sizes and no associated land costs.

Timeframe and Objectives:

- By 2016, amend the Zoning Code to allow second units via a ministerial process (see Program 9).
- By 2019, consider fee reductions for second units and 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 Department
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:

- **Density Bonus:** Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.
- **Residential Care Facilities:** The Zoning Code needs to be updated to comply with the Lanterman Act and allow group homes for six or fewer persons in all residential zones. The Zoning Code also needs to make provisions for large residential care facilities for more than six persons.
- **Farmworker/Employee Housing:** Comply with 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.
- **Second Units:** Amend the Zoning Code to address the provision of second units with an administrative review process, consistent with State law.
- **Single-Room Occupancy (SRO) Housing:** Amend the Zoning Code to address the provision of SRO housing.

Timeframe and Objectives:

- Amend Zoning Code to address State law requirements within one year of Housing Element adoption.
- 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 Department
Relevant Policies:	Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6

Program 12: Monitoring of Planning and Development Fees

The City charges various fees to review and process development applications. While the City's fees are among the lowest in the region, 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 13: Code Enforcement

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

The City has adopted sections of the Fresno County Code to provide building standards in the City. However, it has not adopted California's Title 24 regulations which regulate design and construction of buildings, including accessibility for persons with disabilities, in the State.

Timeframe and Objectives:

- Review the City’s building codes for compliance with State and ADA accessibility requirements within one year of Housing Element adoption.
- Continue to utilize code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes.
- Refer low-income households to the City’s Housing Rehabilitation Program for assistance.

Financing:	General Fund
Implementation Responsibility:	Building Department
Relevant Policies:	Policy 1.8, Policy 2.5, Policy 3.1, Policy 3.2, Policy 3.3, Policy 3.4, Policy 3.5, Policy 4.1

Program 14: Housing Rehabilitation Program

The City received CDBG and HOME funds to operate a Housing Rehabilitation Program for low-income households in Parlier.

Timeframe and Objectives:

- Continue to promote the City program on the City website and at public counters.
- Continue to pursue funding from state and federal programs to implement the Housing Rehabilitation Program, with the goal of assisting 30 low-income households over eight years.

Financing:	HOME, CDBG, and other funding sources as available
Implementation Responsibility:	Planning Department/Grants
Relevant Policies:	Policy 3.2, Policy 4.1

Housing Assistance

Program 15: First-Time Homebuyer Program

The City received \$3,500,000 for new home construction through the CalHOME Development program that will assist 88 households and \$1,500,000 through the Joe Serna Jr. Farmworker program for new home construction assisting 35 households. New homes will be constructed in Tentative Tract Maps 5495 and 5607 where the newly constructed homes will be made available as affordable ownership housing to low-income first-time homebuyers.

Timeframe and Objectives:

- Promote available homebuyer resources on the City website and public counters with the goal of 123 low-income households.
- Annually review funding resources available at the state and federal levels and pursue as appropriate to provide additional homebuyer assistance.

Financing:	CalHOME, HOME, and Joe Serna Jr. Farmworker funds
Implementation Responsibility:	Grants
Relevant Policies:	Policy 2.8

Program 16: First-Time Homebuyer Resources

Parlier residents 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.

CalHFA loans are offered through local loan officers approved and trained by CalHFA.

Timeframe and Objectives:

- Promote available homebuyer resources on City website and public counters in 2016.
- Annually review funding resources available at the state and federal levels and pursue as appropriate to provide additional homebuyer assistance.

Financing:	CalHFA
Implementation Responsibility:	Grants
Relevant Policies:	Policy 2.8

Program 17: 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 in 2018.
- Continue to promote and support Pacific Gas and Electric Company (PG&E) programs that provide energy efficiency rebates for qualifying energy-efficient upgrades by providing a link to PG&E programs on City website and make available brochures about PG&E programs at City counters.
- Expedite review and approval of alternative energy devices.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 6.1, Policy 6.2, Policy 6.3

Program 18: 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 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 in Fresno County.

Timeframe and Objectives:

- Provide information on the HCV program on the City website and public counters in 2016.
- 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 the City neighborhoods with varying income levels to promote housing opportunities for all residents.

Financing:	HUD Section 8
Implementation Responsibility:	Fresno Housing Authority
Relevant Policies:	Policy 2.2

Program 19: Fair Housing

Residents in the Central Valley, including Fresno County, can access fair housing services provided by the Fair Housing Council of Central Valley (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 will assist in promoting fair resources available in the region.

Timeframe and Objectives:

- Work collaboratively with other jurisdictions in the region to provide education to lenders, real estate professionals, and the community at large.
- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and the City website.
- Refer fair housing complaints to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies, as appropriate.

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Financing:	General Fund
Implementation Responsibility:	City of Parlier; Fresno FHCCC; Fresno Housing Authority; FHEO; DFEH
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 2I-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 2I-1 Summary of Quantified Objectives – 2015-2023

Program Types	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	3	38	151	90	232	514
Rehabilitation	--	15	15	--	--	30
Homebuyer Assistance	--	60	63	--	--	123
Conservation (Subsidized Rental Housing and Public Housing)	--	20	20	--	--	40

Note: The new construction objective for lower income households is based on affordable units on Avila II, approved remaining capacity on the Avila site, and the affordable single family tracts.

SECTION 2I-2: SITES INVENTORY

Fourth Cycle Housing Element - AB 1233 RHNA Carryover Analysis

AB 1233 was signed into law on October 5, 2005 and applies to housing elements due on or after January 1, 2006. Specifically, the law states that if a jurisdiction fails to provide adequate sites in the prior planning period, within one year of the new cycle, the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall. This requirement is in addition to rezoning/upzoning that may be needed to address the Regional Housing Needs Allocation (RHNA) for the new cycle.

This law affects the City of Parlier's 2015-2023 Housing Element, requiring the City to address its deficit in sites, if any, for the previous housing element cycle (2008-2015, extended from 2013 by legislation). In the previous planning period, the RHNA assigned to the City of Parlier was 639 units (142 very low-income, 104 low-income, 141 moderate-income, and 252 above moderate-income units). The previous RHNA period covered from January 1, 2006 through June 30, 2013 (extended through December 31, 2015 by legislation). The 2008 Parlier Housing Element identified a capacity for 158 single-family and 48 multifamily new units that could be accommodated on residentially zoned properties. The 2008 Housing Element further committed the City to rezoning the following parcels within the city limits to accommodate 229 additional units:

- Parcel 355-031-29 – 4.64 acres
- Parcel 355-250-42 – 1.13 acres
- Parcel 355-041-13S – 4.17 acres
- Parcel 355-041-25S – 0.44 acre
- Parcel 355-041-26S – 1.14 acres

The balance (207 units) of the RHNA obligation was to be accommodated with prezoning and annexation.

While the City did not pursue rezoning of these properties, housing construction and prezoning (and subsequent annexations) that have occurred were able to fulfill the City's RHNA obligations. The following analysis is conducted to determine if the City has incurred a RHNA penalty for not completing the rezoning/prezoning as outlined in the 2008 Housing Element. The potential AB 1233 penalty for Parlier will be equal to the portion of RHNA not accommodated either through actual housing production or land made available for residential development within each income category. To determine any potential penalty, the analysis in this Housing Element uses the following approach outlined by 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 and prezonings that did occur; including:
 - Rezonings, prezonings, and annexations identified in the Housing Element; and
 - Rezonings, prezonings, and annexations that occurred independent of the Housing Element.

