

Fresno Multi-Jurisdictional 2015-2023 Housing Element

A Regional Plan for Addressing Housing Needs

Fresno County | Clovis | Coalinga | Fowler | Huron | Kerman | Kingsburg
Mendota | Parlier | Reedley | San Joaquin | Sanger | Selma

Public Review Draft
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Credits

Participating Jurisdictions

City of Clovis
City of Coalinga
City of Fowler
Fresno County
City of Huron
City of Kerman
City of Kingsburg
City of Mendota
City of Parlier
City of Reedley
City of Sanger
City of San Joaquin
City of Selma

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INTRODUCTION 1

California Housing Element law requires every jurisdiction to prepare and adopt a housing element as part of general plans. In California it is typical for each city or county to prepare and maintain its own separate general plan and housing element. However, Fresno County and 12 of the 15 cities in Fresno County, with the help of the Fresno Council of Governments (FCOG), are preparing a Multi-Jurisdictional Housing Element for the fifth round of housing element updates. 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. Regional efforts also provide the opportunity for the local governments in the county to work together to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the Fresno County region. In addition, economies of scale can result in significant cost savings to jurisdictions preparing a joint housing element.

The primary objective of the project is to prepare a regional plan addressing housing needs through a single certified housing element for all 13 participating jurisdictions. The Fresno County Multi-Jurisdictional Housing Element represents an innovative approach to meeting State Housing Element law and coordinating resources to address the region's housing needs. The regional housing element approach, while tested in a few counties with fewer jurisdictions, will be a major undertaking for FCOG and the 13 jurisdictions. The following jurisdictions are participating in the effort: Fresno County, Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma.

State Housing Element requirements are framed in the California Government Code, Sections 65580 through 65589, Chapter 1143, Article 10.6. The law requires the State Department of Housing and Community Development (HCD) to administer the law by reviewing housing elements for compliance with State law and by reporting its written findings to the local jurisdiction. Although State law allows local governments to decide when to update their general plans, State Housing Element law mandates that housing elements be updated every eight years. The Multi-Jurisdictional Housing Element will cover the planning period of December 31, 2015 through December 31, 2023, and must be adopted and submitted to HCD for certification by December 31, 2015. The Housing Element must include: 1) an identification and analysis of existing and projected local housing needs; 2) an identification of resources and constraints; and 3) goals, policies, and implementation programs for the rehabilitation, maintenance, improvement, and development of housing for all economic segments of the population.

HOUSING ELEMENT PURPOSE

This document is the 2015-2023 Housing Element for 13 jurisdictions in Fresno County. The purpose of the housing element is to identify a community's current (2014) housing needs; state the region's goals and objectives with regard to housing production, rehabilitation, conservation to meet those needs; and define the policies and programs that the community will implement to achieve the stated goals and objectives.

GENERAL PLAN CONSISTENCY

The housing element is a required element of the general plan. State law requires that the housing element be consistent with the other elements of the jurisdictions' general plan. The policies and implementation programs in this housing element are consistent with the policies and implementation programs in the other elements of each jurisdiction's general plan. However, if during the implementation of this housing element, any inconsistencies are identified, a local government would need to amend its general plan to maintain consistency with other elements of the general plan.

HOUSING ELEMENT ORGANIZATION

The Housing Element is organized into the following major sections:

- **Section 1. Introduction:** An introduction, reviewing the purpose, process, and scope of the Housing Element;
- **Section 2. Housing Needs Assessment:** An analysis of the demographic profile, housing characteristics, and existing and future housing needs;
- **Section 3. Opportunities for Residential Development:** A summary of the land, financial, and organizational resources available to address the identified housing needs and goals. This section also includes an analysis of opportunities for energy conservation in residential development;
- **Section 4. Housing Development Constraints:** An analysis of the potential market, governmental, and environmental constraints in the region; and
- **Section 5. Housing Goals and Policies:** The regional goals and policies that will help meet diverse housing needs.

The Housing Element also includes two Appendices. Appendix 1 includes a summary of public input and a listing of the residential care facilities in Fresno County.

Appendix 2 is organized into separate appendices for each jurisdiction. The appendices are structured as follows:

1. **Implementation Programs and Quantified Objectives:** Details jurisdiction-specific implementation programs to be carried out over the planning period to address the regional housing goals;
2. **Sites Inventory:** Describes the jurisdiction-specific sites available to meet the RHNA;

3. **Constraints:** Identifies potential jurisdiction-specific governmental constraints to the maintenance, preservation, conservation, and development of housing; and
4. **Evaluation of Previous Housing Element:** When applicable, describes the progress implementing the previous housing element's policies and actions.
5. **At Risk:** An analysis of the at-risk units by jurisdiction as well as the preservation options.

PUBLIC OUTREACH AND ENGAGEMENT

State law requires local governments to make a diligent effort to achieve public participation of all socioeconomic segments of the community in the development of the housing element. The public participation process for this Housing Element involved four major stages: All public comments are included in Appendix 1A.

1. Two stakeholder/community workshops during the preparation of the Draft Housing Element;
2. Publication of the Draft Housing Element and subsequent workshops with Planning Commissions and City Councils/Board of Supervisors in each jurisdiction;
3. Review by the California Department of Housing and Community Development (HCD);
4. Public hearings before the Planning Commission and City Council of each city and the Planning Commission and Board of Supervisors of Fresno County prior to adoption of the final Housing Element.

HOUSING NEEDS ASSESSMENT 2

This section provides a comprehensive assessment of housing needs as the basis for developing responsive policies and implementation programs. This section summarizes demographic, employment, and housing characteristics for the jurisdictions in Fresno County. The main source of the information is the pre-approved data package for Fresno County provided by the California Department of Housing and Community Development (HCD), which is noted in the sources for the data tables in this section. The pre-approved data package uses several data sources, including the 2010 U.S. Census, American Community Survey (ACS), and the California Department of Finance (DOF). Other sources of information in this section include the following: the Fresno County Council of Governments (FCOG), the California Employment Development Department (EDD), the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), and local economic data (e.g., home sales prices, rents, wages). It is important to note that the ACS data is a multi-year estimate based on sample data and has a large margin of error, especially for smaller cities. Three jurisdictions (Fresno city, Orange Cove, and Firebaugh) did not participate in the multi-jurisdictional housing element, but are still presented in some of the tables and analysis to provide comparisons.

POPULATION TRENDS AND CHARACTERISTICS

Population Change

The Department of Finance (DOF) provides population estimates for each jurisdiction, shown in Table 2-1. Analyzing population change can help assess where there may be a need for new housing and services.

Fresno County had a total population of over 960,000 in 2014. More than half the countywide population resides in the city of Fresno. The unincorporated area has the next largest population of 169,500, followed by the city of Clovis with a population of 102,188. The remaining cities have populations of about 25,000 or less.

The countywide average annual growth was 1.3 percent between 2000 and 2014, compared to 0.9 percent statewide. The city with the greatest average annual population change from 2000 to 2014 was Kerman, with a 3.8 percent increase. Clovis and Fowler were second and third with about 3 percent average annual growth.

Table 2-1 Change in Total Population (2000-2014)

Jurisdiction	Total Population						2000-2014	
	2000	2010	2011	2012	2013	2014	Total Change	Average Annual Growth
Fresno County	**799,407**	**930,450**	**936,089**	**943,493**	**952,166**	**964,040**	**164,633**	**1.3%**
Clovis	68,516	95,631	96,848	98,377	99,983	102,188	33,672	2.9%
Coalinga	15,798	18,087	17,996	16,788	16,729	16,467	669	0.3%
Firebaugh	5,743	7,549	7,591	7,776	7,777	7,809	2,066	2.2%
Fowler	3,979	5,570	5,699	5,742	5,801	5,883	1,904	2.8%
Fresno	427,719	494,665	497,560	503,825	508,453	515,609	87,890	1.3%
Huron	6,310	6,754	6,765	6,770	6,790	6,843	533	0.6%
Kerman	8,548	13,544	13,699	13,908	14,225	14,339	5,791	3.8%
Kingsburg	9,231	11,382	11,465	11,509	11,590	11,685	2,454	1.7%
Mendota	7,890	11,014	11,038	11,141	11,178	11,225	3,335	2.6%
Orange Cove	7,722	9,078	9,163	9,297	9,353	9,410	1,688	1.4%
Parlier	11,145	14,494	14,601	14,791	14,873	15,019	3,874	2.2%
Reedley	20,756	24,194	24,407	24,563	24,965	25,122	4,366	1.4%
Sanger	18,931	24,270	24,391	24,580	24,703	24,908	5,977	2.0%
San Joaquin	3,270	4,001	4,010	4,021	4,029	4,056	786	1.6%
Selma	19,444	23,219	23,307	23,631	23,799	23,977	4,533	1.5%
Unincorporated County	164,405	171,705	167,549	166,774	167,918	169,500	5,095	0.2%

Source: Fresno Pre-Approved Data Package, State of California, Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011-2014, with 2010 Census Benchmark.

