

APPENDIX 2M: CITY OF SELMA

SECTION 2M-1: IMPLEMENTATION PROGRAMS

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:	Community Development Department/Planning Division
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:	Community Development 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 Selma will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 605 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.
- Evaluate in 2017, and modify as appropriate, the development standards in commercial zones to ensure that they are adequate and appropriate to encourage residential and mixed use developments.
- By December 2018, establish the R-4 zoning district to implement the new High Density Residential designation (up to 19 units per acre) set forth in the Selma 2035 General Plan.

Financing:	Long Range Planning Fee
Implementation Responsibility:	Building 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 and Annexation for RHNA

The City's current sites capacity has a shortfall of 169 units for meeting its lower-income RHNA obligations carried over from the 2007 RHNA. To meet the City's carried over RHNA obligations, the City will prezone adequate acreage within its Planning Area. Specifically, the City has identified six candidate sites (see Table 2M-6 and Figure 2M-2), totaling over 90 acres, that are located immediately outside the City limits. These sites are currently vacant, along arterial roads, and adjacent to existing residential or commercial uses. Given these characteristics, these sites present the most feasible and appropriate locations for future multifamily housing to serve the Selma community.

Prezoning to address this carryover from the fourth cycle RHNA 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 the first year of the adoption of the 2015-2023 Housing Element.

At a required minimum density of 20 units per acre, the City would need to prezone at least 8.5 acres to high density residential uses.

Timeframe and Objectives:

- Pursue prezoning of at least 8.5 acres for high density residential uses with a minimum density of 20 units per acre by December 2016 for the RHNA shortfall of 169 units incurred from the previous 2007 RHNA cycle.
- 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 Selma's RHNA shortfall, the City will identify alternative sites and/or strategies to accommodate the remaining need by 2019.

Financing:	Long Range Planning Fee
Implementation Responsibility:	Building Department/Planning Division
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:	Community Development 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: Lot Consolidation

The City of Selma’s vacant sites inventory is comprised primarily of parcels less than half acre, potentially constraining multi-family housing development. The City will encourage lot consolidation 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 and conduct pre-application meeting with property owners.
- Continue to process lot consolidation with an administrative review and process requests for lot consolidation concurrent with other development reviews.

- Annually monitor lot consolidation activities as part of the City annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating lot consolidation of small sites for residential development. If appropriate, make necessary changes to facilitate lot consolidation.
- Consider incentives to encourage lot consolidation, such as increased density, in 2016.

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

Program 7: 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.

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 Selma-Kingsburg-Fowler County Sanitation District (SKF) provides sewer service in the City. Water service in Selma is provided by the California Water Service Company.

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:	Community Development Department/Planning Division
Relevant Policies:	Policy 1.7

Affordable Housing Development and Preservation

Program 8: 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.
- The City will continue to assist developers in obtaining additional funding. Continue to promote 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 Selma 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 80 units over the next eight years – 8 extremely low-income, 32 very low-income, and 32 low-income units.

Financing:	HOME, CDBG, Successor Agency funds, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Community Development Department/Planning Division
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 9: 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 (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:	Community Development Department/Planning Division
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.3, Policy 2.4, Policy 2.5

Program 10: Preserving Assisted Housing

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Selma. The City must guard against the loss of housing units available to lower-income households. This City has a total of 554 publicly assisted rental units. No publicly assisted rental housing units are considered at risk of converting to market-rate housing before December 31, 2025

Timeframe and Objectives:

- Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing:
 - Monitor the status of any Notice of Intent and Plan of Action filed by property owners to convert to market-rate units.
 - Identify nonprofit 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 nonprofit 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 Housing Choice Vouchers reserved for tenants of converted HUD properties.

Financing:	General Fund
Implementation Responsibility:	Community Development Department/Planning Division
Relevant Policies:	Policy 3.6

Program 11: 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 additional land costs.

Timeframe and Objectives:

- By 2016, amend the Zoning Code to allow second units via a ministerial process (see Program 11).
- 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:	Community Development Department/Planning Division
Relevant Policies:	Policy 2.6

Removal of Governmental Constraints

Program 12: Zoning Code Amendments

Staff needs to amend the Selma Zoning Code within one year, to allow:

- 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 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.
- Manufactured Homes - Amend the Zoning code to subject permanently sited manufactured homes built to the HUD Code to the same rules as site-built homes in the same zones.
- 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.
- Evaluate in 2017, and modify as appropriate, the development standards in commercial zones to ensure that they are adequate to facilitate residential and mixed use developments.
- 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:	Long Range Planning Fee
Implementation Responsibility:	Building Department/Planning Division
Relevant Policies:	Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6

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:	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

Housing Quality

Program 14: Fresno County Housing Assistance Rehabilitation Program (HARP)

This program provides loans to qualifying homeowners in the unincorporated County and participating cities for the improvement of their homes. The City of Selma is a participating city. Eligible improvements include energy efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications. Loan terms under this program vary according to household income and the improvements and repairs that are needed.

Timeframe and Objectives:

- Promote available housing rehabilitation resources on City website and public counters.
- Refer interested households to County program with the goal of assisting 5 very low- and 10 low-income households during the planning period.

Financing:	CDBG and HOME funds
Implementation Responsibility:	Community Development Department/Planning Division
Relevant Policies:	Policy 3.2, Policy 4.1

Program 15: Fresno County Rental Rehabilitation Program (RRP)

This program provides no interest loans to qualifying property owners in the unincorporated County and participating cities for making improvements to their rental properties. The City of Selma is a participating city. Eligible improvements include repairing code deficiencies, completing deferred maintenance, lead-based paint and asbestos abatement, HVAC repairs, energy efficiency upgrades, accessibility modifications, and kitchen and bathroom upgrades.

Timeframe and Objectives:

- Promote available housing rehabilitation resources on City website and public counters.
- Refer interested property owners to County program.

Financing:	HOME funds
Implementation Responsibility:	Community Development Department/Planning Division
Relevant Policies:	Policy 3.2, Policy 4.1

Program 16: 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 utilize code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes.
- Refer income-eligible households to County housing rehabilitation programs for assistance in making the code corrections.

Financing:	HOME funds
Implementation Responsibility:	Community Development Department/Planning Division
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

Housing Assistance

Program 17: Fresno County Homebuyer Assistance Program (HAP)

City of Selma participates in the County's Homebuyer Assistance Program. This program assists lower-income families with purchasing their first home by providing a zero interest, deferred payment loan that does not exceed 20 percent of the purchase price of the single family residence (plus loan closing costs). Households earning up to 80 percent AMI in unincorporated Fresno County and participating cities are eligible for this program.

Timeframe and Objectives:

- Promote available homebuyer resources on City website and public counters.
- Refer interested households to County program with the goal of assisting 5 very low- and 10 low-income households.

Financing:	HOME funds
Implementation Responsibility:	Community Development Department/Planning Division
Relevant Policies:	Policy 2.8

Program 18: First-Time Homebuyer Resources

Selma 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 homebuyer assistance.

Financing:	CalHFA
Implementation Responsibility:	Community Development Department/Planning Division
Relevant Policies:	Policy 2.8

Program 19: 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:	Community Development Department/Planning Division
Relevant Policies:	Policy 6.1, Policy 6.2, Policy 6.3

Program 20: 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 in Fresno County.

Timeframe and Objectives:

- Provide information on the HCV program on 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 21: Fair Housing

Residents in the Central Valley, including Fresno County, can access to 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:

- Participate in the Fresno Urban County’s efforts in updating the Analysis of Impediments to Fair Housing Choice required by the CDBG program.
- 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 City website.
- Refer fair housing complaints to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies, as appropriate.

Financing:	CDBG; HOME; Other resources as available
Implementation Responsibility:	City of Selma; 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 2M-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 2M-1 Summary of Quantified Objectives, 2015-2023

	Extremely Low	Very Low (Up to 50% AMI)	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (>120% AMI)	Total
New Construction	8	32	32	60	500	640
Rehabilitation		5	10			15
Homebuyer Assistance		5	10			15
Conservation (Subsidized Rental Housing and Public Housing)		264	265			529

Note: The lower income new construction objective includes 48 units from the Valley View Village project. This objective assumes another affordable project of 32 units may be constructed in the planning period.

SECTION 2M-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 Selma'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). The City of Selma did not complete a Housing Element for the fourth cycle. Consequently, the fifth cycle update must demonstrate the City's ability in meeting its prior RHNA, and rollover any shortfall in sites to the new planning period.

In the previous planning period, the RHNA assigned to the City of Selma was 2,166 units (444 very low-income, 341 low-income, 499 moderate-income, and 883 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 potential AB 1233 penalty 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 January 1, 2006 by income/affordability level; and
- Step 2: Subtracting the number of units that could be accommodated on any appropriately zoned sites available in the City during the RHNA cycle.