Progress toward Fourth Cycle RHNA

Units Built

Since January 1, 2006, the City issued building permits for 720 new residential units, including 355 single family homes and 364 multifamily units. Table 2I-2 summarizes the units constructed by income level. Specifically, the following affordable housing projects were completed since 2006:

- 106-unit Tuolumne Apartments
- 88-unit Parlier Plaza
- 47-unit Bella Vista Apartments
- 33-unit Avila Apartments (Phase I)
- 24-unit Avila Apartments (Phase II)

New affordable ownership units were also achieved through Self-Help housing and other funding sources such as HOME, CalHome Development, and Joe Serna Jr. Farmworker New Construction funds. Deed restrictions or affordable housing agreements were used to maintain these units as affordable housing. In addition, the City also conducted income/affordability survey of newly constructed units and determined 35 homes were affordable to low- and moderate-income households without public subsidies. Overall, excess in affordable housing production in Parlier for lower-income households between 2006 and 2015 was able to compensate the shortfall in moderate-income units. The City would not incur a penalty from the fourth cycle RHNA.

Table 2I-2 Permits Issued, Parlier, January 1, 2006 – November 2015

Affordability Methodology	Units by Income Level				Total Units
	VLI	LI	MI	AMI	
Deed-Restricted Affordable	219	152	5		376
Affordable Based on Income Survey		21	14		35
Market-Rate Housing				309	309
Total	219	173	19	309	720

Sources: City of Parlier building permit data; Annual Reports to HCD 2009-2013.

AB 1233 Carry-Over Analysis Summary

Table 2I-3 summarizes the AB 1233 carry-over analysis for Parlier. Based on units constructed, the City has a surplus of 81 units. Specifically, surplus in very low and low-income units can be credited against a small shortfall of 122 units in the moderate-income category. Therefore, no RHNA obligations for the fourth cycle would be carried forward to the fifth cycle.

Table 2I-3 AB 1233 Carry-Over Analysis Summary, Parlier, 2006-2015

Project	Units by Income Level				Total Units
	VLI	LI	MI	AMI	
2006-2013 RHNA	142	104	141	252	639
Units Constructed 2006-2015 (Table 2I-2)	219	173	19	309	720
Surplus/(Deficit)	77	69	(122)	57	81
Unaccommodated Need from 4th Cycle	0	0	0	0	0

Source: City of Parlier, 2015.

Fifth Cycle Housing Element RHNA Analysis

For the fifth Housing Element update, Parlier has been assigned a RHNA of 588 units, including 110 very low-income units, 82 low-income units, 77 moderate-income units, and 319 above moderate-income units.

Approved Projects

The City's RHNA can also be reduced by the number of new units in projects that are planned or approved. Table 2I-4 shows an inventory of all residential projects that are (as of November 2015) approved or in the planning process. For each project the table shows the name of the development, number of units by income category, a description of the affordable units, and the current status of the project. The City has also a number of Tentative Tract Maps (TTMs) that have been rezoned and annexed into the City for residential development (see Table 2I-4). Combined, these various TTMs and approved projects offer additional capacity for 491 units, including 169 lower-income units and 90 moderate-income units. All of these projects are located within the City limits (as of November 2015), including some projects that have recently been annexed into the City.

Table 2I-4 Planned or Approved Projects, Parlier, November 2015

Project	Units by Income Level					Total Units	Description of Affordable Units	Status
	ELI	VLI	LI	MI	AMI			
Balance of Avila Site		18				18		City approved a GPA and prezone to R-2 for 85 apartments (Avila Apartments). A balance of 18 additional units could be constructed on site. The site has already been annexed into the City.
Tentative Tract Map 6038 (355-021-08)				90	58	148	Multifamily units assumed to be affordable to moderate-income households based on local market trends	Approved by City on 4/16/2014. This site has already been annexed into the City.
Tentative Tract Map 5615					169	169		Prezoning to R-1 approved by City in 2006. Annexation application was submitted and withdrawn due to market conditions. With a new buyer, this site was annexed into the City in the summer of 2015.
Tentative Tract Map 6041					5	5		This site is within City limit
Tentative Tract Map 5495			68			68	Both tracts are affordable housing for first-time homebuyers using CalHOME Development and Joe Serna Jr. Farmworker New Construction funds.	TTM 5495 was approved for 158 single family lots and TTM 5607 was approved for 133 single family lots. To date, an estimated 90 homes have been constructed in TTM 5495 and 50 homes on
Tentative Tract Map 5607			83			83		

Project	Units by Income Level					Total Units	Description of Affordable Units	Status
	ELI	VLI	LI	MI	AMI			
								TTM 5607.
Oak Grove		31				31	Fresno County Housing Authority project – proposing to remove the existing 50 units on site and rebuild with 81 units, a net gain of 31 units.	Project will submit for a LIHTC in March 2016 for review by the Tax Allocation Committee in June 2016. If successful, construction can begin in late 2016.
Total	0	49	151	90	232	522		

Source: City of Parlier, 2015

Vacant Land

The 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 Sites.** Sites that allow at least 16 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development in accordance with the market-based analysis included in this housing element. This includes sites with the Zoning below:
 - Sites that are zoned Multiple-Family Residential (R3) (21.8 units per acre); and
 - Sites that are zoned Administrative and Professional Office (CP) (21.8 units per acre).
 - **Moderate-Income Sites.** Sites that are zoned Multiple-Family Residential (R2) allow for a density up to 14.5 dwelling units per net acre. Typical dwelling units include townhomes and small apartment buildings. These areas were inventoried as feasible for moderate-income residential development.
 - **Above Moderate-Income Sites.** All other sites, which allow only single family homes at lower densities, were inventoried as above moderate-income units.
- **Realistic Development Potential.** The inventory assumes build-out of 80 percent of the maximum permitted density for all sites. This estimate is fairly consistent with suburban development and the City's development standards are not considered excessive to preclude development at the higher end of the density range.

Table 2I-5 identifies vacant sites that are available for residential development in Parlier. The locations of these sites are shown in Figure 2I-1. The sites identified in Table 2I-5 can accommodate an estimated 70 above moderate-income units. All of these sites are presently zoned for residential uses and suitable for residential development.

Table 2I-5 Vacant Sites, Parlier, December 2014

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Max. Density (Per Acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
35503133	0.71	Medium Low Density	R-1	Vacant	7.26			4	4	None
35503135	0.46	Medium Low Density	R-1	Vacant	7.26			3	3	None
35503154	0.96	Medium Low Density	R-1	Vacant	7.26			6	6	None
35503155	0.67	Medium Low Density	R-1	Vacant	7.26			4	4	None
35503156	0.71	Medium Low Density	R-1	Vacant	7.26			4	4	None
35503157	0.72	Medium Low Density	R-1	Vacant	7.26			4	4	None
35506221	0.07	Medium Low Density	R-1	Vacant	7.26			0	0	None
35506227	0.16	Medium Low Density	R-1	Vacant	7.26			1	1	None
35506229	0.03	Medium Low Density	R-1	Vacant	7.26			0	0	None
35507135	0.13	Medium Low Density	R-1	Vacant	7.26			1	1	None
35507266	0.01	Medium Low Density	R-1	Vacant	7.26			0	0	None
35507277	0.03	Medium Low Density	R-1	Vacant	7.26			0	0	None
35507285	0.12	Medium Low Density	R-1	Vacant	7.26			1	1	None
35507286	0.12	Medium Low Density	R-1	Vacant	7.26			1	1	None
35507288	0.16	Medium Low Density	R-1	Vacant	7.26			1	1	None
35507290	0.44	Medium Low Density	R-1	Vacant	7.26			3	3	None
35507305	0.01	Medium Low Density	R-1	Vacant	7.26			0	0	None
35507316	0.05	Medium Low Density	R-1	Vacant	7.26			0	0	None
35507319	0.03	Medium Low Density	R-1	Vacant	7.26			0	0	None
35509110	0.17	Medium Low Density	R-1	Vacant Land with Minor Imps Only	7.26			1	1	None
35511239	0.01	Medium Low Density	R-1	Vacant	7.26			0	0	None
35511240	0.04	Medium Low Density	R-1	Vacant	7.26			0	0	None
35511306	0.21	Medium Low Density	R-1	Vacant	7.26			1	1	None
35511315	0.21	Medium Low Density	R-1	Vacant	7.26			1	1	None