Household and Group Quarters Population

The total population includes the household population and people living in group quarters. A household includes all persons who occupy a housing unit as their usual place of residence. This may include a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. Group quarters include such places as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories.

As shown in Table 2-2, the population living in group quarters in most of the jurisdictions was very small. However, the group quarters population in Fresno, Coalinga, and the unincorporated county were much larger. In Coalinga, this group quarters population primarily resides in the Pleasant Valley State Prison and the Coalinga State Hospital. In Fresno, three local detention facilities are located downtown with a fourth located two miles south of downtown.

Although the total population in Coalinga, shown in Table 2-1, appears to be decreasing between 2010 and 2014, this is due to the reduction in the group quarters population (at Pleasant Valley State Prison) as a result of recent changes to State and Federal policies. As shown in Table 2-2, the group quarters population in Coalinga decreased from 6,335 in 2010 to 4,538 in 2014, while the household population slightly increased.

Table 2-2 Change in Household Population (2000-2014)

		2000	2010	2014	Change 2000-2014
Clovis	Household Population	67,988	95,243	101,800	33,812
	Group Quarters Population	480	388	388	-92
Coalinga	Household Population	10,448	11,752	11,929	1,481
	Group Quarters Population	5,350	6,335	4,538	-812
Firebaugh	Household Population	5,682	7,536	7,796	2,114
	Group Quarters Population	61	13	13	-48
Fowler	Household Population	3,930	5,523	5,836	1,906
	Group Quarters Population	49	47	47	-2
Fresno	Household Population	419,465	485,798	505,950	86,485
	Group Quarters Population	8,187	8,867	9,659	1,472
Huron	Household Population	6,134	6,754	6,843	709
	Group Quarters Population	172	0	0	-172
Kerman	Household Population	8,520	13,537	14,332	5,812
	Group Quarters Population	31	7	7	-24
Kingsburg	Household Population	9,108	11,300	11,603	2,495
	Group Quarters Population	91	82	82	-9
Mendota	Household Population	7,882	11,014	11,225	3,343
	Group Quarters Population	8	0	0	-8
Orange Cove	Household Population	7,722	9,078	9,410	1,688
	Group Quarters Population	0	0	0	0
Parlier	Household Population	11,043	14,492	15,017	3,974
	Group Quarters Population	102	2	2	-100
Reedley	Household Population	20,361	23,945	24,882	4,521
	Group Quarters Population	395	249	240	-155
Sanger	Household Population	18,791	24,136	24,774	5,983
	Group Quarters Population	140	134	134	-6
San Joaquin	Household Population	3,270	4,001	4,056	786
	Group Quarters Population	0	0	0	0
Selma	Household Population	19,314	23,054	23,812	4,498
	Group Quarters Population	130	165	165	35
Unincorporated	Household Population	161,667	159,429	167,517	5,850
	Group Quarters Population	7,016	1,234	1,983	-5,033
Total	**Household Population**	**781,740**	**912,927**	**946,782**	**165,042**
	Group Quarters Population	**17,667**	**17,523**	**17,258**	**-409**

Source: U.S. Census, 2000 and 2010; DOF E-5 Population and Housing Estimates, 2014.

Age Characteristics

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, and incomes. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are, therefore, important in planning for the changing housing needs of residents.

Table 2-3 shows a breakdown of each jurisdiction's population by age group and the median age. The age groups include school-age children (ages 5-17), college-age students (ages 18-24), young adults (ages 25-44), middle-age adults (ages 45-64), and seniors (ages 65+). A population with a large percentage of seniors may require unique housing, located near health care, transit, and other services. College students may need more affordable homes. Young adults and middle-age adults, which make up the workforce, may need homes located near employment or transit centers.

San Joaquin, Huron, and Parlier have a large proportion of school-age populations and a lower percentage of the workforce populations and seniors. Parlier, Mendota, Huron, and Coalinga have a large percentage of college-age populations. Kingsburg has a significantly high percentage of seniors, followed by Clovis, Fresno County, and Reedley. Huron and San Joaquin have the lowest median age at about 23. Clovis and Kingsburg have the highest median age at about 33, ten years higher.

Table 2-3 Population by Age Group (2013)

Jurisdiction	5 to 17 years (School-age Students)	18 to 24 years (College-age Students)	25-44 (Young Adults)	45-64 (Middle-aged Adults)	65 years and over (Seniors)	Median Age
Fresno County	21.1%	11.5%	26.6%	21.8%	10.3%	30.9
Clovis	21.5%	10.6%	25.7%	24.4%	11.2%	33.9
Coalinga	18.2%	13.4%	29.2%	24.7%	7.2%	32.4
Firebaugh	23.0%	17.1%	23.0%	19.8%	5.8%	24.6
Fowler	23.0%	9.4%	26.7%	23.7%	9.8%	32.5
Fresno	28.0%	12.1%	28.0%	20.6%	9.3%	29.6
Huron	26.8%	13.6%	24.1%	15.4%	5.5%	22.9
Kerman	22.4%	9.8%	30.8%	17.9%	8.3%	28.5
Kingsburg	21.1%	11.6%	23.8%	22.9%	13.7%	33.2
Mendota	22.4%	13.8%	31.0%	17.3%	5.2%	26.9
Orange Cove	27.8%	10.6%	27.8%	17.3%	4.8%	25.0
Parlier	25.2%	13.2%	26.9%	17.9%	6.6%	25.5
Reedley	23.3%	11.3%	26.4%	19.7%	10.1%	29.4
Sanger	22.1%	12.1%	26.7%	19.8%	9.6%	29.2
San Joaquin	30.4%	10.8%	25.2%	16.9%	5.1%	22.6
Selma	22.1%	10.7%	29.1%	18.2%	11.2%	30.8

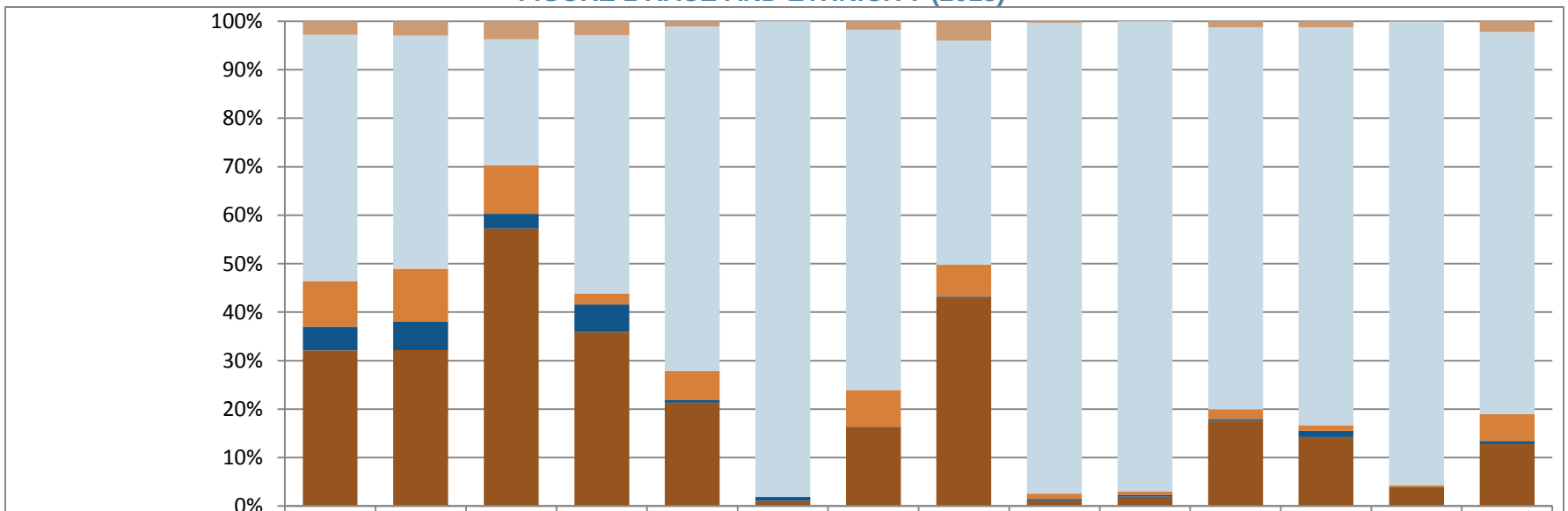
Note: Data not available for the unincorporated county.

Source: American Communities Survey (ACS), 2009-2013.

Population by Race/Ethnicity

Figure 1 shows race and ethnicity of residents in Fresno County jurisdictions. The majority of the population in most jurisdictions – except for the unincorporated county, Clovis, and Kingsburg – is Hispanic (of any race). Countywide, more than half of the population identified as being of Hispanic or Latino origin. The populations of Huron, Mendota, Parlier, and San Joaquin City are all more than 95 percent Hispanic. Clovis has the lowest percentage at 26 percent. The second largest population group is White, Non-Hispanics, with a high of 57 percent in Clovis. The populations in the unincorporated county, Clovis, Kerman, Kingsburg, Fowler, and Selma are more than 5 percent Asian.