Units Built or Under Construction

Since January 1, 2006, the City issued building permits for 410 new units, including 323 single family units, 6 duplex/four-plex units, and 81 multifamily units. Among the single family homes constructed, two were granny units, three were manufactured homes (one of which was a second unit), and 68 homes were constructed as part of the Valley View Village (Phase 1), an affordable rental housing development. Constructed in 2011, Valley View Village was assisted under the Section 515 Rural Rental Housing Program, and the units are affordable to very low-income households. In addition, Phase 2 of Valley View Village is under construction with another 48 units. (These 48 units have been approved along with Phase 1 but are being constructed now.) The 81-unit Cordova Apartments (inclusive of one manager's unit) was funded with County HOME funds and affordable primarily to low and very low-income households up to 60 percent of the AMI. The project was constructed in 2009.

Three subdivisions within the City limits provide additional housing opportunities in the City. In addition, three projects have been approved in the Planning Area. Applications have been submitted for the following:

- 220-units Bratton I
- 96-unit Emmett
- 153-units Canales
- 87-unit Synergy Land group
- 44-units Country View III
- 33-units Country Rose Estates

Overall, the City provided 156 very low-income, 40 low-income, 11 moderate-income, and 720 above moderate-income units. The City must demonstrate that it has adequate site for remaining RHNA of 1,239 units (288 very low-, 301 low-, 488 moderate-, and 163 above moderate-income units).

**Table 2M-2 Permits Issued, Approved, or in Development, Selma,
January 1, 2006 – December 31, 2014**

Affordability Methodology	Units by Income Level			Total Units
	LI	MI	AMI	
Deed-restricted affordable	196			196
Market-rate multifamily development		11		11
Market-rate single family			720	720
Total	196	11	720	927

Source: City of Selma, 2014.

Vacant Sites Available

In assessing if the City would incur any RHNA penalty from the previous planning period, this section examined the amount of vacant land available in the city with the potential for residential development. Table 2M-3 below summarizes the amount of vacant land available as of December 2014. 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.** Based on a market analysis of affordable housing projects in the region, sites that allow at 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 (R-2-M) (up to 19 units per acre);

- Sites that are zoned Multiple-Family Residential (R-4) (up to 19 units per acre); and
- Sites that are zoned Central Business District (C-B-D), Neighborhood Commercial (C-1), Central Commercial (C-2), and Commercial Services (C-3), where mixed use developments with a density of up to 20 units per acre are permitted by right.
- Sites that are zoned Commercial Office (C-O) permits stand-alone multifamily housing by right up to 29 units per acre.
- **Moderate-Income Sites.** Sites that are zoned Multiple-Family Residential that allows a density up to 8 dwelling units per net 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 zoned Multiple-Family Residential (R-2, R-3, R-3-A) (up to 14 units per acre); and
 - Sites that are Multiple-Family Residential (R-2, R-2-A) (up to 9 units per acre)
- **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 density factor results in density assumptions that approximate mid-range densities, which are 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.

Zoning Existed Prior to July 1, 2009

To receive credits for sites available to accommodate the City’s fourth cycle RHNA, State law requires that adequate zoning must be available prior to the beginning of the prior Housing Element period (i.e., July 1, 2009). Table 2M-3 summarizes the vacant sites that are available for residential development in Selma based on zoning that existed prior to July 1, 2009. The locations of these sites are shown in Figure 2M-1. Table 2M-4 provides a detailed listing of vacant sites available in the City of Selma as of December 2014. Based on existing zoning, the vacant sites inventory can support a total of 898 units

**Table 2M-3 Summary of Vacant Sites Inventory –
Zoning Existed Prior to July 2009**

Zoning	Acres	No. of Parcels	Max Units/Acre	Average Units/acre	DU Capacity
R-1-12	1.72	6	3.6	2.88	6
R-1-9	3.9	16	4.8	3.84	16
R-1-7	50.02	109	6.2	4.96	251
R-2	2.35	14	8	6.4	13
R-3	17.15	15	14	11.2	192
C-B-D	0.59	6	20	16	10
C-O	2.52	5	29	23.2	59
C-1	6.12	2	20	16	98
C-2	10.79	24	20	16	173
C-S	5.02	18	20	16	80
Total	100.2	215			898

Table 2M-4, Vacant and Underutilized Sites, Selma, December 2014

APN	Size (acres)	GP Land Use	Existing Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
38927217	0.29	Very Low Density	R-1-12	Vacant Land with Minor Imps Only	3.6			1	1	None
38935016	0.28	Very Low Density	R-1-12	Vacant	3.6			1	1	None
38935021	0.25	Very Low Density	R-1-12	Vacant	3.6			1	1	None
38935027	0.33	Very Low Density	R-1-12	Vacant	3.6			1	1	None
38936005	0.27	Very Low Density	R-1-12	Vacant	3.6			1	1	None
38936016	0.30	Very Low Density	R-1-12	Vacant	3.6			1	1	None
<i>Subtotal</i>	<i>1.72</i>							<i>6</i>	<i>6</i>	
35857015	0.37	Low Density	R-1-9	Vacant	4.8			1	1	None
35865023	0.22	Low Density	R-1-9	Vacant	4.8			1	1	None
35857002	0.21	Low Density	R-1-9	Vacant	4.8			1	1	None
35857006	0.21	Low Density	R-1-9	Vacant	4.8			1	1	None
35865022	0.22	Low Density	R-1-9	Vacant	4.8			1	1	None
35865058	0.23	Low Density	R-1-9	Vacant	4.8			1	1	None
35866001	0.28	Low Density	R-1-9	Vacant	4.8			1	1	None
35866004	0.23	Low Density	R-1-9	Vacant	4.8			1	1	None
35866005	0.21	Low Density	R-1-9	Vacant	4.8			1	1	None
35866006	0.21	Low Density	R-1-9	Vacant	4.8			1	1	None
35866013	0.23	Low Density	R-1-9	Vacant	4.8			1	1	None
35866017	0.23	Low Density	R-1-9	Vacant	4.8			1	1	None
35866020	0.26	Low Density	R-1-9	Vacant	4.8			1	1	None
35867003	0.22	Low Density	R-1-9	Vacant	4.8			1	1	None
35867006	0.33	Low Density	R-1-9	Vacant	4.8			1	1	None
35867007	0.24	Low Density	R-1-9	Vacant	4.8			1	1	None
<i>Subtotal</i>	<i>3.90</i>							<i>16</i>	<i>16</i>	

Table 2M-4, Vacant and Underutilized Sites, Selma, December 2014

APN	Size (acres)	GP Land Use	Existing Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
35853205	0.65	Medium Density	R-1-7	Vacant Land with Minor Imps Only	6.2		3		3	None
35815221	0.06	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
34831054	1.77	Medium Low Density	R-1-7	Vacant	6.2			9	9	None
35807078	0.25	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
35807079	0.27	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
35812047S	1.00	Medium Low Density	R-1-7	Vacant	6.2			5	5	None
35812066S	0.04	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
35816117	0.22	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
35822035	0.58	Medium Low Density	R-1-7	Vacant	6.2			3	3	None
35829018S	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
35829066S	0.19	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
35829067S	0.25	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
35833619	0.20	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
35835502	0.06	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
35836136	0.90	Medium Low Density	R-1-7	Vacant	6.2			4	4	None
35852121	0.19	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
35852122	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
35853118	0.07	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
35859308S	0.19	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
35859316S	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
35859411S	0.00	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
35864002S	0.23	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
35864003S	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
38806206	0.07	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
38806222	0.31	Medium Low Density	R-1-7	Vacant	6.2			2	2	None
38808219	0.00	Medium Low Density	R-1-7	Vacant	6.2			0	0	None

Table 2M-4, Vacant and Underutilized Sites, Selma, December 2014

APN	Size (acres)	GP Land Use	Existing Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
38808310	0.57	Medium Low Density	R-1-7	Vacant	6.2			3	3	None
38808311	0.92	Medium Low Density	R-1-7	Vacant	6.2			5	5	None
38808315	0.01	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
38808335	0.07	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
38808342	0.08	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
38808346	0.20	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
38811305	0.04	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
38813105	0.18	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
38813206	0.20	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
38815405	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
38815406	0.20	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
38821203S	0.21	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
38821217S	0.09	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
38822123S	0.09	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
38822131S	0.09	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
38822138S	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
38822202S	0.26	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
38822224S	0.08	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
38822225S	0.26	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
38905206	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
38905213	0.06	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
38905401	0.09	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
38906115	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
38906116	0.26	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
38907212	0.07	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
38909412	0.15	Medium Low Density	R-1-7	Vacant	6.2			1	1	None

Table 2M-4, Vacant and Underutilized Sites, Selma, December 2014

APN	Size (acres)	GP Land Use	Existing Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
38922902	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
38923110	0.26	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39002053	7.00	Medium Low Density	R-1-7	Vacant	6.2			35	35	None
39002084S	20.55	Medium Low Density	R-1-7	Vacant	6.2			102	102	None
39003063	0.53	Medium Low Density	R-1-7	Ponding Basin	6.2			3	3	None
39004049	0.18	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39004050	0.19	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39004051	0.22	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39004052	0.20	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39005108	0.07	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
39005313	0.03	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
39005601	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39005608	0.22	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39006126	0.14	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39006302	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39006604	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39006606	0.34	Medium Low Density	R-1-7	Vacant	6.2			2	2	None
39007103	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39007214	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39007217	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39007430	0.13	Medium Low Density	R-1-7	Vacant Land with Minor Imps Only	6.2			1	1	None
39008107	0.09	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
39008127	0.09	Medium Low Density	R-1-7	Vacant	6.2			0	0	None
39017101	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017102	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017103	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None