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Max. Density (Per Acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
35512202	0.2	Medium Low Density	R-1	Vacant	7.26			1	1	None
35512252	0.05	Medium Low Density	R-1	Vacant	7.26			0	0	None
35513316	0.08	Medium Low Density	R-1	Vacant	7.26			0	0	None
35513413	0.12	Medium Low Density	R-1	Vacant Land with Minor Imps Only	7.26			1	1	None
35514114	0.17	Medium Low Density	R-1	Vacant	7.26			1	1	None
35514208	0.03	Medium Low Density	R-1	Vacant	7.26			0	0	None
35514509	0.17	Medium Low Density	R-1	Vacant	7.26			1	1	None
35514613	0.18	Medium Low Density	R-1	Vacant	7.26			1	1	None
35515168	0.74	Medium Low Density	R-1	Vacant	7.26			4	4	None
35515306	0.21	Medium Low Density	R-1	Vacant	7.26			1	1	None
35515332	0.29	Medium Low Density	R-1	Vacant	7.26			2	2	None
35516205	0.22	Medium Low Density	R-1	Vacant	7.26			1	1	None
35516209	0.15	Medium Low Density	R-1	Vacant	7.26			1	1	None
35517210	0.07	Medium Low Density	R-1	Vacant	7.26			0	0	None
35523110	0.04	Medium Low Density	R-1	Vacant	7.26			0	0	None
35525005	0.03	Medium Low Density	R-1	Vacant	7.26			0	0	None
35526301	0.14	Medium Low Density	R-1	Vacant	7.26			1	1	None
35526302	0.14	Medium Low Density	R-1	Vacant	7.26			1	1	None
35526303	0.14	Medium Low Density	R-1	Vacant	7.26			1	1	None
35547107	0.18	Medium Low Density	R-1	Vacant	7.26			1	1	None
36312071	0.53	Medium Low Density	R-1	Vacant	7.26			3	3	None
35511246S	0.18	Medium Low Density	R-1	Vacant	7.26			1	1	None
35512338S	0.13	Medium Low Density	R-1	Vacant	7.26			1	1	None
35512339S	0.03	Medium Low Density	R-1	Vacant	7.26			0	0	None
35512416S	0.01	Medium Low Density	R-1	Vacant	7.26			0	0	None

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APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Max. Density (Per Acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
35512511S	0.22	Medium Low Density	R-1	Vacant	7.26			1	1	None
35512521S	0.15	Medium Low Density	R-1	Vacant	7.26			1	1	None
35512522S	0.02	Medium Low Density	R-1	Vacant	7.26			0	0	None
35539110S	0.12	Medium Low Density	R-1	Vacant	7.26			1	1	None
35539316S	0.12	Medium Low Density	R-1	Vacant	7.26			1	1	None
35541226S	0.19	Medium Low Density	R-1	Vacant	7.26			1	1	None
35541315S	0.12	Medium Low Density	R-1	Vacant	7.26			1	1	None
Total	11.40					0	0	70	70	

Source: City of Parlier, 2014.

RHNA Summary

Table 2I-6 provides a summary of Parlier’s ability to meet the 2013-2023 RHNA. The total RHNA for the 2013-2023 RHNA is 588 units, including 192 lower-income units, 77 moderate-income units, and 319 above moderate-income units. After accounting for units planned and approved projects, and capacity on vacant and underutilized sites, Parlier has a land capacity that can accommodate the overall RHNA, but not by income level. Specifically, the City has a surplus capacity for lower- and moderate-income units can be used to fulfill the shortfall in above moderate-income units. However, a shortfall of 61 very-low income units remains.

Table 2I-6 RHNA Summary, Parlier, November 2015

Project	Units by Income Level				Total Units
	VLI	LI	MI	AMI	
2013-2023 RHNA	110	82	77	319	588
Planned or Approved Projects (Table 2I-4)	49	151	90	232	522
Capacity on Vacant Sites (Table 2I-5)	0		0	70	70
Surplus/(Deficit)	(61)	69	13	(17)	4

Note: Surplus capacity for moderate-income units can be credited toward the above moderate-income RHNA requirement.

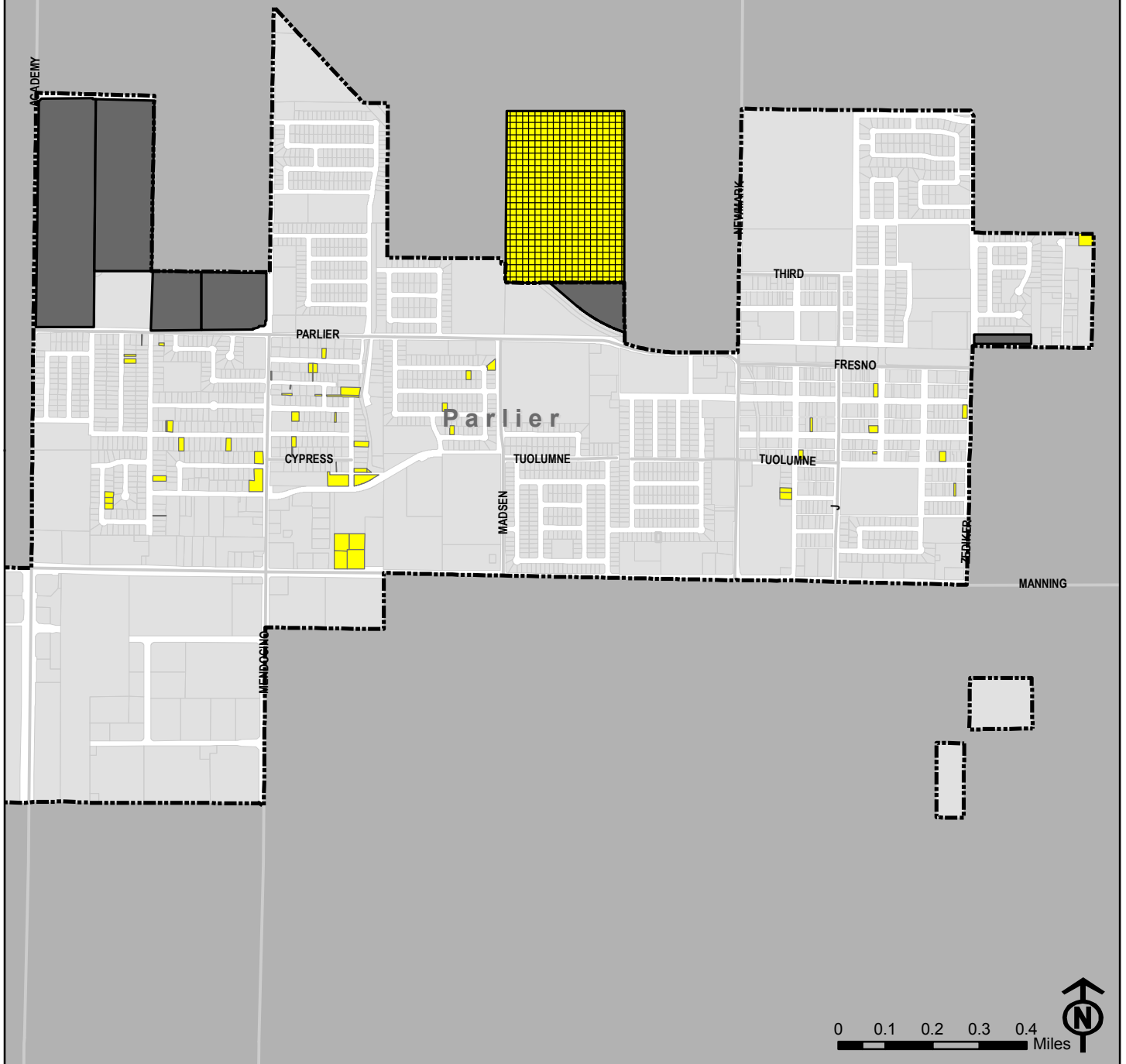
Source: City of Parlier.