FIGURE 1 RACE AND ETHNICITY (2013)



	County Average	Unincorp. County	Clovis	Coalinga	Fowler	Huron	Kerman	Kingsburg	Mendota	Parlier	Reedley	Sanger	San Joaquin	Selma
Other race, Not Hispanic*	3%	3%	4%	3%	1%	0%	2%	4%	0%	0%	1%	1%	0%	2%
Hispanic or Latino	51%	48%	26%	53%	71%	98%	74%	46%	97%	97%	79%	82%	96%	79%
Asian, Not Hispanic	9%	11%	10%	2%	6%	0%	8%	7%	1%	1%	2%	1%	0%	5%
Black, Not Hispanic	5%	6%	3%	6%	1%	1%	0%	0%	0%	0%	0%	1%	0%	1%
White, Not Hispanic	32%	32%	57%	36%	21%	1%	16%	43%	1%	2%	18%	14%	4%	13%

Note: Other race includes American Indian and Alaskan Native, Native Hawaiian and Pacific Islander, Two or More Races, and Some Other Race.

Source: American Communities Survey, 2009-2013.

HOUSEHOLD TRENDS AND CHARACTERISTICS

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. This estimate does not include people living in group homes. Families often prefer single family homes to accommodate children, while single persons often occupy smaller apartments or condominiums. Single-person households often include seniors living alone or young adults.

Historical Growth

Table 2-4 shows the change in the number of households by jurisdiction between 2000 and 2010. Kerman had the most significant average annual growth in the number of households from 2000 to 2010 (4.4 percent) followed by Clovis, Firebaugh, and Fowler with just over 3 percent growth. The unincorporated area had the least amount of growth (0.1 percent) followed by Coalinga (1 percent).

Table 2-4 Change in Households (2000-2010)

Jurisdiction	2000	2010	Change 2000-2010	Percent Change 2000-2010	Average Annual Growth 2000-2010
County Total	**252,940**	**289,391**	**36,451**	**14.4%**	**1.4%**
Clovis	24,347	33,419	9,072	37.3%	3.2%
Coalinga	3,515	3,896	381	10.8%	1.0%
Firebaugh	1,418	1,920	502	35.4%	3.1%
Fowler	1,242	1,723	481	38.7%	3.3%
Fresno	140,079	158,349	18,270	13.0%	1.2%
Huron	1,378	1,532	154	11.2%	1.1%
Kerman	2,389	3,692	1,303	54.5%	4.4%
Kingsburg	3,226	3,822	596	18.5%	1.7%
Mendota	1,825	2,424	599	32.8%	2.9%
Orange Cove	1,694	2,068	374	22.1%	2.0%
Parlier	2,446	3,297	851	34.8%	3.0%
Reedley	5,761	6,569	808	14.0%	1.3%
San Joaquin	5,220	6,659	1,439	27.6%	2.5%
Sanger	702	882	180	25.6%	2.3%
Selma	5,596	6,416	820	14.7%	1.4%
Unincorporated County	52,102	52,723	621	1.2%	0.1%

Source: Department of Finance Estimates, 2000-2010.

Household Formation and Composition

Table 2-5 shows the average household size for households in Fresno County. A higher persons-per-household ratio indicates a larger proportion of families, especially large families, and fewer single-person households. The Fresno region has larger households than the statewide average. Countywide, the average household size was 3.16 persons per household in 2010, compared to 2.90 statewide. The two cities with the largest average household size in 2010 were Mendota and Sanger (4.54), followed closely by Huron (4.41), Parlier (4.40), and Orange Cove (4.39). The city with the lowest persons per household ratio was Clovis (2.85), followed by Kingsburg (2.96) and Coalinga (3.02).

Table 2-5 Persons per Household (2010)

City	Average Persons Per Household
Fresno County	3.16
Clovis	2.85
Coalinga	3.02
Firebaugh	3.93
Fowler	3.21
Fresno	3.07
Huron	4.41
Kerman	3.67
Kingsburg	2.96
Mendota	4.54
Orange Cove	4.39
Parlier	4.40
Reedley	3.65
Sanger	3.63
San Joaquin	4.54
Selma	3.59
Unincorporated County	3.14

Source: Fresno Pre-Approved Data Package, Department of Finance E8, 2010.

Household Income

Household income is a key factor affecting housing opportunity, determining a household's ability to balance housing costs with other basic necessities. Income levels can vary considerably among households based upon employment, occupation, educational attainment, tenure, household type, location of residence, and race/ethnicity, among other factors.

Income Definitions and Income Limits

The State and Federal governments classify household income into several categories based upon the relationship to the county area median income (AMI), adjusted for household size. The U.S. Department of Housing and Urban Development (HUD) estimate of AMI is used to set income limits for eligibility in Federal housing programs. The income categories include:

- Extremely low-income households, which earn up to 30 percent AMI;
- Very low-income households, which earn between 31 and 50 percent AMI;
- Low-income households, which earn between 51 and 80 percent AMI; and
- Median-income households, which earn 100 percent AMI.

For all income categories, income limits are defined for various household sizes based on a four-person household as a reference point. Income limits for larger or smaller households are calculated by HUD (See Table 2-6). According to HUD, the AMI for a four-person household in Fresno County was $48,700 in 2014.

Table 2-6 HUD Income Limits by Person per Household (2014)

Fresno County Income Categories	Persons per Household				
	1	2	3	4	5
Extremely Low-Income Household (30%*)	$11,670	$15,730	$19,790	$23,850	$27,910
Very Low-Income Household (50%*)	$19,150	$21,900	$24,650	$27,350	$29,550
Low-Income Household (80%*)	$30,650	$35,000	$39,400	$43,750	$47,250
Median-Income Household (100%*)	$34,100	$38,950	$43,850	$48,700	$52,600

*Percentage of 2014 Estimate of AMI: $48,700

Source: U.S. Department of Housing and Urban Development (HUD), 2014.

The California Department of Housing and Community Development (HCD) uses the income categories shown in Table 2-7 to determine eligibility for state housing programs. HCD's methodology for calculating AMI is slightly different from HUD's methodology, and therefore the AMI and income limits vary.

Table 2-7 State of California Income Categories

Income Category	Percent of County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	31-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120% AMI or greater

Source: Section 50093 of the California Health and Safety Code.

The State income limits for Fresno County are shown in Table 2-8. The State 2014 AMI for a four-person household in Fresno County is $57,900 (compared to the Federal estimate of $48,700). A four-person household earning $46,300 or less would be considered low-income.

Table 2-8 State (HCD) Income Limits by Person per Household (2014)

Fresno County Income Categories	Persons per Household							
	1	2	3	4	5	6	7	8
Extremely Low-Income Household (30%*)	$12,150	$13,900	$15,650	$17,350	$18,750	$20,150	$21,550	$22,950
Very Low-Income Household (50%*)	$20,300	$23,200	$26,100	$28,950	$31,300	$33,600	$35,900	$38,250
Low-Income Household (80%*)	$32,450	$37,050	$41,700	$46,300	$50,050	$53,750	$57,450	$61,150
Median-Income Household (100%*)	$40,550	$46,300	$52,100	$57,900	$62,550	$67,150	$71,800	$76,450
Moderate-Income Household (120%*)	$48,650	$55,600	$62,550	$69,500	$75,050	$80,600	$86,200	$91,750

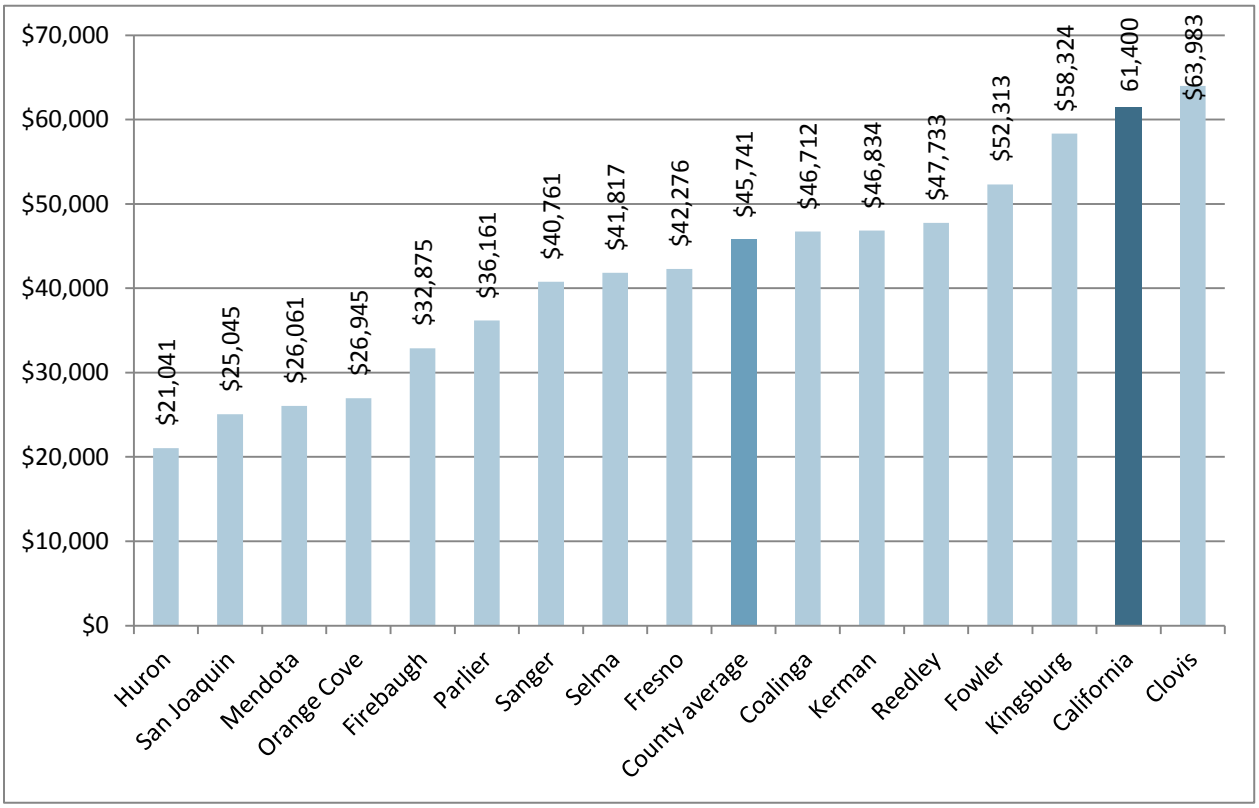
*Percentage of 2014 Estimate of AMI: $57,900