Table 2M-4, Vacant and Underutilized Sites, Selma, December 2014

APN	Size (acres)	GP Land Use	Existing Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
39017104	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017301	0.19	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017302	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017303	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017304	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017305	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017306	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017307	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017308	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017309	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017310	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017311	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017312	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017313	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017314	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017315	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017316	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017317	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017318	0.19	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017319	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017320	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017321	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017322	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017323	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39017324	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39018101	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None

Table 2M-4, Vacant and Underutilized Sites, Selma, December 2014

APN	Size (acres)	GP Land Use	Existing Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
39018102	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39018103	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39018104	0.16	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39018105	0.17	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
39018106	0.18	Medium Low Density	R-1-7	Vacant	6.2			1	1	None
<i>Subtotal</i>	<i>50.02</i>							<i>251</i>	<i>251</i>	
38806421	0.14	Medium Density	R-2	Vacant Land with Minor Imps Only	8		1		1	None
38814315	0.17	Medium Density	R-2	Vacant	8		1		1	None
38815519	0.07	Medium Density	R-2	Vacant	8		0		0	None
38817308	0.20	Medium Density	R-2	Vacant	8		1		1	None
38817313	0.23	Medium Density	R-2	Vacant	8		1		1	None
38817415	0.17	Medium Density	R-2	Vacant	8		1		1	None
38817608	0.18	Medium Density	R-2	Vacant	8		1		1	None
38917205	0.25	Medium Density	R-2	Vacant	8		2		2	None
39007320	0.03	Medium Density	R-2	Vacant	8		0		0	None
38908030	0.19	Medium Density	R-2-A	Vacant	8		1		1	None
38908031	0.20	Medium Density	R-2-A	Vacant	8		1		1	None
38908032	0.17	Medium Density	R-2-A	Vacant	8		1		1	None
38908024	0.23	Medium High Density	R-2-A	Vacant	8		1		1	None
39009226	0.12	Medium Density	R-2-P	Vacant	8		1		1	None
<i>Subtotal</i>	<i>2.35</i>						<i>13</i>		<i>13</i>	
38908028	1.02	Medium High Density	R-3	Vacant	14		11		11	None
38919211	0.13	Medium High Density	R-3	Vacant	14		1		1	None
38919212	0.13	Medium High Density	R-3	Vacant	14		1		1	None
38919213	0.17	Medium High Density	R-3	Vacant	14		2		2	None

Table 2M-4, Vacant and Underutilized Sites, Selma, December 2014

APN	Size (acres)	GP Land Use	Existing Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
38919304	1.03	Medium High Density	R-3	Vacant Land with Minor Imps Only	14		12		12	None
38922101	0.25	Medium High Density	R-3	Vacant Land with Minor Imps Only	14		3		3	None
38922704	0.17	Medium High Density	R-3	Vacant	14		2		2	None
38924212	0.10	Medium High Density	R-3	Vacant	14		1		1	None
38819103	1.21	Medium High Density	R-3	Vacant	14		14		14	None
39007318	0.24	Medium High Density	R-3	Vacant	14		3		3	None
39007323	0.30	Medium High Density	R-3	Vacant	14		3		3	None
39007408	0.17	Medium High Density	R-3	Vacant	14		2		2	None
39007427	0.15	Medium High Density	R-3	Vacant Land with Minor Imps Only	14		2		2	None
38917328	0.08	Medium Low Density	R-3	Vacant	14		1		1	None
38903078	12.00	Medium High Density	R-3-P	Vacant	14		134		134	None
<i>Subtotal</i>	<i>17.15</i>						<i>192</i>		<i>192</i>	
38916218	0.17	Central Business District	C-B-D	Vacant	20	3			3	None
38916219	0.17	Central Business District	C-B-D	Vacant	20	3			3	None
38916407	0.09	Central Business District	C-B-D	Vacant	20	1			1	None
38916411	0.11	Central Business District	C-B-D	Vacant	20	2			2	None
38918125	0.05	Central Business District	C-B-D	Vacant	20	1			1	None
<i>Subtotal</i>	<i>0.59</i>					<i>10</i>			<i>10</i>	
35808037	0.90	Commercial Office	C-O	Vacant	29	21			21	None
35815312	0.61	Commercial Office	C-O	Vacant	29	14			14	None
35815313	0.42	Commercial Office	C-O	Vacant	29	10			10	None
38922213	0.11	Service Commercial	C-O	Vacant	29	3			3	None
38924123	0.48	Service Commercial	C-O	Vacant	29	11			11	None
<i>Subtotal</i>	<i>2.52</i>					<i>59</i>			<i>59</i>	

Table 2M-4, Vacant and Underutilized Sites, Selma, December 2014

APN	Size (acres)	GP Land Use	Existing Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
35822039	0.48	Medium Low Density	C-1	Vacant	20	8			8	None
35808079	5.64	Neighborhood Commercial	C-1	Vacant	20	90			90	None
<i>Subtotal</i>	<i>6.12</i>					98			98	
35838024	0.33	Community Commercial	C-2	Vacant	20	5			5	None
35838035	0.82	Community Commercial	C-2	Vacant	20	13			13	None
35838041	0.80	Community Commercial	C-2	Vacant	20	13			13	None
38804124	1.08	Community Commercial	C-2	Vacant	20	17			17	None
38804125	1.08	Community Commercial	C-2	Vacant	20	17			17	None
38804131	0.79	Community Commercial	C-2	Vacant	20	13			13	None
38804133	0.49	Community Commercial	C-2	Vacant	20	8			8	None
38804134	0.26	Community Commercial	C-2	Vacant Land with Minor Imps Only	20	4			4	None
38804302	0.20	Community Commercial	C-2	Vacant	20	3			3	None
38804307	0.28	Community Commercial	C-2	Vacant	20	4			4	None
38804310	1.42	Community Commercial	C-2	Vacant	20	23			23	None
38804311	0.63	Community Commercial	C-2	Vacant	20	10			10	None
38805103	0.24	Community Commercial	C-2	Vacant	20	4			4	None
38805108	0.13	Community Commercial	C-2	Vacant	20	2			2	None
38807404	0.17	Community Commercial	C-2	Vacant	20	3			3	None
38807503	0.42	Community Commercial	C-2	Vacant	20	7			7	None
38812201	0.33	Community Commercial	C-2	Vacant	20	5			5	None
38812203	0.10	Community Commercial	C-2	Vacant	20	2			2	None
38812314	0.15	Community Commercial	C-2	Vacant	20	2			2	None
38814311	0.10	Community Commercial	C-2	Vacant	20	2			2	None
38814411	0.23	Community Commercial	C-2	Vacant	20	4			4	None
38816309	0.30	Community Commercial	C-2	Vacant	20	5			5	None

Table 2M-4, Vacant and Underutilized Sites, Selma, December 2014

APN	Size (acres)	GP Land Use	Existing Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
38816310	0.30	Community Commercial	C-2	Vacant	20	5			5	None
38816311	0.14	Community Commercial	C-2	Vacant	20	2			2	None
38816301	0.36	Community Commercial	C-S	Vacant	20	6			6	None
<i>Subtotal</i>	<i>10.79</i>					<i>173</i>			<i>173</i>	
38804401	0.06	Service Commercial	C-S	Vacant	20	1			1	None
38804402	0.33	Service Commercial	C-S	Vacant	20	5			5	None
38805205	0.24	Service Commercial	C-S	Vacant	20	4			4	None
38805210	0.45	Service Commercial	C-S	Vacant	20	7			7	None
38810204	0.42	Service Commercial	C-S	Vacant	20	7			7	None
38810217	0.71	Service Commercial	C-S	Vacant Land with Minor Imps Only	20	11			11	None
38812308	0.33	Service Commercial	C-S	Vacant	20	5			5	None
38814408	0.08	Service Commercial	C-S	Vacant	20	1			1	None
38816303	0.11	Service Commercial	C-S	Vacant Land with Minor Imps Only	20	2			2	None
38816304	0.08	Service Commercial	C-S	Vacant Land with Minor Imps Only	20	1			1	None
38816305	0.17	Service Commercial	C-S	Vacant Land with Minor Imps Only	20	3			3	None
38818201	0.11	Service Commercial	C-S	Vacant	20	2			2	None
38818202	0.02	Service Commercial	C-S	Vacant	20	0			0	None
38818203	0.30	Service Commercial	C-S	Vacant	20	5			5	None
38818204	1.00	Service Commercial	C-S	Vacant	20	16			16	None
38818205	0.10	Service Commercial	C-S	Vacant	20	2			2	None
38819402	0.15	Service Commercial	C-S	Vacant	20	2			2	None

Table 2M-4, Vacant and Underutilized Sites, Selma, December 2014

APN	Size (acres)	GP Land Use	Existing Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
<i>Subtotal</i>	<i>5.02</i>					<i>80</i>			<i>80</i>	
Total	100.18					420	192	286	898	

Notes:

Potential development is estimated based on 80 percent of the maximum allowable density.