The City amended its General Plan in 2010, expanding its Sphere of Influence (SOI). As part of the amendment, the City designated High Density Residential land in the SOI immediately outside the City limits (see Figure 2I-2). To accommodate the RHNA shortfall, the City will prezone five acres SOI to R-3. Candidate sites for prezoning include the following: APN 353-061-53 (18.33 acres); APN 353-390-21 (17.17 acres); APN 358-390-13 (18.86 acres); and a portion of 353-061-46 (37.49 acres). These properties are located along major arterials and immediate adjacent to the City limits and therefore, most likely to be annexed for future development.

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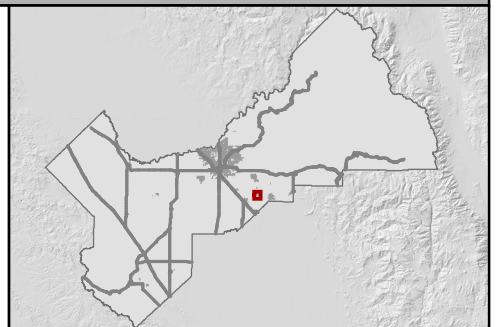
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Fresno County Multi-Jurisdictional Housing Element **Figure 2I-1: Parlier Sites Inventory**



- City Limits
- Highways
- Approved Projects
- Prezoned

- Vacant Parcels**
- Medium Low Density



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The sewer system has a remaining capacity for another 3,304 additional housing units, based on a plant capacity of 2.0 mgd and an average flow of 1.034 mgd from 2010-2014. No plant expansion is planned or warranted.

SECTION 2I-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The City of Parlier General Plan offers the following residential land use designations:

- **Low Density:** 3.6 dwelling units per gross acre
- **Medium Low Density:** 5.5 dwelling units per gross acre
- **Medium Density:** 14.5 dwelling units per gross acre
- **High Density:** 21.8 dwelling units per gross acre

Conclusion

The City offers a range of housing densities in the community.

Recommended Action

None required.

Zoning

Analysis

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

- **One Family Residential (R-1):** The R-1 district is intended primarily to provide living areas at locations designated by the general plan for low density involving single family dwellings. Single-family homes are permitted by right in the R-1 district.
- **Multiple Family Residential (R-2 and R-3):** The RM multifamily residential districts are intended primarily for the development of multiple family residential structures at densities consistent with policies of the general plan. R-2 and R-3 permit multifamily residential uses by right. When more than one main building is placed on a lot, a site plan showing the location of all buildings and structures shall be submitted to the City Council for review and approval.
- **Administrative and Professional Office (C-P):** This district is intended to provide opportunities for the location of professional uses in close relationship to one another in areas designated by the general plan for combined professional office use and high density use. Residential density consistent with the R-3 district is permitted by right in this district. When more than one main

building is placed on a lot, a site plan showing the location of all buildings and structures shall be submitted to the City Council for review and approval.

- ***Trailer Park Residential (T-P):*** The T-P trailer park residential district is created to provide for the accommodation of residential trailers at a standard consistent with the protection of the health, safety and welfare of the community. Such district is herein deemed to be a multiple family residential district, and a trailer is herein deemed to be a dwelling. Trailer park is permitted by right in the T-P district. A site plan review is required.

Conclusion

The City's Zoning Ordinance allows for a range of housing options. Residential uses are permitted by right in all respective districts. Site plan review is only required when more than one main building is located on site.

Recommended Action

None required.

Residential Development Standards

Analysis

Table 2I-7 lists and describes the residential zoning districts in the City of Parlier Zoning that allow residential development. These development standards are typical and consistent with standards established in surrounding communities.

Table 2I-7 Development Standards in Districts with Residential Uses

Characteristics of Lot, Location, and Height	R-1 Single Family Residential	R-2 Multiple Family Residential	R-3 Multiple Family Residential	C-P Administrative and Professional Office District	T-P Trailer Park Residential District
Minimum Lot Area (SF)	6,000 sf	6,000 sf (3,000 sf/DU)	7,500 sf (2,000/du, 21.8)	7,500 (2,000 sf/du, 21.8)	65,340 sf (2,400 sf/trailer space)
Density Range (DU/AC)	7.26	14.5	21.8-	21.8	9.0
Minimum Lot Dimensions (Interior Lots)					
Width	50'	60'	60'	60'	NA
Depth	NA	100'	110'	110'	
Maximum Lot Coverage	30%	50%	55%	55%	50% (including trailers with parking spaces, buildings, and other structures),
Minimum Setbacks					
Front	20'	20'	15'	15'	15'
Rear	20'	20'	5'	5'	5'
Side	5'	5'	15'	15'	10''
Maximum Height	25' and two stories	35' and two stories	40' and two stories	40' and two stories	35' and 2 ½ stories
Private Open Space (SF/DU)	NA	NA	NA	NA	NA

Source: City of Parlier Zoning Ordinance.

Parking

Excessive parking requirements may serve as a constraint on housing development by increasing development costs and reducing the amount of land available for project amenities such as child care, open space, attractive design, or additional units. Table 2I-8 illustrates the City's residential parking requirements by housing type. The City's parking requirements are generally consistent with regional patterns.

Table 2I-8 Residential Parking Requirements

Use	Parking Requirement
Single family	2 garaged spaces per unit
Multiple family	1.5 spaces per unit, including 1 covered space

Source: City of Parlier Zoning Ordinance.

Open Space and Park Requirements

Open space and park requirements can decrease the affordability of housing by increasing developer fees and/or decreasing the amount of land available on a proposed site for constructing units. The City's current fee schedule requires the payment of a City Park fee of \$560 per equivalent unit. Because the impact of a multifamily unit is considered 80 percent of an equivalent single family unit, park fees are \$560 per single family unit and \$450 per multifamily unit.

Conclusion

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

Recommended Action

None required.

Growth Management

Analysis

The City of Parlier has not adopted a growth management program.

Conclusion

The City does not have growth management policies that would constrain its ability in meeting its RHNA for the planning period.

Recommended Action

None required.

Density Bonus

Analysis

Parlier's Zoning Ordinance does not include any density bonus provisions. The City will need to adopt a density bonus ordinance that meets all requirements of SB 1818 and AB 2222, among other related and minor amendments.

Conclusion

The City's Zoning Ordinance does not include any density bonus provisions.

Recommended Action

Amend the Zoning Ordinance within one year of Housing Element adoption.

Zoning for a Variety of Housing Types

Analysis

Title 18 of the City of Parlier Municipal Code describes the City's regulations for residential development. Table 2I-9 summarizes the housing permitted and conditionally permitted under the Zoning Ordinance.

Table 2I-9 Land Use Regulations - Variety of Housing Types

Uses	R-1	R-2	R-3	C-P	T-P
Single Family	P	P	P	NP	NP
Multiple Family (2+)	NP	P	P	P	NP
Mobilehomes	P	P	P	NP	NP
Mobilehome Park	NP	NP	NP	NP	P
Boarding Houses	NP	NP	P	P	NP
Rest Homes (not more than 5 patients)	NP	NP	CC/A	P	NP
Rest Homes (not more than 24 persons including resident family)	CUP	CUP	CUP	P	NP
Farmworker / Employee Housing	NP	NP	NP	NP	NP
Emergency Shelters	NP	NP	NP	NP	NP
Transitional and Supportive Housing	NP	NP	NP	NP	NP
SRO	NP	NP	NP	NP	NP
Group Homes and Residential Care Facilities (six or fewer)	NP	NP	NP	NP	NP
Group Homes and Residential Care Facilities (seven or more)	NP	NP	NP	NP	NP
Second Dwelling Units	CUP	NP	NP	NP	NP

Notes:

P = Permitted; CC/A = Permitted with City Council Approval (Parlier does not have a Planning Commission); CUP = Conditional Use Permit; NP = Not Permitted

In addition, “apartments (four unit minimum, no duplexes) are a permitted use in the C-4 (Central Trading).