Source: California Department of Housing and Community Development (HCD), 2014.

Median Household Income

Figure 2 shows actual median household income for the jurisdictions in Fresno County as reported by the 2008-2012 ACS. This median income is for all households, regardless of household size. The median household income in the United States was $53,046 in 2012, higher than the Fresno County median of $45,741. The city with the highest median household income in 2012 was Clovis with $63,983. The city with the lowest median income was Huron with $21,041.

FIGURE 2 MEDIAN HOUSEHOLD INCOME (2012)



Note: Data not available for unincorporated area.

Source: American Communities Survey, 2008-2012.

According to the 2012 State of California Analysis of Impediments, Firebaugh, Huron, Orange Cove, Parlier, and San Joaquin all have a higher representation of very low-income households than the countywide average rate of 26.4 percent, as shown in Table 2-9.

Table 2-9 Jurisdictions with Over-Representation of Very Low-Income (VLI) Families (2012)

	Total Families	Estimated VLI Families	Jurisdiction VLI Rate
Fresno Countywide Average	201,585	53,185	26.4%
Firebaugh	1,561	702	45.0%
Huron	1,430	1,012	70.8%
Orange Cove	2,087	1,202	57.6%
Parlier	2,625	1,016	38.7%
San Joaquin	776	393	50.6%

Source: State of California Analysis of Impediments, 2012.

EMPLOYMENT TRENDS AND CHARACTERISTICS

Fresno's economy has a significant impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and associated income levels for new employment also affect housing demand. This section describes the economic and employment patterns in Fresno County and how these patterns influence housing needs.

Employment and Wage Scale by Industry

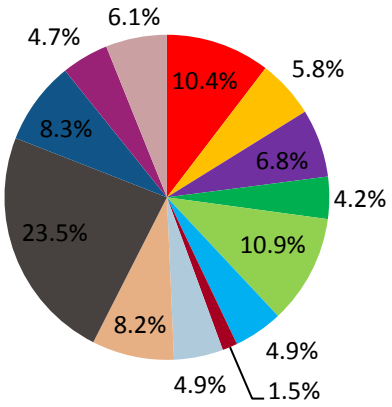
Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can provide insight into present housing needs.

Table 2-10 and Figure 2-3 show employment by industry for each jurisdiction. In Fresno County the most common industry is educational services, and health care and social assistance (shown in Figure 2-3 in grey) with 23.5 percent. This industry is also the most common in Clovis, Coalinga, Fowler, Fresno City, Kerman, Kingsburg, Sanger, Selma, and the unincorporated area.

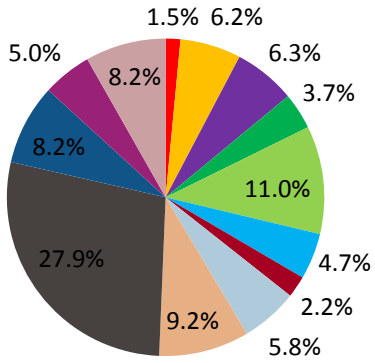
Agriculture, forestry, fishing and hunting, and mining (shown in Figure 2-3 in bright red) holds a significant percentage of employment in Firebaugh, Huron, Mendota, Orange Cove, Parlier, Reedley, and San Joaquin. Huron has the highest percentage at 67.6 percent. These areas are more rural and strongly based in agriculture.

FIGURE 3 EMPLOYMENT BY INDUSTRY (2011)