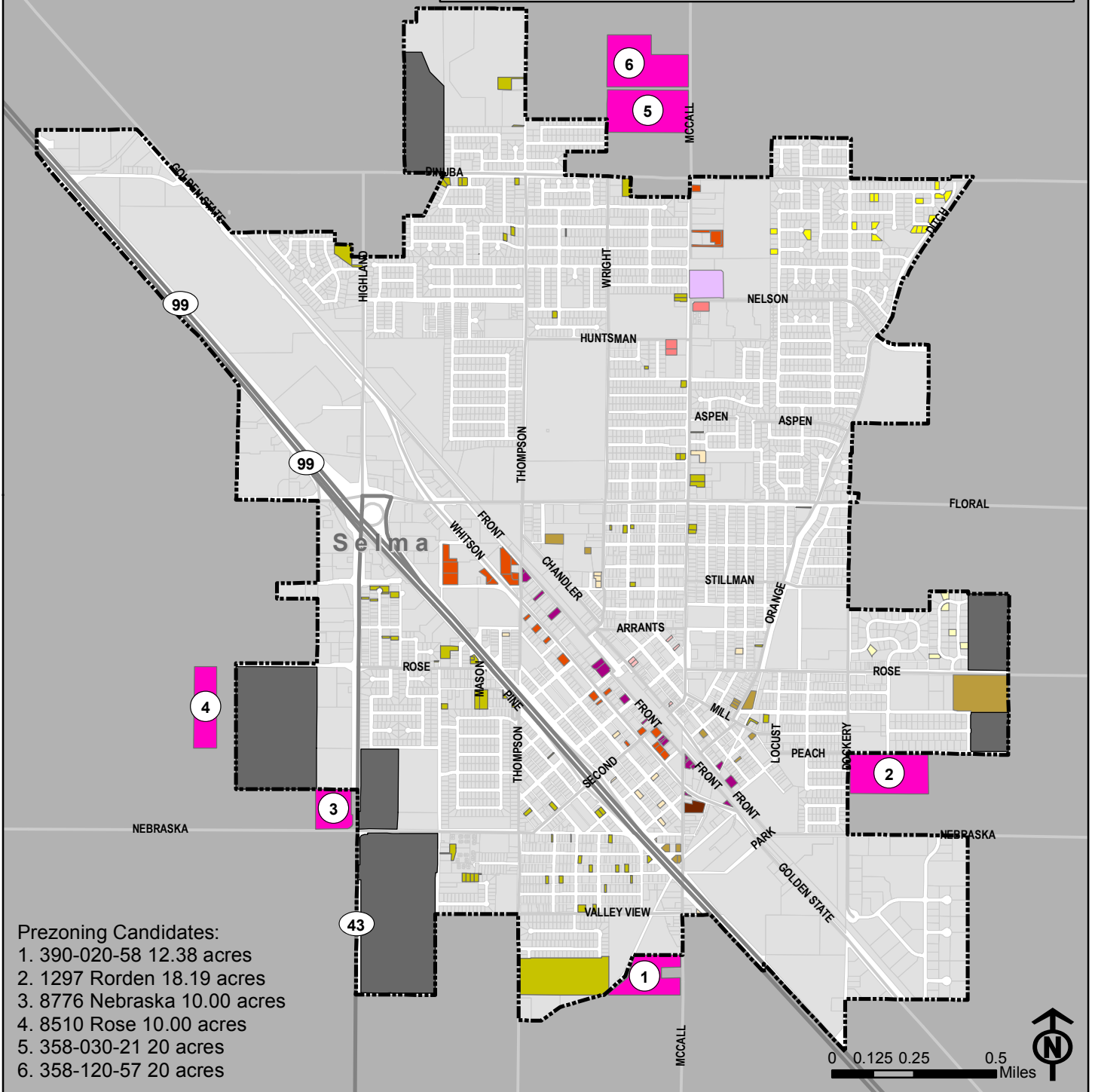
The City of Selma recently updated its General Plan; minor inconsistencies exist between the General Plan and the Zoning Map. For the purpose of this analysis, the existing zoning that existed prior to July 1, 2009 was used.

Source: City of Selma, 2014.

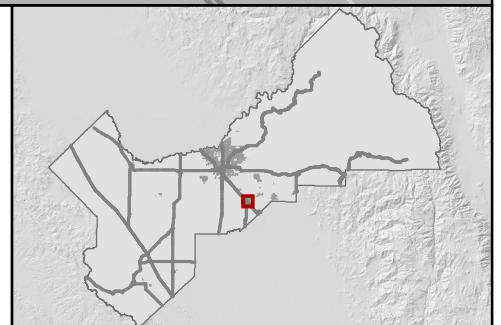
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Fresno County Multi-Jurisdictional Housing Element

Figure 2M-1: Selma Sites Inventory



	City Limits		Low Density		Central Business District
	Highways		Medium Density		Commercial Office
	Approved Projects		Medium Low Density		Community Commercial
	Prezoning Candidates		Medium High Density		Neighborhood Commercial
Vacant Parcels			High Density		Service Commercial
	Very Low Density				



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AB 1233 Carry-Over Analysis Summary

Combined, the various commercial zones offer a capacity for 420 units in commercial districts that can facilitate affordable housing for lower-income households. Specifically, the C-O district allows stand-alone multifamily housing by right up to 29 units per acre. Up to 59 units can be accommodated in the C-O district.

Properties zoned for single family residential uses are also adequate to address the City's remaining RHNA for above moderate-income households. However, the City has a shortfall of sites for 169 lower- and 296 moderate-income units. Pursuant to State law, the carry-over applies only to lower-income RHNA only. Shortfall in sites for moderate-income RHNA is not required to be carried forward.

Table 2M-5 AB 1233 Carry-Over Analysis Summary, Selma, Fourth Cycle

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
Fourth Cycle RHNA	222	222	341	499	883	2,166
Permits Issued, Approved, or in Development, 2006-2014 (Table 2M-2)			196	11	720	927
Vacant Sites Available (Table 2M-3)			420	192	286	898
Unaccommodated Need from 4th Cycle			(169)	(296)	0	(465)
Carry-Over Requirement (Lower-Income Units Only)			169			

Source: City of Selma, 2014.

Prezone Program

To address the 169 units of unaccommodated lower-income RHNA, the City of Selma plans to prezone properties immediately outside the current City limits in its Planning Area, logical for annexation into the City. Table 2M-6 below identifies the candidate sites for pre zoning to high density residential. These properties are currently vacant and are located along arterial roads and/or adjacent to existing residential or commercial uses, presenting the potential for compatible high density residential uses. Figure 2M-2 identifies the locations of these sites in relation to the current City limits.

Prezoning to address this carryover from the fourth cycle RHNA must meet the following requirements pursuant to State law:

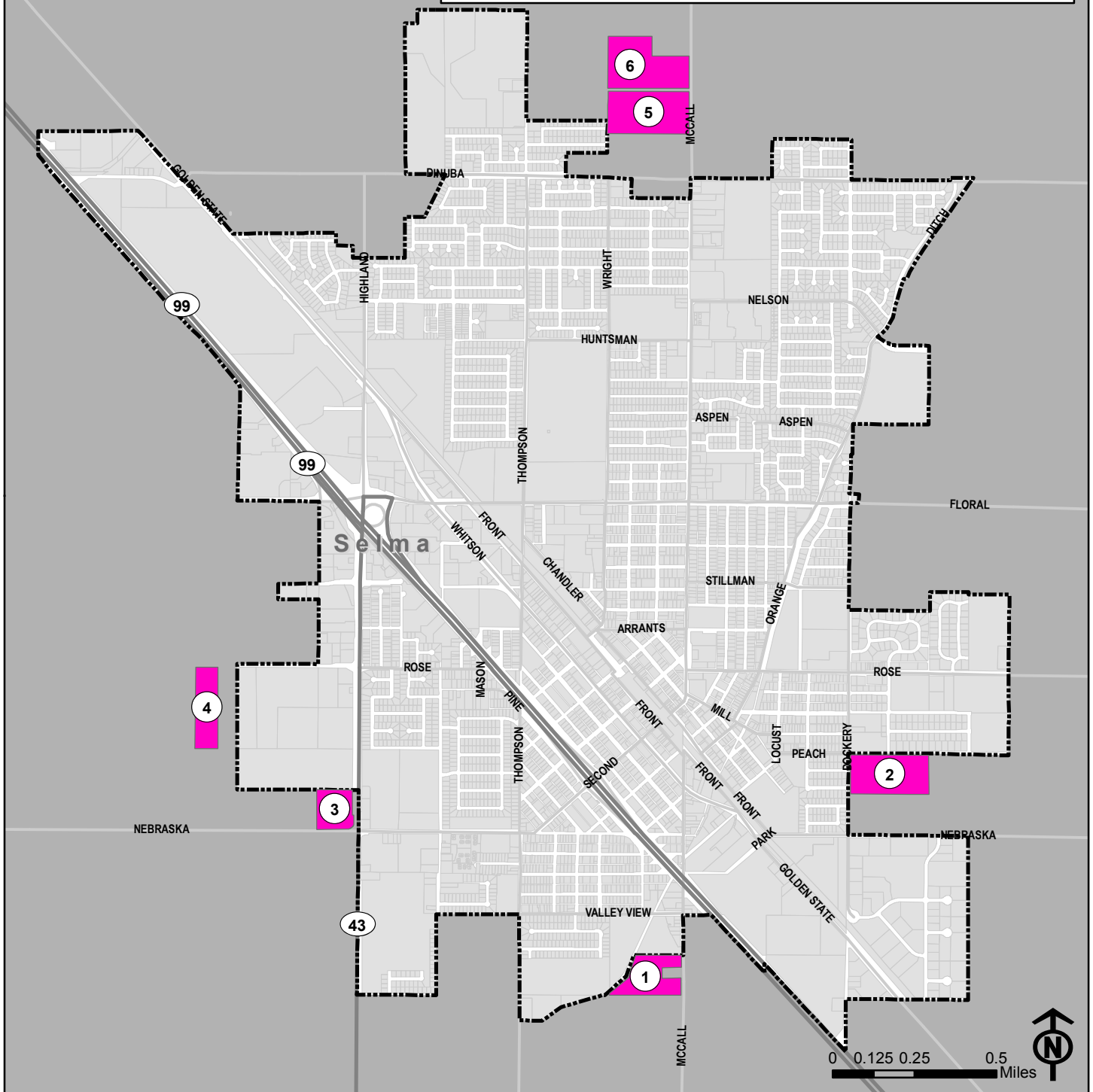
- Sites must be pre zoned to permit owner-occupied and rental multifamily housing by right without discretionary review of the use or density;
- Sites must be pre zoned for high density residential use with a **minimum** density of 20 units per acre;
- Sites must be adequate in size to accommodate at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