Source: City of Parlier Zoning Ordinance, 2015.

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 C-P zones.

Manufactured Housing

The City’s Zoning Ordinance has no provisions for manufactured housing.

Farmworker/Employee Housing

The City permits agricultural uses in its Open Conservation (O) District. However, residential uses are explicitly prohibited in this district. Under California Health and Safety Code 17021.5, farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses.

In addition, 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. The City's Zoning Ordinance currently includes no provisions for employee housing.

Emergency Shelters

The City amended the Zoning Ordinance on August 19, 2015 to permit emergency shelters by right in the M-1 zone. According to the Fresno/Madera Continuum of Care, the homeless population in Parlier is estimated at eight persons. The available vacant Light Industrial sites in Parlier offer adequate capacity for a potential shelter.

Table 2I-10 Potential Emergency Shelter Sites

APN	Acreage
35502136	4.85
35502137	2.88
35502138	0.35
35839037	2.89
35839043	1.14
35839060	8.87
35839064	1.09
35839065	1.11
35839066	1.36
35803257S	0.66
35826024S	0.48
Total	25.68

Source: City of Parlier, 2014.

Transitional and Supportive Housing

The City amended the Zoning Ordinance on August 19, 2015 to address the provision of transitional and supportive housing as a residential use subject to the same development standards and regulations as similar uses in the same zones.

Single Room Occupancy (SRO) Units

The Zoning Ordinance does not currently contain provisions for SRO housing.

Residential Care Facilities

The City currently has no provisions of any kind for residential care facilities of any size.

Second Units

While the Parlier Zoning Ordinance permits second dwelling units in the R-1 district, the Ordinance also specifies that only second units built before 1983 are permitted in the R-1 district. Second dwelling units constructed after 1983 require a Conditional Use Permit.

Conclusion

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

- **Residential Care Facilities:** The Zoning Ordinance needs to be updated to comply with the Lanterman Act and allow group homes for six or fewer persons in all residential zones. The Zoning Ordinance also needs to make provisions for large residential care facilities for more than six persons.
- **Manufactured Housing:** The Zoning Ordinance will need to be updated to permit manufactured homes in a manner consistent with single family housing.
- **Single Room Occupancy (SRO) Housing:** The Zoning Ordinance does not currently contain provisions for SRO housing.
- **Farmworker and Employee Housing:** The Zoning Ordinance is not consistent with State law requirements for farmworker and employee housing.
- **Second Dwelling Units:** The Zoning Ordinance does not permit construction of a second dwelling unit in the R-1 zone without a conditional use permit. State law requires a process for approval without public hearing or conditions of approval.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address residential care facilities, manufactured housing, SRO units, farmworker and employee housing, and second dwelling units.

On- Off-Site Improvements

Analysis

Site improvements are regulated by the Subdivision Ordinance (Parlier Municipal Code Title 16) and through conditions and standards imposed through the City's Site Plan Review process. Site improvements include streets, off-street parking, landscaping, walls, and utility systems. In order to reduce housing costs, the City requires only those improvements that are deemed necessary to maintain public health, safety, and welfare. Improvement requirements for single family and multiple family use are described below:

Subdivision Improvements

Requirements of the subdivision ordinance that most affect the cost of housing are standards for the provision of utility services (e.g., water, sewer, drainage) and street improvements. Basic improvements required include the following:

- Water, sewer and drainage lines and facilities, including the extension of lines to the property and to adjacent vacant properties which eventually will also need them.
- Street improvements include curb, gutter, sidewalk, street paving, driveway approaches, fire hydrants, street lights, street signs, and street trees. Right-of-way requirements are:
 - Local Street: 60 feet
 - Collector Street: 72-80 feet
 - Arterial Street: 80 – 106 feet
- Undergrounding of electrical, telephone and cable utility services.

While the cost of required improvements adds considerably to housing costs, the improvements are necessary to serve the new development and provide a decent living environment.

On-Site Improvements for Multiple Family Housing

In addition to requirements for utility connections and street improvements, multifamily projects are required to provide the following: off-street parking (see Table 2I-8) and security lighting.

Conclusion

Development requirements of the City of Parlier are considered standard in the Central Valley and are comparable to surrounding cities.

Recommended Action

None required.

Fees and Exactions

Analysis

Some of these typical City fees are summarized in Table 2I-11.

Table 2I-11 Schedule of Fees for Residential Development

Permit Processing Fees		Fee
Site Plan Review		\$165
Land Use / Zoning	Conditional Use Permit	\$250
	General Plan Amendment	
	Less than 5 acres	\$750
	5-19 acres	\$750
	20-39 acres	\$2,500
	40-99 acres	\$3,500
	100+ acres	\$5,000
	Zoning Amendment	\$370
	Annexation	
	Less than 10 acres	\$250
	10 to 99.99 acres	\$250
	100+ acres	\$350
Environmental Review	Negative Declaration	\$50
	Environmental Impact Report	\$500
Subdivisions	Tentative Parcel Map	\$700
	Final Parcel Map	\$300
	Tentative Tract Map	\$600 + \$10/lot
	Final Tract Map	\$600 + \$12/lot
Note: With exception of Tentative and Final Tract Maps, all fees are the <u>deposit that is shown plus actual costs.</u>		
Development Impact Fees		
City Management and General Services	Single Family	\$319.53
	Multiple Family	\$255.62
Public Safety	Single Family	\$319.53
	Multiple Family	\$255.53
Storm Drainage	Single Family	\$475.00
	Multiple Family	\$320.00
Wastewater Treatment	Single Family	\$1,834.11
	Multiple Family	\$1,467.88
Domestic Water	Single Family	\$2,156.84
	Multiple Family	\$1,725.47
City Parks	Single Family	\$560.00
	Multiple Family	\$450.00
Sewer Hook Up	Multiple Family	\$615.65
Water Hook Up	Multiple Family	\$400.19
Note: Impact fees are estimates based on assumed project size, acreage, and number of units.		

Source: City of Parlier.

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 Parlier Unified School District has elected not to adopt the State Level I fee (\$3.36) and is charging at a slightly lower rate of \$3.20 per square foot of residential use.

Table 2I-12 shows permit fees for single family and multifamily prototype developments. The single family prototype is a single family detached residential dwelling unit with 1,800 square feet of living area and a 400 square-foot garage. The estimated construction cost for this prototype unit is \$168,000. The plan check, permit, and impact fees account for an additional \$16,397, or approximately 9.8 percent of the estimated construction cost. The multifamily prototype is a 1,280 square foot unit, 2-story multifamily housing development. The estimated construction cost for this prototype before permit and impact fees is \$115,200. The fees for plan check, permits, and impact fees total \$12,561 per unit. This constitutes approximately 10.9 percent of the estimated construction cost.

Table 2I-12 Prototypical Construction Fees

Fee Description	Amount	
	Single-family	Multi-family
Entitlement Permit Processing	\$500	\$500
Plan Check and Building Permits	\$2,000	\$1,255
City Impact Fees	\$5,400	\$5,060
School Fees ¹	\$5,760	\$4,096
Regional Transportation Mitigation Fee	\$1,637	\$1,150
Indirect Source Review ²	\$1,100	\$500
Total per Prototype Unit	\$16,397	\$12,561

Notes:

1. School fees are estimated at an average of 1,800 square feet for a single-family home and 1,280 square feet for a multifamily unit.
2. Projects under 50 units are not subject to this fee.