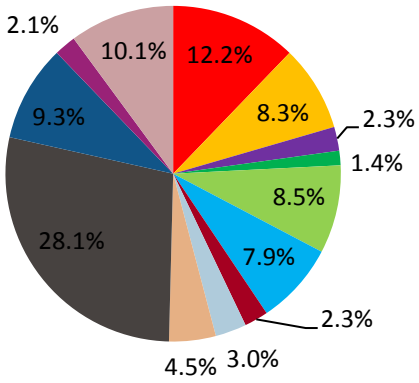
Fresno Countywide



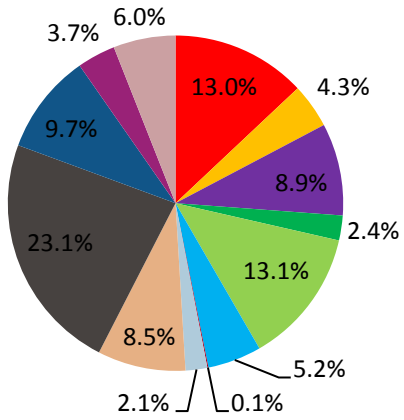
Clovis



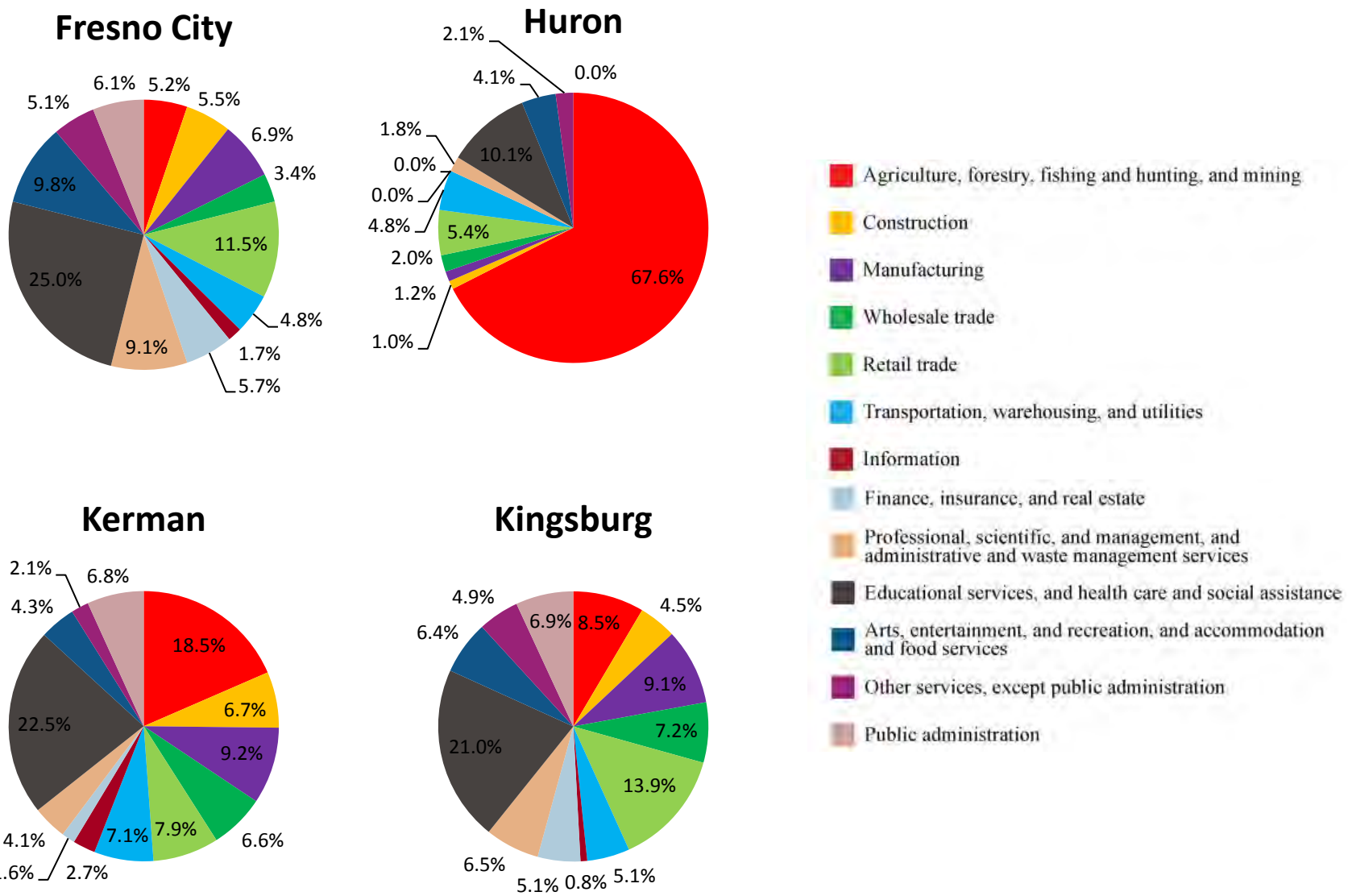
Coalinga

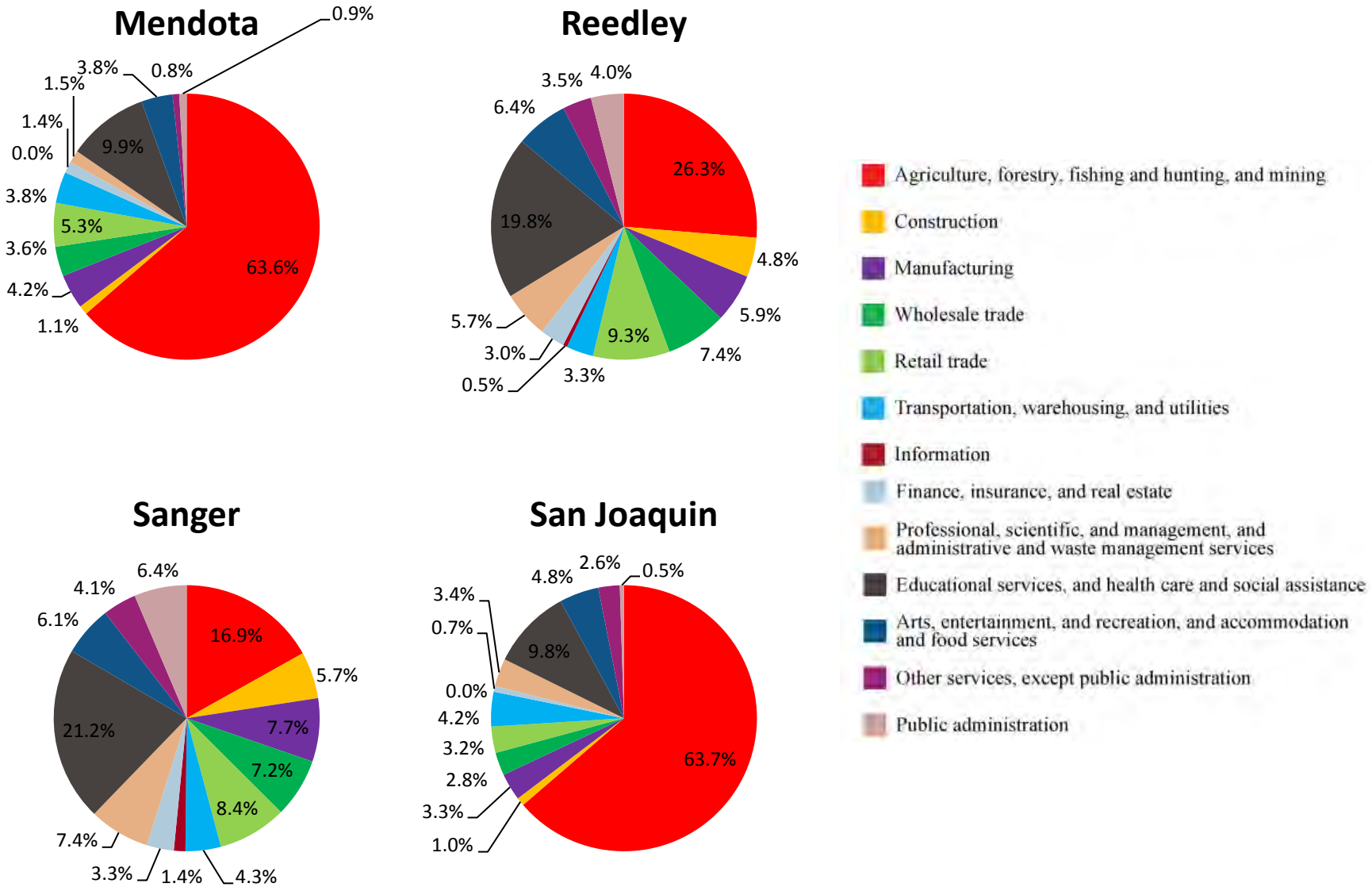


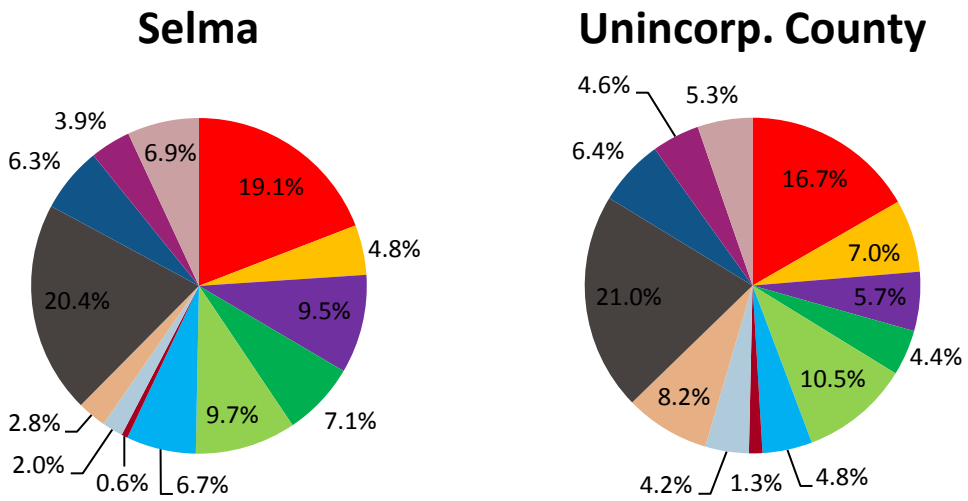
Fowler






Fresno City
6.1%
5.2%
5.5%
6.9%
3.4%
11.5%
4.8%
1.7%
5.7%
9.1%
25.0%
9.8%
5.1%
Huron
2.1%
4.1%
0.0%
1.8%
0.0%
0.0%
4.8%
2.0%
1.2%
1.0%
10.1%
5.4%
67.6%
Kerman
2.1%
6.8%
4.3%
18.5%
6.7%
9.2%
6.6%
7.9%
7.1%
2.7%
1.6%
4.1%
22.5%
Kingsburg
4.9%
6.4%
6.9%
8.5%
4.5%
9.1%
7.2%
13.9%
5.1%
0.8%
5.1%
6.5%
21.0%
Agriculture, forestry, fishing and hunting, and mining
Construction
Manufacturing
Wholesale trade
Retail trade
Transportation, warehousing, and utilities
Information
Finance, insurance, and real estate
Professional, scientific, and management, and administrative and waste management services
Educational services, and health care and social assistance
Arts, entertainment, and recreation, and accommodation and food services
Other services, except public administration
Public administration


Mendota
63.6%
9.9%
5.3%
4.2%
3.8%
3.6%
1.5%
1.4%
0.0%
1.1%
0.8%
3.8%
0.9%
Reedley
26.3%
19.8%
9.3%
7.4%
5.9%
4.8%
6.4%
3.5%
4.0%
5.7%
3.0%
0.5%
3.3%
Sanger
16.9%
21.2%
7.7%
7.2%
8.4%
5.7%
6.4%
4.1%
6.1%
7.4%
3.3%
1.4%
4.3%
San Joaquin
63.7%
9.8%
4.8%
2.6%
0.5%
3.4%
0.7%
0.0%
4.2%
3.2%
2.8%
3.3%
1.0%
Agriculture, forestry, fishing and hunting, and mining
Construction
Manufacturing
Wholesale trade
Retail trade
Transportation, warehousing, and utilities
Information
Finance, insurance, and real estate
Professional, scientific, and management, and administrative and waste management services
Educational services, and health care and social assistance
Arts, entertainment, and recreation, and accommodation and food services
Other services, except public administration
Public administration



Source: Fresno Pre-Approved Data Package, American Community Survey, DP-03, 2007-2011.