Table 2M-6 Candidate Sites for Prezoning

APN/Address	Acres
1. 390-020-58	12.38
2. 1297 Rorden	18.19
3. 8776 Nebraska	10.00
4. 8510 Rose	10.00
5. 358-120-35	20.00
6. 358-120-57	20.00

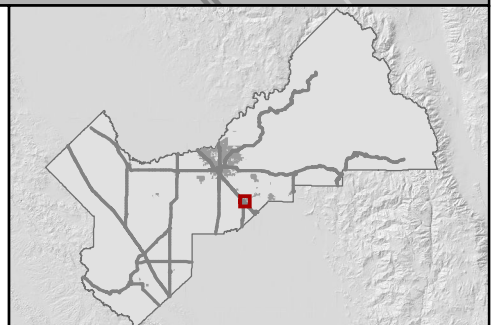
Source: City of Selma, 2015.

Fresno County Multi-Jurisdictional Housing Element Figure 2M-2: Selma Prezoning Candidates



- Candidate Parcels
- City Limits
- Highways

1. 390-020-58 12.38 acres
2. 1297 Rorden 18.19 acres
3. 8776 Nebraska 10.00 acres
4. 8510 Rose 10.00 acres
5. 358-120-35 20 acres
6. 358-120-57 20 acres



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Fifth Cycle Housing Element RHNA Analysis

For the fifth Housing Element update, Selma has been assigned a RHNA of 605 units, including 140 very low-income units, 115 low-income units, 69 moderate-income units, and 281 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 Selma's RHNA can be reduced by the number of units built or under construction since January 1, 2013. According to building permit data, the City issued building permits for only 17 new single family units between 2013 and 2014.

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. Table 2M-7 shows an inventory of all residential projects that are (as of December 2014) 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 affordable units, and the current status of the project.

Overall, three subdivisions within the current City limits would provide 469 additional single family units. The City is also working with the Fresno County Housing Authority on the demolition and reconstruction of Shockley Terrace. The intent is to replace the existing 25-unit old housing project with 48 units, for a net gain of 23 affordable units.

Three projects within the City's Planning Area have been approved by the City. These projects would provide another 143 units. Annexation of these properties into the City limits has not yet been initiated by the project applicants. However, the City has done what it can to facilitate future residential growth. Annexation is expected to occur with this RHNA planning period.

Table 2M-7 Planned or Approved Projects, Selma, December 2014

Project	Units by Income Level					Total Units	Description of Affordable Units	Status
	ELI	VLI	LI	MI	AMI			
Within City Limits								
Bratton I					220	220		Application Submitted
Emmett					96	96		Application Submitted
Canales					153	153		Approved for 153 units but original project developer declared bankruptcy. A new developer is in the process of purchasing this development.
Shockley Terrace - County Housing Authority		23					Demolition of an existing affordable project (25 units) and reconstruct with 48 affordable units, resulting in a net gain of 23 affordable units	In planning stage
In Planning Area								
Synergy					87	87		Approved project in the Planning Area
Country View III					23	23		Approved project in the Planning Area
Country Rose Estates					33	33		Approved project in the Planning Area
Total		23			612	612		

Source: City of Selma GIS Division, 2015.

RHNA Summary

Table 2M-8 provides a summary of Selma’s ability to meet the 2013-2023 RHNA of 605 units. After accounting for units built or under construction, planned and approved projects, and capacity on vacant and underutilized sites, Selma has adequate sites to meet its fifth cycle RHNA.

Throughout the region, communities are experiencing increased interests in the development of multifamily housing within the downtown areas, near retail, health care, and other personal and professional services. The City’s sites inventory includes vacant commercial properties with a capacity to accommodate 420 units. While many of these vacant sites identified in this inventory are small, some offer the opportunity for consolidation with adjacent vacant properties (shown in Figure 2M-1) and underutilized properties (not identified in the sites inventory).

In 2010, the City adopted the Selma 2035 General Plan. The General Plan Land Use Element emphasizes the preference for contiguous urban development and the infill development of vacant properties within the City limits. Specifically, the Land Use Element include a policy to “support smart growth principles that advance mixed use, higher density, walkable, bikeable and accessible neighborhoods which coordinate land use and transportation with open-space areas for recreation.” The Land Use Element also contains a policy to encourage the consolidation of small lots to facilitate development projects of sufficient size.

Furthermore, the Land Use Element establishes a new High Density Residential designation that allows up to 19 units per acre, to be implemented with a new R-4 zoning designation. Approximately 31 acres of land within the City limits have been designated High Density Residential under the 2035 General Plan. Properties designated for High Density Residential are not included in this sites inventory of this Housing Element because the implementing zoning district is not yet in place. However, this Housing Element includes an action to establish this zoning district in order to expand opportunities for future residential development.

Table 2M-8 RHNA Summary, Selma, December 2014

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2013-2023 RHNA	70	70	115	69	281	605
Units Built or Under Construction					17	17
Planned or Approved Projects (Table 2M-7)			23		612	635
Capacity on Vacant Sites (Table 2M-3)			420	192	286	898
Surplus/(Deficit)			188	123	634	945

Source: City of Selma, 2014.

Availability of Infrastructure and Services

The California Water Service Company provides water services to the City of Selma. According to the Water Service Company, its system can support an additional two million gallons a day without further system improvements. Based on a general estimate of average daily use of 400 gallons per household, approximately 5,000 additional units could be supported.

The Selma-Kingsburg-Fowler County Sanitation District, a Joint Power Authority, provides sewer services in Selma. The Selma-Kingsburg-Fowler County Sanitation District (SKF) provides sewer service to the City of Selma as well as to the Cities of Kingsburg and Fowler. According to the District Engineer, the SKF treatment plant has a capacity of 8.0 (mgd) with existing flows of 4.2 mgd (52.5 percent of capacity). By 2026, the SKF Capital Improvement Program (CIP) projects total flow at 5.71 mgd (71 percent of capacity). Selma currently has approximately 6,940 residential units. In 2025, if flow ratios from the three cities remain constant, SKF will have capacity for approximately 9,700 residential units in Selma, significantly higher than the RHNA allocations of 605 units for Selma during the Housing Element period. At full capacity to 8.0 mgd, SKF would have capacity for an estimated 13,500 residential units in Selma.

Expansion plans for a wastewater treatment plant are generally required by the Regional Water Quality Control Board when 70 percent of design capacity is reached. This threshold is not expected at the SKF plant until after 2025. The District, however, is currently updating its Master Plan to include provisions for long-term expansion of the plant and will make interim improvements (such as refurbishing aerators, basin improvements, fleet replacements, etc.) in conformance with the 10-year CIP.

SECTION 2M-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The City of Selma offers the following residential land use designations:

- ***Very Low Density:*** 0.0-2.0 dwelling units per gross acre
- ***Low Density:*** 1.0-4.0 dwelling units per gross acre
- ***Medium Low Density:*** 3.0-5.5 dwelling units per gross acre
- ***Medium Density:*** 4.5-9.0 dwelling units per gross acre
- ***Medium High Density:*** 8.0-14.0 dwelling units per gross acre
- ***High Density:*** 13.0-19.0 dwelling units per gross acre
- ***Mixed Use:*** Variety of land uses, including residential density of 10.0 -20.0 units per gross area

Conclusion

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

Recommended Action

None required.