Source: City of Parlier.

Conclusion

The City's fees are well below the statewide and regional averages and constitute a relatively minor proportion of total development cost. Therefore, they do not constitute a constraint to the production or improvement of housing.

Recommended Action

None required.

Processing and Permit Procedures

Analysis

The City permits most types of residential development by right. When more than one main building is placed on a lot, a site plan review is required. The following findings must be made for the approval of the site plan review:

- A. All provisions of this Zoning Ordinance are complied with;
- B. The following are so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property:
 - 1. Facilities and improvements,
 - 2. Vehicular ingress, egress and internal circulation,
 - 3. Setbacks,
 - 4. Height of buildings,
 - 5. Location of service,
 - 6. Walls,
 - 7. Landscaping;
- C. Proposed lighting is so arranged as to reflect the light away from adjoining properties;
- D. Proposed signs will not by size, location, color or lighting interfere with traffic or limit visibility.

These findings are objective and relate primarily to physical layout of structures and facilities, and therefore, should not constrain residential development. Because the City does not have a Planning Commission, the site plan review requires review and approval by the City Council only. The City encourages concurrent processing of applications and considers all entitlement applications, including the environmental document, at a single public hearing before the City Council. Most residential developments can be approved within 90 days.

Table 2I-13 Approvals and Processing Times for Typical Developments

	Single Family (1 unit)	Single Family (2–4 units)	Single Family (5+ units)	Multiple Family (2–3 units)	Multiple Family (4+ units)
Approval Authority	Staff	City Council	City Council	City Council	City Council
Processing Time	14 days	45 days	120 days	45 days	90 days

Conclusion

The City does not have a lengthy project review process.

Recommended Action

None required.

Building Codes

Analysis

The City has adopted pertinent sections of the Fresno County Code, with minor amendments, to regulate building standards and code enforcement procedures.

Conclusion

No major local amendments to the Building, Mechanical, Electrical, Plumbing, Fire, and Housing sections of the Fresno County Code have been made in the Parlier Municipal Code that would significantly increase the cost of housing.

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Code of Regulations, Title 24

The City has adopted sections of the Fresno County Code to provide building standards in the City. It has not adopted California's Title 24 regulations which regulate design and construction of buildings, including accessibility for persons with disabilities, in the State.

Definition of Family

The definition of "family" in Parlier's Zoning Ordinance is as follows: "An individual or two or more persons related by blood or marriage or adoption, with or without the addition of not more than three persons, excluding servants who are not related by blood, marriage or adoption to the resident persons, living together in a single dwelling unit." This definition exceeds the zoning power of a local jurisdiction and would be considered restrictive.

Zoning and Land Use Policies

The Zoning Ordinance does not define residential care facilities, either small facilities for six or fewer persons or large facilities for more than six persons, nor define a land use that is comparable to residential care facilities. Facilities for six or fewer persons are not permitted in all residential zones, as required by State law (Lanterman Developmental Disability Services Act).

Reasonable Accommodation

The City does not currently have a formal process to grant reasonable accommodation requests. The Zoning Ordinance must be amended to establish a formal reasonable accommodations process.

Conclusion

Amendments to the City's Zoning Ordinance are required to address the definition of family, residential care facilities, and reasonable accommodation procedures. City building standards should also meet accessibility requirements of Title 24 and ADA.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address the definition of family, residential care facilities, and reasonable accommodation procedures. The City should also adopt building standards that meet accessibility requirements of Title 24 and ADA.

SECTION 2I-4: REVIEW OF PAST ACCOMPLISHMENTS

This section reviews and evaluates the City's progress in implementing the 2008-2015 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 2I-14 Evaluation of Parlier 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
<i>Goal 1: Provide a diversity of housing opportunities to enhance the City's living environment and to satisfy the shelter needs of Parlier residents.</i>				
1.1.1	Maintain Inventory of Available Sites Conduct an updated evaluation of the City's inventory of available sites, and take appropriate action to ensure an ongoing supply of available sites at appropriate density to meet the projected housing needs.	Ongoing	As part of the 2015 Housing Element update, the City is developing an updated sites inventory. Due to the housing market crash, no significant development has occurred since the adoption of the Housing Element.	Modified and Included in 2015 Housing Element

Program		Status	Evaluation	Recommendation
1.1.2	<p>Rezone Properties for Multifamily Use Pursue rezoning of APNs 355-031-29, 355-250-42, 355-041-26S, and 355-041-13S within City limits.</p> <p>Pursue annexation of planned residential uses within the City's SOI to provide land necessary to accommodate 100% of the lower-income housing needs.</p> <p>Work with LAFCO to amend existing annexation policies to permit annexation of parcels designated for affordable housing in advance of a specific development proposal.</p>	Not completed	<p>The City did not rezone the four properties identified. However, residential developments approved by the City offered adequate capacity to accommodate the RHNA. Specifically, the following prezoning and annexations occurred to accommodate new units in the City:</p> <ul style="list-style-type: none"> • Avila Site - Approved a GPA and prezone to R-2 for 85 apartments (Avila Apartments). The site has already been annexed into the City. • Tentative Tract Map 6038 (355-021-08) - Approved by City on 4/16/2014. This site has already been annexed into the City. • Tentative Tract Map 5615 - Prezoning to R-1 approved by City in 2006. This site was annexed into the City in the summer of 2015. <p>Furthermore, the City adopted a General Plan Amendment that expanded the Sphere of Influence to accommodate additional demand for residential land projected through 2035. The General Plan anticipates new development will occur utilizing a number of mechanisms, including: Annexation of territory (LAFCO approval); Amendments to the General Plan; and Zone District Changes (prezoning and rezoning).</p>	A program is included in the 2015 Housing Element to address the new RHNA and to work with the County to review and revise, as appropriate, the annexation standards in the MOU with the County.
1.1.3	<p>Facilitate Urban Infill Investigate ways to encourage urban infill.</p>	Ongoing	The City continues to encourage infill development. The updated General Plan contains a policy to encourage higher-density infill development of vacant and underutilized land within the City.	This program is included in the 2015 Housing Element.

Program		Status	Evaluation	Recommendation
1.1.4	Remove Constraints on the Production of Multifamily Residential Complete an ordinance text amendment to replace the public hearing requirement for Site Plan Review for multiple family dwellings with a staff-administered Sites Plan Review process.	Not pursued	Due to the limited residential development interest during the past few years, the City did not pursue a change in the site plan review process. While Site Plan Review requires a public hearing, the City does not have a Planning Commission. Overall, development review process in the City is not lengthy.	This program is not included in the 2015 Housing Element.
1.1.5	Second Unit/Accessory Units Encourage the use of second units in single family residential areas.	Ongoing	The City's Zoning Code requires a CUP for second unit construction.	The 2015 Housing Element includes a program to revise the City's Second Unit Ordinance to be consistent with State law.
1.1.6	Update the General Plan Prepare and adopt a land use plan update to set aside sufficient land area to meet residential needs through 2013.	Completed	The City adopted the General Plan update in 2010 to expand the SOI for future residential growth.	The 2015 Housing Element includes a program to ensure the City provide adequate capacity for tis RHNA.
1.1.7	Update the Sphere of Influence and Pursue Annexation of Land for Residential Development Pursue a Sphere of Influence revision to facilitate the annexation of land designated for urban use by the General Plan.	Completed	The City adopted the General Plan update in 2010 to expand the SOI for future residential growth.	The 2015 Housing Element includes a program to ensure the City provide adequate capacity for tis RHNA.
1.1.8	Utilize RDA 20% Set Aside Funds to Facilitate Housing Utilize the RDA 20% set-aside program to purchase land and provide other incentives to encourage housing production.	Discontinued in 2012	In 2012, State law eliminated redevelopment agencies statewide. The City no longer has access to 20% set aside funds for housing.	Program is eliminated and not included in the 2015 Housing Element.
1.1.9	Encourage the Use of "Sweat Equity" Encourage the use of "sweat equity" and nonprofit agency involvement as a means of reducing labor and other overhead costs.	Ongoing	The City continues to encourage use of "sweat equity" for affordable housing development.	This is not a specific City housing program and is not included in the 2015 Housing Element.