Table 2-10 Employment by Industry (2011)

		Civilian employed population 16 years and over	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Transportation, warehousing, and utilities	Information	Finance, insurance, and real estate	Professional, scientific, and management, and administrative and waste management services	Educational services, and health care and social assistance	Arts, entertainment, and recreation, and accommodation and food services	Other services, except public administration	Public administration
Fresno County	#	364,567	37,966	21,075	24,667	15,142	39,650	17,782	5,580	17,876	29,900	85,576	30,253	16,995	22,105
	%	100%	10.4%	5.8%	6.8%	4.2%	10.9%	4.9%	1.5%	4.9%	8.2%	23.5%	8.3%	4.7%	6.1%
Clovis	#	42,024	643	2,593	2,662	1,575	4,638	1,978	919	2,422	3,875	11,721	3,428	2,107	3,463
	%	100%	1.5%	6.2%	6.3%	3.7%	11.0%	4.7%	2.2%	5.8%	9.2%	27.9%	8.2%	5.0%	8.2%
Coalinga	#	5,697	697	473	131	80	485	448	129	169	259	1,600	527	122	577
	%	100%	12.2%	8.3%	2.3%	1.4%	8.5%	7.9%	2.3%	3.0%	4.5%	28.1%	9.3%	2.1%	10.1%
Firebaugh	#	2,785	1,021	150	232	115	293	184	0	166	99	293	92	88	52
	%	100%	36.7%	5.4%	8.3%	4.1%	10.5%	6.6%	0.0%	6.0%	3.6%	10.5%	3.3%	3.2%	1.9%
Fowler	#	2,382	309	102	211	58	311	124	2	51	203	551	231	87	142
	%	100%	13.0%	4.3%	8.9%	2.4%	13.1%	5.2%	0.1%	2.1%	8.5%	23.1%	9.7%	3.7%	6.0%
Fresno	#	192,677	10,096	10,607	13,347	6,616	22,245	9,290	3,274	11,067	17,515	48,122	18,913	9,768	11,817
	%	100%	5.2%	5.5%	6.9%	3.4%	11.5%	4.8%	1.7%	5.7%	9.1%	25.0%	9.8%	5.1%	6.1%
Huron	#	1,957	1,323	19	23	40	105	94	0	0	35	197	80	41	0
	%	100%	67.6%	1.0%	1.2%	2.0%	5.4%	4.8%	0.0%	0.0%	1.8%	10.1%	4.1%	2.1%	0.0%
Kerman	#	5,358	993	361	491	351	422	381	147	85	217	1,206	228	110	366
	%	100%	18.5%	6.7%	9.2%	6.6%	7.9%	7.1%	2.7%	1.6%	4.1%	22.5%	4.3%	2.1%	6.8%
Kingsburg	#	4,992	426	227	456	361	694	253	42	253	323	1,049	319	246	343
	%	100%	8.5%	4.5%	9.1%	7.2%	13.9%	5.1%	0.8%	5.1%	6.5%	21.0%	6.4%	4.9%	6.9%

Table 2-10 Employment by Industry (2011)

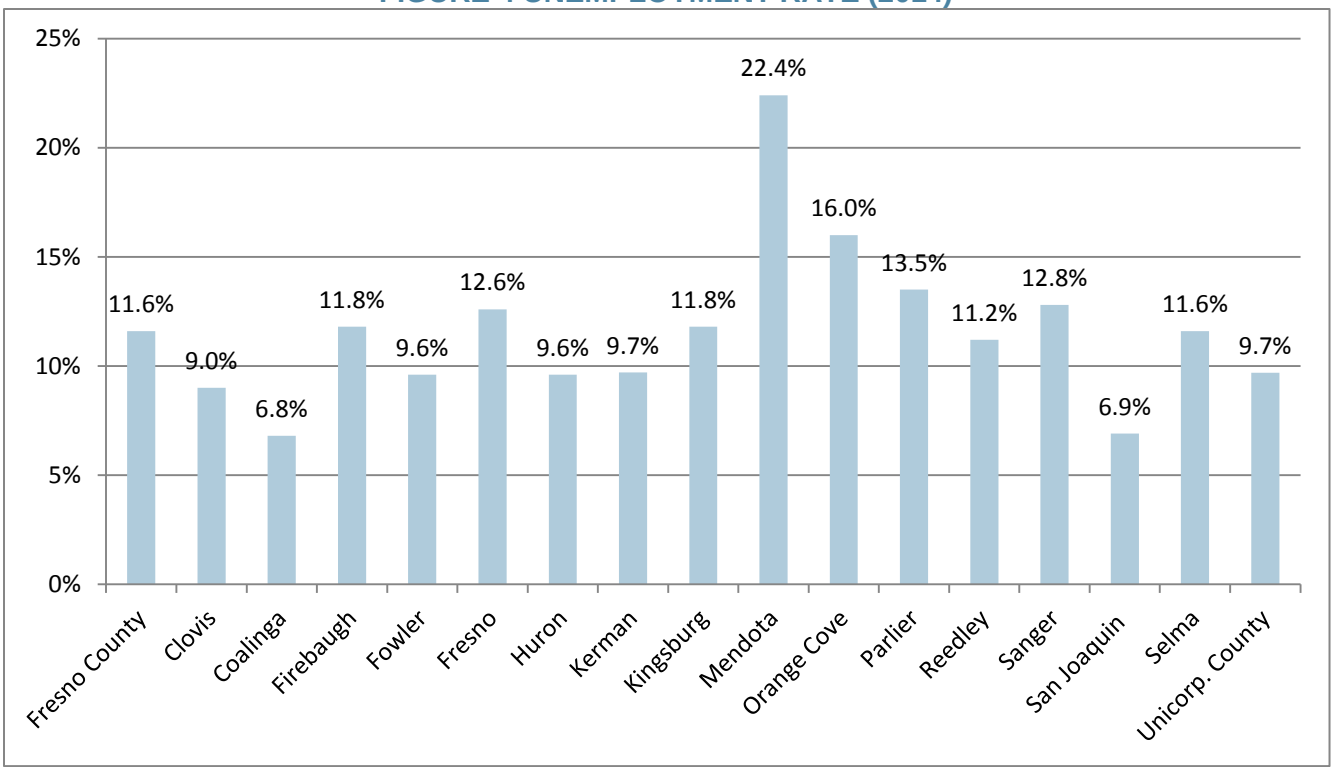
		Civilian employed population 16 years and over	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Transportation, warehousing, and utilities	Information	Finance, insurance, and real estate	Professional, scientific, and management, and administrative and waste management services	Educational services, and health care and social assistance	Arts, entertainment, and recreation, and accommodation and food services	Other services, except public administration	Public administration
Mendota	#	3,591	2,285	39	151	128	191	136	0	52	55	354	137	29	34
	%	100%	63.6%	1.1%	4.2%	3.6%	5.3%	3.8%	0.0%	1.4%	1.5%	9.9%	3.8%	0.8%	0.9%
Orange Cove	#	2,920	1,068	255	163	294	232	115	0	16	155	221	154	200	47
	%	100%	36.6%	8.7%	5.6%	10.1%	7.9%	3.9%	0.0%	0.5%	5.3%	7.6%	5.3%	6.8%	1.6%
Parlier	#	5,368	1,600	202	842	585	530	234	0	60	287	636	163	101	128
	%	100%	29.8%	3.8%	15.7%	10.9%	9.9%	4.4%	0.0%	1.1%	5.3%	11.8%	3.0%	1.9%	2.4%
Reedley	#	9,548	2,509	457	567	710	890	315	48	291	546	1,887	612	335	381
	%	100%	26.3%	4.8%	5.9%	7.4%	9.3%	3.3%	0.5%	3.0%	5.7%	19.8%	6.4%	3.5%	4.0%
Sanger	#	9,817	1,660	555	760	702	826	419	134	327	723	2,085	597	398	631
	%	100%	16.9%	5.7%	7.7%	7.2%	8.4%	4.3%	1.4%	3.3%	7.4%	21.2%	6.1%	4.1%	6.4%
San Joaquin	#	1,085	691	11	36	30	35	46	0	8	37	106	52	28	5
	%	100%	63.7%	1.0%	3.3%	2.8%	3.2%	4.2%	0.0%	0.7%	3.4%	9.8%	4.8%	2.6%	0.5%
Selma	#	9,326	1,780	452	886	666	903	628	58	191	260	1,907	588	365	642
	%	100%	19.1%	4.8%	9.5%	7.1%	9.7%	6.7%	0.6%	2.0%	2.8%	20.4%	6.3%	3.9%	6.9%
Unincorp. county	#	65,040	10865	4572	3,709	2,831	6,850	3,137	827	2,718	5,311	13,641	4,132	2,970	3,477
	%	100%	16.7%	7.0%	5.7%	4.4%	10.5%	4.8%	1.3%	4.2%	8.2%	21.0%	6.4%	4.6%	5.3%

Source: Fresno Pre-Approved Data Package, American Communities Survey, DP-03, 2007-2011.

Unemployment

According to the California Employment Development Department (EDD), in 2014 the statewide unemployment rate was 7.5 percent. The unemployment rate in Fresno County was significantly higher than the statewide rate at 11.6 percent. Figure 4 shows unemployment in Fresno County by jurisdiction. The city with the highest unemployment rate was Mendota (22.4 percent), followed by Orange Cove (16.0 percent). Coalinga had the lowest unemployment rate (6.8 percent), followed by San Joaquin (6.9 percent).

FIGURE 4 UNEMPLOYMENT RATE (2014)



Source: California Employment Development Department, 2014.