Zoning Ordinance

Analysis

The City's Zoning Ordinance (Title 9 of the City of Selma Municipal Code) provides for the following residential districts:

- ***One Family Residential (R-1-7, R-1-9, R-1-12)*** – The R-1 districts are intended to accommodate primarily single family homes in locations designated in the General Plan for low, median low, and medium density development. Single family uses are permitted by right.
- ***Multiple-Family Residential (R-2, R-2-A, R-2-M, R-3, R-3-A)*** – The R-2 and R-3 districts are intended to accommodate two-family and three-family homes and multifamily housing in locations designated in the General Plan for medium and medium high density development and mobile homes in locations designated for high density. Two- and three-family homes are permitted by right in the R-2 districts. Multifamily housing is permitted by right in the R-3, subject to a site plan review.

In addition, the Zoning Ordinance allows residential uses in the Commercial Office (C-O) district, where multifamily development is permitted with site plan review at a density of 29 units per acre. Mixed use development is permitted also by right in the C-1, C-2, CBD, and C-S districts.

Conclusion

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

Recommended Action

None required.

Growth Management

Analysis

The 2035 General Plan Land Use Element contains a policy on growth management. Specifically, it states that the desirable annual population growth rate should not exceed an average of four percent (comparable to approximately 260 units per year) over any five-year period. If the rate of population growth over any three-year period exceeds four percent per year, the number of building permits may be prorated over the following two years to reduce the annual average to four percent for the five-year period.

Conclusion

The Regional Housing Needs Allocation for the City during the eleven-year period from 2013 through 2023 is 579 units, an average of 53 units per year. Under the City's growth management policy, the City could issue building permits for an average of 260 units or more per year over the RHNA period. Therefore, this policy would not materially constrain housing development in the community during this planning period.

Recommended Action

None required.

Density Bonus

Analysis

The City's density bonus ordinance does not currently include provisions for moderate-income housing units, childcare facilities, land banking, or condominium conversions. Furthermore, the City's ordinance does not provide for a density bonus up to 35 percent (i.e., above 25 percent) based on the proportion of affordable units that are included in a project. The City will need to amend the density bonus ordinance to meet all requirements of SB 1818 and AB 2222, among other related and minor amendments.

Conclusion

The City's density bonus provisions do not meet current State law requirements.

Recommended Action

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

Residential Development Standards**Analysis**

The Zoning Ordinance describes the development standards for residential development. Table 2M-9 lists the residential zoning districts in the Zoning Ordinance and shows the development standards for the districts. These development standards are typical and consistent with standards established in surrounding communities. Residential development in commercial zones are subject to the standards established in the City's Commercial Development Manual (Table 2M-10).

The City recently updated its General Plan (in 2014). The Zoning Code has not yet been updated to implement the High Density Residential land use that allows up to 19 units per acre. However, if a project is proposed on a High Density Residential property in the interim, the City will pre-zone the project to R-4 standards that allow up to 19 units per acre.

Table 2M-9 Residential Development Standards

District	Density (Units Per Acre)	Open Space	Lot Coverage	Height	Minimum Lot Area	Minimum Lot Dimensions (ft.) ¹		Minimum Setback (ft.) ¹		
						Width	Depth	Front	Side	Rear
R-1-7	6.2	--	40%	35 ft.	7,000 sq. ft.	60	100	20	5	15
R-1-9	4.8	--	40%	35 ft.	9,000 sq. ft.	70	110	25	7	10
R-1-12	3.6	--	40%	35 ft.	12,000 sq. ft.	80	120	35	10	10
R-2-A	8.0	175 sq. ft. for 1st floor unit; plus common area of 300 sq. ft./unit	45%	1 story 20 ft.	9,000 sq. ft. ¹	60	100	20	5	10
R-2	8.0	175 sq. ft. for 1st floor unit; 80 sq. ft. for 2nd floor unit; plus common area of 300 sq. ft./unit	45%	2 stories 35 ft.	9,000 sq. ft. ¹	60	100	20	52	10
R-3-A	12.0	150 sq. ft. for 1st floor unit; plus common area of 300 sq. ft./unit	55%	1 story 20 ft.	9,000 sq. ft. ¹	60	100	15	5	10
R-3	12.0	150 sq. ft. for 1st floor unit; 60 sq. ft. for 2nd floor unit; plus common area of 300 sq. ft./unit	55%	2 stories 35 ft.	9,000 sf. ¹	60	100	15	52	10
R-2-M	21.8	Common area of 300 sq. ft./ mobile home	75%	35 ft.	24,000 sf. (3,000 sf. / mobile home)	120	120	15	53	15

Source: City of Selma Zoning Ordinance, 2014.

Table 2M-10 Residential Development Standards in Commercial Zones

District	Density (Units Per Acre)	Open Space	Lot Coverage	Height	Minimum Lot Area	Minimum Lot Dimensions (ft.) ¹		Minimum Setback (ft.) ¹		
						Width	Depth	Front	Side	Rear
C-O	29.0	--	55%	20 ft.	6,000 sf	60	100	15	5	10
C-1	20.0	--	--	35 ft.	--	--	--	15	--	10
C-2	20.0	--	--	75 ft.	--	--	--	--	--	10
CBD	20.0	--	--	--	--	--	--	--	--	--
C-S	20.0	--	--	75 ft.	--	--	--	--	--	10

Source: City of Selma Commercial Design Guidelines.

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. As shown in Table 2M-11, residential parking requirements vary by housing type and size. Residential uses in the commercial zones also adhere to the same parking requirements as in residential zones.

Table 2M-11 Residential Parking Requirements

Use		Parking Requirement
Single Family Dwellings in R-1-7, R-1-9 and R-1-12		2 spaces per unit in garage or carport
Two-Family, Three-Family, Multi-Family	1 BR	1.5 spaces (with 1 space in garage or carport)
	2 BR	2.0 spaces (with 1 space in garage or carport)
	3 or more BR	2.5 spaces (with 1 space in garage or carport)
Secondary Dwelling Units (Granny Flats) in R-1-7, R-1-9, and R-1-12		2 spaces per unit in garage or carport

Source: City of Selma Zoning Ordinance, 2014.

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. For multifamily development, the City requires setting aside at least 300 sf per unit as usable common open space on the project site. Common open space may include roofed areas designed to accommodate recreational and leisure activities; any space between buildings in excess of that which is required, and fifty percent (50%) of the required spaces between buildings, when they are unified with other recreational and leisure areas; and side yard areas having a minimum dimension of ten feet (10') when unified with other recreational and leisure areas. Common open space should be a minimum of twelve feet (12') in its smallest horizontal dimension and should not be less than one hundred seventy five (175) square feet in total area. The common open spaces are exclusive of spaces designated for private open space.

These requirements are in addition to the park development fees (discussed later). Overall, the park dedication requirement, the park improvement fees, and the common open space requirements do not represent excessive constraints on residential development.

Conclusion

Throughout the region, multifamily housing developments up to 20 units per acre have been primarily constructed as two-story buildings. The City's development standards are reasonable and typical, and do not serve to constrain housing development. The City will monitor its residential development standards in commercial zones to ensure they are appropriate to facilitate high density residential uses.

Recommended Action

None required.

Zoning for a Variety of Housing Types

Analysis

The Zoning Ordinance describes the City's land use regulations for residential development. Table 2M-12 summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 2M-12 Residential Uses Permitted by Zone

Uses	R-1-7	R-1-9	R-1-12	R-2-A	R-2	R-3-A	R-3	R-2-M
Single-Family	P	P	P	P	P	P	P	NP
Multi-family (Two-Family/Three-Family)	NP	NP	NP	P	P	P	P	NP
Multi-family	NP	NP	NP	C	C	P	P	NP
Manufactured/ Mobile homes	NP	NP	NP	NP	NP	NP	NP	NP
Mobile home Park	NP	NP	NP	NP	NP	NP	NP	P
Farmworker / Employee Housing	NP	NP	NP	NP	NP	NP	NP	NP
Emergency Shelters	NP	NP	NP	NP	NP	NP	NP	NP
Transitional and Supportive Housing	NP	NP	NP	NP	NP	NP	NP	NP
SRO	NP	NP	NP	NP	NP	NP	NP	NP
Boarding House	NP	NP	NP	NP	NP	C	C	NP
Residential Care Facilities (six or fewer)	NP	NP	NP	NP	NP	NP	NP	NP
Residential Care Facilities (seven or more)	NP	NP	NP	NP	NP	NP	NP	NP
Second Dwelling Units (Granny Flats)	C	C	C	C	C	NP	NP	NP

P = Permitted; CUP = Conditional Use Permit

Source: City of Selma Zoning Ordinance, 2014.

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-O zones. A new R-4 zone will be created to implement the updated General Plan's High Density Residential designation that allows up to 19 units per acre.

Manufactured Housing

The City's Zoning Code has no provisions for manufactured housing.

Farmworker/Employee Housing

The City currently has no provisions for farmworker or employee housing.

Emergency Shelters

The City amended the Zoning Ordinance on October 26, 2015 to permit emergency shelters by right in the M-1 zone. According to the Fresno/Madera Continuum of Care, the homeless population in Selma is estimated at 16 persons. The available vacant Light Industrial sites in Selma offer adequate capacity for a potential shelter.