Program		Status	Evaluation	Recommendation
1.2.1	Housing Rehabilitation Program Assist applicants in accessing home rehabilitation loans for low- and moderate-income housing and self-help housing projects.	Ongoing	The City applied to the State Department of Housing and Community Development (HCD) for State Community Development Block Grant (CDBG) and HOME funds for housing rehabilitation. The City was awarded \$500,000 in CDBG funds and \$483,850 in HOME funds for housing rehabilitation activities. A total of 10 households were assisted up to date and the capability to do 9 more homes based on the current funding.	The City will continue to pursue CDBG and HOME funds, among other sources, to provide rehabilitation assistance to lower- and moderate-income households. This program is modified and included in the 2015 Housing Element.
1.2.1	Housing Condition Survey Maintain a current housing condition survey of all housing units in the City.	Not completed	Given the limited financial and staffing resources available to the City, the City did not complete a housing condition survey.	The City will continue to rely on code enforcement records to provide information on housing condition. This program is not included in the 2015 Housing Element.
1.2.3	Rental Rehabilitation Program Provide financial assistance to owners of rental properties to rehabilitate substandard units.	Ongoing	The City applied to the State Department of Housing and Community Development (HCD) for State Community Development Block Grant (CDBG) for rental housing rehabilitation. The City was awarded \$500,000 in CDBG funds and assisted 8 lower-income households.	The City will continue to pursue CDBG and HOME funds, among other sources, to provide rehabilitation assistance to lower- and moderate-income households. This program is modified and included in the 2015 Housing Element.
1.2.4	Code Enforcement Provide ongoing code enforcement services on a survey and complaint basis.	Ongoing	The City continues to provide code enforcement services.	This is a routine function and is not identified as a specific housing program in the 2015 Housing Element.
1.2.5	Monitor At-Risk Projects Work to preserve Parlier Plaza.	Completed	Parlier Plaza remains an affordable housing project, with deed restriction expiring on 10/31/2025.	This program is modified and included in the 2015 Housing Element.

Program		Status	Evaluation	Recommendation
1.3.1	Energy Conservation Encourage energy conservation measures in existing homes and new construction.	Ongoing	The City adopted the 2013 California Building Code that incorporates green building practices. The City had applied for and was awarded \$483,850 in HOME funds for ownership housing rehabilitation between 2008 and 2014. A total of five low-income households were assisted. Rehabilitation works brought these units up to code, including energy efficiency features.	The City will continue to pursue funding for rehabilitation assistance and incorporates energy conservation measures into the program. This program is modified and included in the 2015 Housing Element.
1.4.1	Review Development Fees and Standards Monitor development fees and standards to ensure they do not unreasonably constrain housing development.	Ongoing	The City continues to monitor its fees and standards.	This is a routine function of the City and is not included in the 2015 Housing Element as a specific program.
Goal 2: Provide housing that is affordable to all economic segments of the community.				
2.1.1	Affordable Housing Program Inventory; Pursue Available Projects Explore and pursue a range of available funding programs.	Ongoing	The City of Parlier has been successful in pursuing funding under programs administered by HCD. Between 2008 and 2014, the City received HOME funds in the amounts of \$755,436 for ownership housing rehabilitation (nine households), \$8,890,000 for new rental housing construction (89 units), \$483,850 for first time homebuyer assistance (six households), and \$1,112,606 for tenant-based rental assistance (200 households). The City of Parlier received \$3,500,000 for new home construction through the CalHOME Development program that will assist 88 households and \$1,500,000 through the Joe Serna Jr. Farmworker program for new home construction assisting 35 households.	This program is incorporated into a new affordable housing program that outlines the City's various efforts.
2.2.1	Partnership Program Meet with nonprofit, private and public agencies to examine opportunities for affordable housing.	Ongoing	The City continues to meet with housing providers for opportunities to expand affordable housing in the community.	This program is incorporated into a new affordable housing program that outlines the City's various efforts

Program		Status	Evaluation	Recommendation
2.2.2	Assistance to Homeowners Continue to offer Downpayment Assistance to low-income households.	Ongoing	Prior to the dissolution of redevelopment, the City utilized redevelopment funds, along with State HOME funds, to provide assistance to first-time homebuyers. The City was awarded \$483,850 in HOME funds to assist six low-income households between 2008 and 2014.	The City will continue to pursue homeownership assistance. This program is included in the 2015 Housing Element.
2.2.3	Assistance to Renters Support the City and County of Fresno Housing Authority in providing public housing and Section 8 programs.	Ongoing	The City continues to support the Housing Authority in providing the affordable housing to lower-income households through public housing and the Housing Choice Voucher program. In addition, the City applied for and was awarded \$1,112,606 in HOME funds to provide tenant-based rental assistance; 200 households were assisted.	The City will continue to pursue rental assistance. This program is included in the 2015 Housing Element.
2.3.1	State and Federal Funds Apply for state and federal funds for direct support of housing (new construction and rehabilitation) for extremely low-income households.	Ongoing	The City of Parlier has been successful in pursuing funding under programs administered by HCD. Between 2008 and 2014, the City received HOME funds in the amounts of \$755,436 for ownership housing rehabilitation (nine households), \$8,890,000 for new rental housing construction (89 units), \$483,850 for first time homebuyer assistance (six households), and \$1,112,606 for tenant-based rental assistance (200 households). The City of Parlier received \$3,500,000 for new home construction through the CalHOME Development program that will assist 88 households and \$1,500,000 through the Joe Serna Jr. Farmworker program for new home construction assisting 35 households.	This program is incorporated into a new affordable housing program that outlines the City's various efforts
2.3.2	Redevelopment Set-Aside Funds Direct 20% redevelopment set-aside funds toward affordable housing.	Completed	The Parlier Redevelopment Agency was dissolved as of February 1, 2012, pursuant to State law.	This program is not included in the 2015 Housing Element.

Program		Status	Evaluation	Recommendation
2.3.3	Fee Waivers Adopt a resolution waiving 100 percent of the application processing fees for projects in which 50 percent of the units are affordable to extremely low-income households.	Not pursued.	Due to the economy, no significant residential development has occurred since adoption of the Housing Element.	The City may consider this option in the future and the program is included in the 2015 Housing Element.
2.4.1	Maintain a Streamlined Review Process Continue efforts to streamline and improve the development review process.	Ongoing	The City continues to make efforts to improve and streamline the development review process.	This is a routine function of the City Planning Department and is not included in the 2015 Housing Element as a separate housing program.
2.4.2	Density Bonus Ordinance Adopt density bonus ordinance as update to Zoning Code.	Not pursued.	The City's Zoning Code does not currently include a density bonus ordinance.	This program is continued in the 2015 Housing Element.
2.5.1	Meet with Potential Developers Actively seek out and conduct annual meetings with potential developers of downtown infill sites and developers of above moderate-income housing.	Ongoing	The City routinely meetings with potential developers to solicit development interest in the community.	This is a routine function of the City Planning Department and is not included in the 2015 Housing Element as a separate housing program.
2.5.2	Housing for Existing Very Low- and Low-Income Residents Utilize CDBG funds for infrastructure improvement and other state, federal, and local funds to undertake development of housing for very low- and low-income residents.	Ongoing	Between 2008 and 2014, the City received \$8,890,000 in HOME funds for new rental housing construction (Avila I, 34 units; and Avila II, 24 units). HOME funds benefit low-income renters up to 60 percent of the AMI.	This program is incorporated into a new affordable housing program that outlines the City's various efforts.
2.6.1	Housing Inspection Inspect all units being constructed, rehabilitated, expanded, or relocated.	Ongoing	The City's Building division continues to inspect housing construction to ensure compliance with applicable building codes.	This is a routine function of the City Building division and is not included in the 2015 Housing Element as a separate housing program.
2.6.2	Housing Rehabilitation Revolving Loan Continue the existing Revolving Loan Fund to provide no-interest loans to very low- and low-income residents for rehabilitation	Ongoing	The City continues to utilize the revolving loan pool to provide rehabilitation assistance to lower-income households In addition, the City received \$483,850 in HOME funds for ownership housing rehabilitation and assisted five households.	This program is incorporated into the 2015 Housing Element.