Labor Force Trends

Table 2-11 shows employment projections by industry sector in Fresno County from 2012 to 2022. According to EDD data, industry employment in Fresno County is expected to grow by 57,600 jobs between 2012 and 2022, to an estimated 426,900 by 2022. Total nonfarm employment is projected to gain approximately 52,400 jobs by 2022. The health care and social assistance; professional and business services; and trade, transportation, and utilities industry sectors are expected to account for more than 50 percent of all nonfarm job growth. The number of jobs in the health care and social assistance industry is expected to increase by 33.1 percent. Professional and business services employment is projected to grow by 31.4 percent.

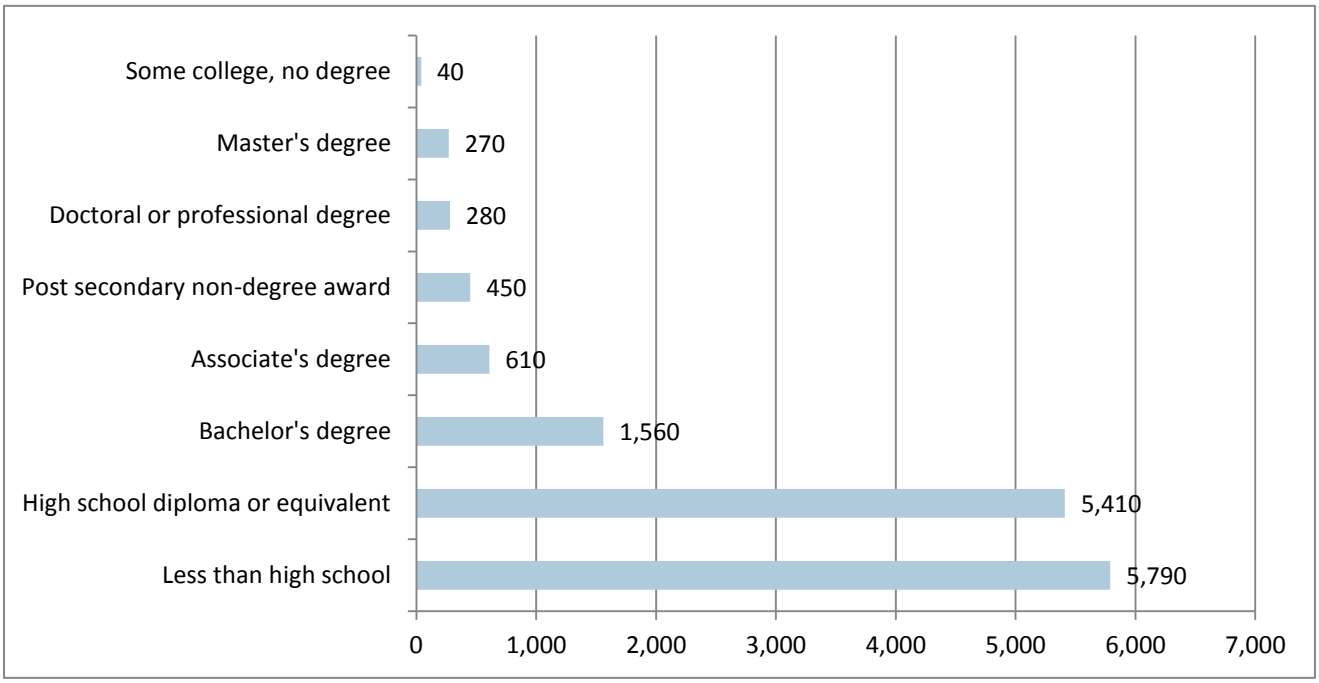
Table 2-11 Fresno County Job Growth by Industry Sector (2012-2020)

Industry Title	Estimated Employment 2012	Projected Employment 2022	Numeric Change 2012-2022	Percent Change 2012-2022
Total Employment	**369,300**	**426,900**	**57,600**	**15.6%**
Mining and Logging	300	200	-100	-33.3%
Construction	12,200	16,800	4,600	37.7%
Manufacturing	23,600	27,000	3,400	14.4%
Trade, Transportation, and Utilities	58,100	64,900	6,800	11.7%
Information	3,800	3,500	-300	-7.9%
Financial Activities	12,800	15,300	2,500	19.5%
Professional and Business Services	28,000	368,00	8,800	31.4%
Educational Services (Private)	5,200	63,00	1,100	21.2%
Health Care and Social Assistance	45,900	61,100	15,200	33.1%
Leisure and Hospitality	28,000	34,200	6,200	22.1%
Other Services (excludes Private Household Workers)	10,600	11,300	700	6.6%
Federal Government	10,200	9,500	-700	-6.9%
State and Local Government	53,900	58,100	4,200	7.8%
Type of Employment				
Total Nonfarm	*292,600*	*345,000*	*52,400*	*17.9%*
Total Farm	*48,900*	*53,700*	*4,800*	*9.8%*
Self Employment	*25,200*	*26,000*	*800*	*3.2%*
Unpaid Family Workers	*1,200*	*1,100*	*-100*	*-8.3%*
Private Household Workers	*1,400*	*1,100*	*-300*	*-21.4%*

Source: California Employment Development Department, 2012-2022 Fresno Industry Employment Projections, published February 2015.

Figure 5 shows the average annual job openings by entry level education. According to California EDD, most expected job openings between 2010 and 2020 will require a high school diploma or less. Registered nurses are the only occupation among the top ten occupations with the largest number of job openings that has an entry education level higher than a high school diploma. Thirteen of the top 20 occupations on the list of fastest growing jobs are in a construction related field due to the expected recovery in the construction industry over the projection period. Occupations requiring less education tend to be lower earning.

FIGURE 5 FRESNO COUNTY AVERAGE ANNUAL JOB OPENINGS BY ENTRY LEVEL EDUCATION (2010-2020)



Source: California Employment Development Department, 2010-2020 Fresno County Projection Highlights. February 2013.

POPULATION AND EMPLOYMENT PROJECTIONS

Tables 2-12 and 2-14 show population and employment forecasts used for the Fresno COG Regional Transportation Plan/Sustainable Communities Strategy, which are from the San Joaquin Valley Demographic Forecasts: 2010 to 2050 prepared March 2012. The forecast was part of a San Joaquin Valley demographic study commissioned by the eight metropolitan planning organizations (MPOs) of the valley, in an effort to obtain recently-prepared projections.

Population Forecast

Based on the forecast shown in Table 2-12, countywide population will grow to an estimated 1,373,700 persons by the year 2040. This assumes an average annual growth rate of 1.8 percent between 2010 and 2040. In the past, County population has increased at rates of 2.4 percent a year from 1970 to 1990, and 1.7 percent a year from 1990 to 2010. During the next three decades (2010-2040) 443,229, or 48 percent, more people are expected to reside in Fresno County.

Table 2-12 Fresno County Population Forecast (2008-2040)

Year	Population
2008	912,521
2020	1,082,097
2035	1,300,597
2040	1,373,679

Source: San Joaquin Valley Demographic Forecasts: 2010 to 2050, March 2012.

Fresno County's share of California's population is expected to steadily increase, as shown in Table 2-13. From 1970 to 2010, the County share of the State's population grew from 2.1 percent to 2.5 percent. By 2040, that share is expected to increase to 2.9 percent.

Table 2-13 Population of Fresno County and California (1970-2040)

Year	Fresno County Population	California Population	Fresno County Share of California Population
1970	413,053	19,053,100	2.2%
1980	514,621	23,667,900	2.2%
1990	667,490	29,760,000	2.2%
2000	799,407	33,871,648	2.4%
2010	930,450	37,253,956	2.5%
2020	1,082,097	40,643,643	2.7%
2030	1,227,649	44,279,354	2.8%
2040	1,373,679	47,690,186	2.9%

Source: San Joaquin Valley Demographic Forecasts: 2010 to 2050, March 2012.

Employment Forecast

Table 2-14 shows the employment forecast for Fresno County by 2040. The Fresno County employment level will increase during the period, 2010-2040 despite the recession that began in 2007. However the unemployment rate will continue to be higher than the California average.

Table 2-14 Fresno County Employment Forecast (2008-2040)

Year	Employment
2008	345,816
2020	363,581
2035	427,727
2040	449,111

Source: San Joaquin Valley Demographic Forecasts: 2010 to 2050, March 2012.

HOUSING INVENTORY AND MARKET CONDITIONS

This section describes the housing characteristics and conditions that affect housing needs in Fresno County. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost, and affordability.

Housing Stock Profile

Table 2-15 shows estimates from the California Department of Finance (DOF) of the number of housing units by type for each jurisdiction based on reported building and demolition permits. DOF reported that Fresno County had 315,531 housing units in 2010. Of the total units, 69.5 percent were single family, 25.8 percent were multifamily, and 4.7 percent were mobile homes. The unincorporated area had the highest percentage of single family homes in 2010 (over 82 percent). Huron had the highest percentage of multifamily units (over 56 percent). Coalinga had a large percentage of mobile homes (11.6 percent), followed by the unincorporated area (11.3 percent).