Table 2M-13 Potential Emergency Shelter Sites

APN	Acreage	APN	Acreage
38908014	0.23	39022008S	0.60
38908029	0.65	39022009S	0.60
38908011	0.70	39021006S	0.84
38908012	1.28	39021007S	0.69
38908027	1.69	39021003S	0.68
34807204	3.53	39022016S	0.52
34807210	2.51	39022015S	0.86
34813066	1.80	39022017S	0.50
34819202S	2.94	39021004S	0.99
35820003	0.27	39022002S	0.51
39019036S	1.96	39021012S	0.47
39019014S	1.68	39022007S	0.65
39019020S	1.99	39022006S	1.66
39019045S	1.69	39021002S	0.58
39019010S	1.40	39022001S	0.47
39019017S	1.41	39022003S	0.83
39019016S	2.38	39022013S	2.07
39021008S	1.46	39021009S	1.67
39022010S	0.61	39022004S	1.68
39022012S	1.09	39022014S	1.70
39022011S	0.65	39021005S	5.95
39021011S	0.52	39022005S	2.95
39021010S	0.84	35809017	29.26
Total			90.01

Source: City of Selma, 2014.

Transitional and Supportive Housing

The City amended the Zoning Ordinance on October 26, 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

The City requires a Conditional Use Permit (CUP) for the construction of all second dwelling units (granny flats). In addition, the Zoning Ordinance specifies that granny flats may be occupied only by relatives of the primary dwelling owner; no more than two persons may occupy the dwelling; and one of the occupants must be 60 years of age or older. The definition of granny flats precludes the development of second units as defined by State law.

Conclusion

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

- **Density Bonus:** The City's density bonus ordinance does not currently include provisions for moderate-income housing units, childcare facilities, land banking, or condominium conversions. Furthermore, the City's ordinance does not provide for a density bonus up to 35 percent (i.e., above 25 percent) based on the proportion of affordable units that are included in the project. The City will need to amend the density bonus ordinance to meet all requirements of SB 1818 and AB 2222, among other related and minor amendments.
- **Residential Care Facilities:** The Zoning Ordinance permits boarding houses for five to fifteen people in the R-3 and R-3-A zoning districts with a conditional use permit. However, residential care facilities, whether for six or fewer persons or for more than six persons, are not permitted in any residential district.
- **Second Dwelling Units:** The Zoning Ordinance does not contain provisions for second units, though it permits "granny flats" as second dwellings in each of the single family zoning districts. However, by definition in the Ordinance, granny flats may be occupied only by relatives of the primary dwelling owner. No more than two persons may occupy the dwelling, and one of the occupants must be 60 years of age or older. The definition of granny flats precludes the development of second units as defined by State law.
- **Single Room Occupancy (SRO) Housing:** The Zoning Ordinance does not currently contain provisions for SRO housing.

- **Farm Employee Housing:** The Zoning Ordinance permits boarding houses for five to fifteen people in the R-3 and R-3A zoning districts. However, the Ordinance does not define farm employee housing or employee housing and does not specifically permit either use in any district.

Recommended Action

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

On- Off-Site Improvement Standards

Analysis

Selma has residential subdivision development requirements for residential streets, sidewalks, landscaping, walls, street lighting, and parking. Improvement requirements for new developments are regulated under the Subdivision Ordinance (Title 9, Chapter 6 of the Municipal Code) and the City Standard Specifications for Public Works. Major improvements (road/street widths, sewer and sewer infrastructure) required by the City include:

- Local roads are improved to a 60-foot curb-to-curb width within an overall 80-foot right of way. Gutters and monolithic sidewalks in a 5-foot pattern are required on all local streets with a 5-foot landscape strip. Right-of-way may be reduced to 4 feet for cul-de-sacs and short streets.
- Major streets are developed to 70, 100, and 131-foot rights-of-way, depending on their classification. The subdivider is responsible for dedicating sufficient right-of-way adjacent to the project to adequately serve the street.
- Sewer, water, and drainage lines are located in streets or within easements within the project boundaries. Easements for underground electrical, natural gas, telephone, and cable facilities are provided as requested by the affected utilities.
- A landscaped strip 5 feet in width is required adjacent to major streets between the sidewalk and wall to extend water mains to survey the development.
- In areas lacking master drainage facilities, a temporary on-site ponding basin adequate to remove surface water and storm water from the project is required.
- Streetlights and traffic signs are required in accordance with the City Standard Specifications.
- All utilities are placed underground, in accordance with the requirements of the utility concerned and the City, in either City street easements or appropriate utility easements.

Conclusion

Development requirements of the City of Selma are considered standard in the Central Valley and are comparable to surrounding cities. In order to reduce housing costs, the City does not require improvements other than those deemed necessary to maintain the public health, safety, and welfare.

Recommended Action

None required.

Fees and Exactions

Analysis

Some of these typical City fees are summarized in Table 2M-14.

Table 2M-14 Schedule of Fees for Residential Development

Permit Processing Fees		Fee
<i>Pre-Application Design Review</i>		
Conditional Use Permit	Administrative CUP Review	\$1,240
	CUP	\$2,635
Plan Review	Site Plan	\$1,315
	Architectural Plan	\$1,095
Subdivisions	Tentative Map, Parcel Map (1-4 lots)	\$1,700 plus other actual costs
	Tentative Map, Tract Map (5-50 lots)	\$5,335 plus other actual costs
	Final Parcel Map Check (1-4 lots)	\$670
	Final Tract Map Check (5-50 lots)	\$1,380
Land Use / Zoning	General Plan Amendment	\$435
	Planned Unit Development	\$2,445
	Zoning Change Amendment	\$435
	Annexation Processing Fee	\$1,375
	Initial Study and Negative Declaration	\$1,740
	Initial Study and Mitigated Negative Declaration	\$2,270
	Environmental Impact Report	Actual Consultant Cost Plus 10%
<i>Development Impact Fees</i>		
General City Facilities	Single Family Low Density Residential	\$1,034/unit
	Medium Density Residential	\$1,034/unit
Law Enforcement	Single Family Residential	\$709/unit
	Duplex and Multi-Family Residential	\$655/unit
Fire Protection	Single Family Residential	\$691/unit
	Duplex and Multi-Family Residential	\$384/unit
Storm Drainage	Single Family Residential	\$3,275/unit
	Medium Density Residential	\$879/unit
Public Use Facilities	Low Density Residential	\$699/unit
	Medium Density Residential	\$665/unit
Parks and Recreation	Low Density Residential	\$4,879/unit

Table 2M-14 Schedule of Fees for Residential Development

Permit Processing Fees		Fee
	Medium Density Residential	\$4,641/unit
Sanitary Sewer	Single Family Residential	\$738/unit
	Duplex and Multi-Family Residential	\$703/unit
Circulation System	Single Family Residential (Detached)	\$3,391/unit
	Multi-Family Residential (Apartment)	\$2,264/unit

Source: City of Selma, 2015.

In addition to City fees, several regional fees are also charged for residential development: Regional Transportation Mitigation and Indirect Source Review. The Selma-Kingsburg-Fowler County Sanitation District also charges a one-time fee for connection. For school fees, the Selma Unified School District has adopted a fee of \$3.50 per square foot of residential use.

Table 2M-15 shows permit fees for single family and multifamily prototype developments. The single family prototype is a single family detached residential dwelling unit with 1,200 square feet of living area and a 240-square-foot garage. The estimated construction cost for this prototype unit before permit fees is \$150,000. The plan check, permit, and impact fees account for an additional sum of \$20,819, or approximately 13.9 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. In summary, the fees for plan check, permits, and development impact fees total \$19,683 per unit. This constitutes approximately 17.1 percent of the estimated construction cost.

Table 2M-15 Prototypical Construction Fees

Fee Description	Cost per Unit	
	Single-family	Multi-family
Entitlement Permit Processing	\$5,635.00	\$5,350.00
Plan Check and Building Permits	\$1,823.58	\$2,049.53
City Impact Fees	\$1,686.00	\$3,153.12
School Fee	\$4838.40	\$4,480.00
Regional Transportation Mitigation Fee	\$1,637.00	\$1,150.00
Regional Impact Fees	\$1,100.00	\$500.00
County Sanitation District	\$4,099.00	\$3,000.00
Total per Unit	\$20,818.98	\$19,682.65

Source: City of Selma.

Conclusion

In summary, the fees for plan check, permits, and development impact total approximately \$20,000 per unit. This constitutes approximately 14 percent of the estimated construction cost for a single family unit and 17 percent for a multifamily unit. However, approximately one-third of the fees are school and regional impact fees that are consistent throughout the County and would not serve to constrain housing development in Selma.

Recommended Action

None.

Processing and Permit Procedures

Analysis

The City permits most types of residential development by right, in some cases with a site plan review by the staff. For Site Plan Review, the findings for approval relate to primarily to physical site planning considerations and specific performance standards, including:

- Arranging the following to avoid traffic congestion and protect pedestrian and vehicular safety: facilities, improvements and utilities; vehicular ingress, egress, and internal circulation; setbacks; height of buildings; location of service use areas; walls; and landscaping.
- The proposed lighting is so arranged as to deflect the light away from adjoining properties; and
- The proposed signs will not by size, location or lighting interfere with traffic or limit visibility.