Program		Status	Evaluation	Recommendation
<i>Goal 3: Provide equal housing opportunities for all residents in Parlier.</i>				
3.1.1	Housing Discrimination Continue to refer cases to the State Department of Fair Employment and Housing.	Ongoing	The City continues to provide fair housing information at public counters and refers inquires to the State DFEH.	This is an ongoing program and is included in the 2015 Housing Element.
3.2.1	Housing Opportunities for Special Needs Groups Provide housing opportunities to meet the special housing needs of farm workers, elderly, disabled, large families, and the homeless by giving priority funding to development projects that include a component for special needs groups in addition to other lower-income households.	Ongoing	Between 2008 and 2014, the City received \$8,890,000 in HOME funds for new rental housing construction (Avila I, 34 units; and Avila II, 24 units). HOME funds benefit low-income renters up to 60 percent of the AMI. In addition, the City received CalHOME Development funds and Joe Serna Jr. Farmworker program for new home construction. These funding provide new single family homes for first-time homebuyers.	This program is included in the 2015 Housing Element to address the needs of special needs groups.
3.2.2	Coordinate with Agencies Serving the Homeless Cooperate with public and private agencies to develop housing (including transitional housing), family counseling, transportation programs and employment programs/job referrals for the homeless.	Ongoing	The City continues to coordinate with agencies that provide affordable housing and supportive services for the homeless and formerly homeless.	This program is included in the 2015 Housing Element to address the needs of special needs groups.
3.2.3	Reasonable Accommodation for the Disabled Adopt reasonable accommodation processes and regulations, including amendment of city building and zoning regulations.	Not Pursued	The City has not yet adopted a reasonable accommodation procedure.	This program is continued in the 2015 Housing Element.
3.2.4	Coordinate with Agencies Serving Farm Workers Cooperate and coordinate with public and private agencies to develop housing (including transitional housing), family counseling, transportation programs, and employment programs/job referrals for farm workers to address the diverse housing needs of farmworkers. Update the zoning ordinance to permit housing for agricultural employees by right in the R-1 zone.	Ongoing	The City continues to monitor the housing needs for farm workers and explore opportunities to provide affordable housing for this special needs group. The City has not yet amended the Zoning Code to permit agricultural employee housing by right in the R-1 zone.	This program is included in the 2015 Housing Element to address the needs of special needs groups. The 2015 Housing Element includes a program to address the provision of farmworker and employee housing pursuant to State law.

Program		Status	Evaluation	Recommendation
3.2.5	Remove Constraints on the Production of Emergency Shelters, Transitional Housing, and Single-Room Occupancy Complete Zoning Code update to address emergency shelters, transitional housing, and SRO.	Not Pursued.	The City has not yet amended the Zoning Code to address the provision of emergency shelters, transitional housing, and supportive housing.	The Zoning Code is being amended concurrent with the 2015 Housing Element update to address emergency shelters, transitional housing and supportive housing.
3.2.6	Senior Housing Encourage development and operation of a senior citizen housing complex by a qualified public or private developer.	Ongoing	The City continues to pursue affordable housing opportunities for seniors in the community.	This program is included in the 2015 Housing Element to address the needs of special needs groups.
3.2.7	Removal of Barriers Develop a program to install wheel chair ramps at all curb radii and complete the installation of sidewalks, curbs and gutters in older parts of town.	Ongoing	The City continues to pursue funding to make necessary ADA improvements to streets and sidewalks.	This is not a housing program and is not included in the 2015 Housing Element.

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 June 30, 2013. The City of Parlier was assigned a RHNA of 639 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 142 units
- Low-Income (50 to 80 percent of the Area Median Income): 104 units
- Moderate-Income (80 to 120 percent of the Area Median Income): 141 units
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 252 units

Table 2I-15 summarizes the City's accomplishments in meeting the RHNA during the previous RHNA projection period.

Table 2I-15 Units Built during RHNA Projection Period, Parlier, 2006-2013

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	142	104	141	252	639
Units Built 2006-2013	198	171	18	285	696
Percent of RHNA Met	139.4%	164.4%	12.7%	113.1%	108.9%

Source: City of Parlier 2014.

SECTION 2I-5: AT-RISK ANALYSIS

Table 2I-16 shows assisted housing units in Parlier. There are 760 assisted affordable units in Parlier and 40 units at Parlier Plaza Apartments/Garden Valley Homes II are at risk of losing their affordability due to expiring Section 8 contracts in the next 10 years. While the Fresno County Housing Authority has plan to demolish Oak Grove, the project will be replaced with a larger affordable housing project with a net gain of 31 affordable units.

Table 2I-16 Assisted Housing Developments, Parlier

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Parlier Plaza Apartments/Garden Valley Homes II	640 Zediker Ave	Family	LIHTC, USDA Section 515, Project Based Section 8	88	86	Perpetuity; 10/31/2025 (Section 8)	At-Risk
Parlier Garden Apartments	1105 Tulare Street	Senior	LIHTC, USDA Section 515, Rural Development Rental Assistance	41	41	2034	Not At-Risk
Salandini Villa Apartments	13785 East Manning Ave	Family	LIHTC	148	146	2036	Not At-Risk
Parlier Family Apartment	13600 E Parlier Ave	Family	LIHTC	62	61	2044	Not At-Risk
Tuolumne Village Apartments	13850 Tuolumne St	Family	LIHTC	106	104	2046	Not At-Risk
Bella Vista Apartments	8500 Bella Vista Ave	Family	LIHTC	47	46	2048	Not At-Risk
Avila Apartments	805 Avila St	Family	HOME, LIHTC	34	33	2053	Not At-Risk
Avila Apartments II	Under construction	Family	HOME, LIHTC	24	23	2055	Not At-Risk
Orchard Farm Labor Housing	295 S Newmark Ave	Farmworker	USDA Section 515, Rural Development Rental Assistance	40	40	Perpetuity	Not At-Risk
Oak Grove	595 Bigger Street	Family	HUD Public Housing	50	50	Perpetuity	Not At-Risk
Parlier Migrant Center	8800 South Academy Ave.	Farmworker	USDA Section 515, Rural Development Rental Assistance	130	130	Perpetuity	Not At-Risk
Total				770	760		
Total At Risk				--	40		

Sources: Fresno Council of Governments HCD Pre-Approved Data Package; www.affordablehousingonline.com, 2015.

As previously stated, 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 \$84,112. Roughly, the total cost to acquire and rehabilitate the 40 at-risk units is \$3.4 million.

Replacement

To replace the 40 at-risk units, at \$170,370 per unit, would cost an estimated \$6.8 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 40 units at an extremely low-income rent for 30 years would cost an estimated \$5.1 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 40 units at a very low-income rent for 30 years would cost an estimated \$2.5 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 40 units at a low-income rent for 30 years would cost an estimated \$4.2 million.