- That any conditions of approval are deemed necessary to protect the public health, safety and welfare. Conditions may include the following:
 - Special yards, spaces and buffers.
 - Fences and walls.
 - Enclosure of storage areas and limitation on out of door display of merchandise.
 - Grading, surfacing and drainage specifications.
 - Regulation of points of vehicular ingress and egress.
 - Regulation of signs.
 - Requiring landscaping and maintenance thereof.
 - Requiring maintenance of grounds.
 - Requiring fire prevention equipment and measures.
 - Regulation of noise, vibration, odors, electrical discharge or interference.
 - Regulation of lighting.
 - Requiring street dedication and improvements.
 - And such other conditions as could make possible the development of the City in an orderly and efficient manner.

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.

Table 2M-16 Approvals and Processing Times for Typical Developments

	Single-Family	Single-Family (2–4 units)	Single-Family (5+ units)	Two-Family and Three-Family in R-2 and R-3 Districts (2–3 units)	Multi-Family in R-3 District (4+ units)	Mixed Use in CO District
Approval Authority	City Manager	City Manager	City Manager	City Manager	City Manager	City Manager
Processing Time	30 days	30 days	30 days	30 days	30 days	30 days

Source: City of Selma.

Conclusion

The City does not have a lengthy project review process.

Recommended Action

None required.

Building Codes

Analysis

The City uses uniform codes, including the 2010 California Building Code (CBC), Title 24 of the California Code of Regulations, and the state housing law subchapter of Title 25 of the California Code of Regulations, as the basis for its building standards and code enforcement procedures.

Conclusion

No local amendments to the building codes have been made 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 has adopted the 2010 California Building Code and the California Code of Regulations Title 24, including regulations concerning accessibility for persons with disabilities.

Definition of Family

The definition of “family” in Selma’s Zoning Ordinance is as follows: “An individual, or two (2) or more persons related by blood or marriage, or a group of not more than five (5) persons not necessarily related by blood or marriage, living together in a dwelling unit; full-time domestic servants of any such persons may reside on the same premises, and shall not be counted with respect to this definition.” This definition exceeds the zoning power of a local jurisdiction and would be considered restrictive.

Zoning and Land Use Policies

The Ordinance permits boarding houses for 5 to 15 persons with conditional use permit approval in the R-3 and R-3-A zones. However, the Zoning Ordinance makes no provisions for residential care facilities, whether for six or fewer persons or for more than six persons.

Reasonable Accommodation Procedure

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 (both for six or fewer persons and for more than six persons), and reasonable accommodation procedures.

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.

SECTION 2M-4: REVIEW OF PAST ACCOMPLISHMENTS

This section reviews and evaluates the City's progress in implementing the 1993 Housing Element. The City of Selma has not pursued the adoption of a Housing Element since the 1990s. The last official Housing Element was adopted on January 19, 1993 for the second update cycle. Given the outdated status of the 1993 Housing Element (more than 20 years old), many of the programs and policies contained in that Housing Element have long become obsolete. Therefore, this evaluation focuses on the City's current efforts in the areas of: New construction; Rehabilitation; and Housing Assistance in general.

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 Selma was assigned a RHNA of 2,166 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 444 units
- Low-Income (50 to 80 percent of the Area Median Income): 341 units
- Moderate-Income (80 to 120 percent of the Area Median Income): 499 units
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 883 units

Table 2M-17 summarizes the City's accomplishments in meeting the RHNA during the previous RHNA projection period. Since January 1, 2006, the City issued building permits for 410 new units, including 323 single family units, 6 duplex/four-plex units, and 81 multifamily units. Among the single family homes constructed, two were granny units, three were manufactured homes (one of which was a second unit), and 68 homes were constructed as part of the Valley View Village (Phase 1), an affordable rental housing development. Valley View was assisted under the Section 515 Rural Rental Housing Program, and the units are affordable to very low-income households. The 81-unit Cordova Apartments (inclusive of one manager's unit) was funded with County HOME funds and affordable primarily to low- and very low-income households up to 60 percent of the AMI. For the purpose of this analysis, Cordova Apartments is assumed to have 40 very low-income units, 40 low-income units, and one moderate-income manager's unit. The six duplex and four-plex units, along with the five manufactured homes and granny units are assumed to be affordable to moderate-income households based on their building type and size.

Furthermore Phase 2 of Valley View is under construction with another 48 units. These Section 515-funded single family homes will be affordable as rental housing to very low-income units. Three subdivisions within the City limits provide additional housing opportunities in the City. Applications have been submitted for:

- 220-units Bratton I

- 96-unit Emmett
- 153-units Canales
- 87-unit Synergy Land group
- 44-units Country View III
- 33-units Country Rose Estates

Table 2M-17 Units Built during RHNA Projection Period, Selma, 2006-2015

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006-2015 RHNA	444	341	499	883	2,166
Units Built 2006-2014	108	40	11	251	410
Units Under Construction	48	0	0	0	48
Units Approved/In Development				469	469
Total Units Achieved	156	40	11	720	927
Percent of RHNA Met	35.1	11.7	2.2%	81.5%	42.8%

Source: City of Selma, 2014.

To facilitate residential development in the future, recognizing the challenges of the City's sites inventory being comprised primarily of small sites and commercial properties, the 2015-2023 Housing Element includes the following programs: Adequate Sites; Rezoning; Sites Inventory Monitoring for "Not Net Loss", and Lot Consolidation. In addition, the new Housing Element includes the Affordable Housing Incentives program to expand affordable housing opportunities in the City.

Housing Rehabilitation

The City of Selma offers housing rehabilitation assistance to homeowners through the County's Housing Assistance Rehabilitation Program (HARP). This program provides loans to eligible homeowners for moderate to substantial home rehabilitation and/or reconstruction projects. Loan funds are designed to address housing code deficiencies. Between 2006 and 2014, 15 households in Selma received HARP loans for rehabilitation.

The City recognizes the importance of providing rehabilitation assistance to the City's lower income households. The City will continue to utilize Code Enforcement efforts to preserve and improve housing quality in the City and continue to participate in housing rehabilitation programs offered by the County. In addition, the 2015-2023 Housing Element includes the Affordable Housing Incentives program to expand affordable housing opportunities in the City, including the acquisition/rehabilitation of existing housing and deed restriction as affordable housing.

Homebuyer Assistance

The City also provides homebuyer assistance to low-income households through the County's Homebuyer Assistance Program (HAP). Between 2006 and 2014, 20 first-time homebuyers received assistance through HAP to purchase a home in Selma. In addition, the County utilized Neighborhood Stabilization Program (NSP) funds to purchase 14 foreclosed homes in Selma and resold those at affordable prices to low-income homebuyers. All 14 homebuyers received an HAP loan to purchase the foreclosed homes.

The NSP program is no longer available as funding has been exhausted. However, the City will continue to participate in the County Homebuyer Assistance Program. The 2015-2023 Housing Element also includes a program (First-Time Homebuyer Resources) to direct residents to available resources.

SECTION 2M-5: AT-RISK ANALYSIS

Table 2M-18 shows assisted housing units in Selma. There are 554 publicly assisted affordable rental units in Selma and none are at risk of expiring in the next 10 years.

Table 2M-18 Assisted Housing Developments, Selma

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Saratoga Apartments	2830 Willow Ave	Non-Targeted	LIHTC	57	57	2027	Not At-Risk
Sunshine Real Estate	2303 Yerba	Non-Targeted	LIHTC	5	5	2032	Not At-Risk
The Lakes Apartments	1675 Nelson Blvd	Non-Targeted	LIHTC	38	8	2035	Not At-Risk
Shadowbrook Apartments	1849 Nelson Blvd	Non-Targeted	LIHTC	193	191	2040	Not At-Risk
Villa Rose Apartments	2651 Whitson St	Family	LIHTC	53	52	2045	Not At-Risk
Valley View Village (Phase 1)	2245 Valley View St.	Non-Targeted	USDA Section 515, Rural Development Rental Assistance	69	68	Perpetuity	Not At-Risk
Valley View Village (Phase 2)		Non-Targeted	USDA Section 515, Rural Development Rental Assistance	48	48	Perpetuity (under construction)	Not At-Risk
Leebar Village Apartments	2026 Barbara St	Non-Targeted	USDA Section 515, Rural Development Rental Assistance	44	44	Perpetuity	Not At-Risk
Huntlee House Apartments	2543 Nelson Blvd	Non-Targeted	USDA Section 515	32	32	Perpetuity	Not At-Risk
Selma Elderly	2745 Wright St	Senior	USDA Section 515, Rural Development Rental Assistance	24	24	Perpetuity	Not At-Risk
Shockley Terrace	1445 Peach Street	Family	Public Housing	25	25	Perpetuity	Not At-Risk
Total				588	554		
Total At Risk				--	0		

Source: www.affordablehousingonline.com, 2015.