Although the countywide proportion of multifamily units decreased in Fresno County, in several jurisdictions the proportion of multifamily units increased. For example, in smaller cities such as San Joaquin, Parlier, Orange Cove, Mendota, Huron, and Firebaugh, multifamily units as a proportion of all units increased by more than 30 percent between 2000 and 2010. These six jurisdictions also have the lowest median household incomes in the county.

Parlier, in particular, had the most multifamily units constructed during the period for any of the smaller cities (389), and also the highest percentage of multifamily construction at nearly 48 percent of all new construction. The three larger surrounding cities of Reedley, Selma, and Sanger, which together total about 75,000 residents, had a combined total of 435 multifamily units constructed during the period.

Table 2-15 Housing Stock (2000-2010)

	2000			2010		
Jurisdiction	Single Family Units	Multifamily Units	Mobile Homes	Single Family Units	Multifamily Units	Mobile Homes
Fresno County	185,433	71,992	13,342	219,271	81,555	14,705
	68.5%	26.6%	4.9%	69.5%	25.8%	4.7%
Clovis	16,886	7,463	916	25,572	8,774	960
	66.8%	29.5%	3.6%	72.4%	24.9%	2.7%
Coalinga	2,567	829	318	2,874	967	503
	69.1%	22.3%	8.6%	66.2%	22.3%	11.6%
Firebaugh	1,165	330	86	1,443	578	75
	73.7%	20.9%	5.4%	68.8%	27.6%	3.6%
Fowler	918	313	46	1,349	370	123
	71.9%	24.5%	3.6%	73.2%	20.1%	6.7%
Fresno	92,640	52,489	3,924	108,889	57,651	4,748
	62.2%	35.2%	2.6%	63.6%	33.7%	2.8%
Huron	674	673	68	599	899	104
	47.6%	47.6%	4.8%	37.4%	56.1%	6.5%
Kerman	1,759	586	116	2,922	804	182
	71.5%	23.8%	4.7%	74.8%	20.6%	4.7%
Kingsburg	2,552	661	164	3,018	853	198
	75.6%	19.6%	4.9%	74.2%	21.0%	4.9%
Mendota	1,263	543	72	1,643	858	55
	67.3%	28.9%	3.8%	64.3%	33.6%	2.2%
Orange Cove	1,278	463	26	1,466	765	0
	72.3%	26.2%	1.5%	65.7%	34.3%	0.0%
Parlier	2,042	588	14	2,464	977	53
	77.2%	22.2%	0.5%	70.5%	28.0%	1.5%
Reedley	4,352	1,429	191	5,083	1,521	263
	72.9%	23.9%	3.2%	74.0%	22.1%	3.8%
Sanger	4,006	1,251	163	5,456	1,548	100
	73.9%	23.1%	3.0%	76.8%	21.8%	1.4%
San Joaquin	497	178	60	628	249	57
	67.6%	24.2%	8.2%	67.2%	26.7%	6.1%
Selma	4,395	998	422	5,379	1,044	390
	75.6%	17.2%	7.3%	79.0%	15.3%	5.7%
Unincorporated County	48,439	3,198	6,756	50,486	3,697	6,894
	83.0%	5.5%	11.6%	82.7%	6.1%	11.3%

Source: Fresno Pre-Approved Data Package, Department of Finance, E8, 2000-2010.

A large proportion of the multifamily development that has occurred after the boom of the 1980s was subsidized through a variety of public housing and tax credit programs targeted to low-income residents (i.e., non-market rate affordable housing). As summarized in Table 2-16, about 87 percent of the units developed during the 1980s were strictly market rate, compared to an estimated 69 percent in the 1990s and 65 percent between 2000 and 2013. When subsidized affordable units are excluded, the production of multifamily units after the mid-1980s has been even more limited.

Table 2-16 Affordable vs. Market-Rate Multifamily Housing (1980-2013)

Period	Market-Rate Multifamily Housing	Affordable Multifamily Housing	Mixed Market-Rate and Affordable Multifamily Housing
1980s	87%	7%	6%
1990s	69%	22%	9%
2000-2013	65%	23%	13%

Source: CoStar Group and Economic and Planning Systems, http://www.valleyblueprint.org/files/SJV%20Infill%20Development%20Analysis_Final%20Report_9-11-14.pdf, 2014.

Housing Tenure

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing turning over at a much lower rate than rental housing. For example, in Fresno County the median year that owners moved into their current unit was 2001 whereas the median year that renters moved into their current unit was after 2010 (2011-2013 ACS). **Error! Reference source not found.** Table 2-17 shows tenure by jurisdiction in 2010. Most jurisdictions have more owner-occupied units than renter-occupied units. The unincorporated county has the highest percentage of owner units at 67.1 percent, followed by Kingsburg at 66.4 percent. Huron has the lowest percentage of owner units at 32.2 percent.

According to the California Housing Partnership Corporation report in August 2014, while the county population increased by a moderate 5.4 percent between 2006 and 2012, the percentage of households in the rental market increased by 13.6 percent[1], exacerbated by displacement caused by the foreclosure crisis. This indicates that more households are looking to rent, which can raise rental prices unless a significant number of rental units are added to the housing stock. Another trend in the region is the use of single family homes as rentals.

[1] California Housing Partnership Analysis of 2006 1-year American Communities Survey and 2012 1-year American Communities Survey

Table 2-17 Housing Tenure (2010)

	Total Households	Renter-occupied Units		Owner-occupied Units	
		Households	Percent	Households	Percent
Fresno County Average	289,391	130,700	45.2%	158,691	54.8%
Clovis	33,419	12,615	37.7%	20,804	62.3%
Coalinga	3,896	1,900	48.8%	1,996	51.2%
Fowler	1,723	621	36.0%	1,102	64.0%
Huron	1,532	1,039	67.8%	493	32.2%
Kerman	3,692	1,527	41.4%	2,165	58.6%
Kingsburg	3,822	1,286	33.6%	2,536	66.4%
Mendota	2,424	1,368	56.4%	1,056	43.6%
Parlier	3,297	1,773	53.8%	1,524	46.2%
Reedley	6,569	2,688	40.9%	3,881	59.1%
San Joaquin	882	476	54.0%	406	46.0%
Sanger	6,659	2,786	41.8%	3,873	58.2%
Selma	6,416	2,591	40.4%	3,825	59.6%
Unincorporated County	52,723	17,351	32.9%	35,372	67.1%

Source: U.S. Census, 2010.

Vacancy Rate

Table 2-18 shows housing units and vacancies in unincorporated Fresno County and the cities according to the 2000 and 2010 U.S. Census. The vacancy rate indicates the match between the demand and supply of housing. Vacancy rates of 5.0 percent to 6.0 percent for rental housing and 1.5 percent to 2.0 percent for ownership housing are generally considered optimum. A higher vacancy rate may indicate an excess supply of units, a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

As Table 2-18 shows, the vacancy rate increased in all communities between 2000 and 2010 except in Firebaugh and Parlier. In 2000 the unincorporated area and the city of Firebaugh had the highest vacancy rate at 10.65 and 10.31 percent, respectively. The vacancy rate in the unincorporated area was still the highest in 2010, increasing to 13.68 percent. Coalinga had the second highest vacancy rate in 2010.

Table 2-18 Housing Stock and Vacancy Rate (2000-2010)

City	2000			2010		
	Total Housing Units	Vacant Units	Vacancy Rate	Total Housing Units	Vacant Units	Vacancy Rate
Clovis	25,265	903	3.57%	35,306	1,887	5.34%
Coalinga	3,714	333	8.97%	4,344	448	10.31%
Firebaugh	1,581	163	10.31%	2,096	176	8.40%
Fowler	1,277	35	2.74%	1,842	119	6.46%
Fresno	149,053	8,946	6.00%	171,288	12,939	7.55%
Huron	1,415	36	2.54%	1,602	70	4.37%
Kerman	2,461	73	2.97%	3,908	216	5.53%
Kingsburg	3,377	132	3.91%	4,069	247	6.07%
Mendota	1,878	53	2.82%	2,556	132	5.16%
Orange Cove	1,767	73	4.13%	2,231	163	7.31%
Parlier	2,644	198	7.49%	3,494	197	5.64%
Reedley	5,972	211	3.53%	6,867	298	4.34%
Sanger	5,420	200	3.69%	7,104	445	6.26%
San Joaquin	735	33	4.49%	934	52	5.57%
Selma	5,815	219	3.77%	6,813	397	5.83%
Unincorporated County	58,393	6,219	10.65%	61,077	8,354	13.68%

Source: Fresno Pre-Approved Data Package, Department of Finance, E8, 2000-2010.

Housing Conditions

Housing conditions are an important indicator of quality of life in Fresno County communities. Housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Maintaining and improving housing quality is an important goal for communities.

Housing age can be an indicator of the need for housing rehabilitation. Generally, housing older than 30 years (i.e., built before 1980), while still needing rehabilitation, will not require rehabilitation as substantial as what would be required for housing units older than 50 years old (i.e., built before 1960). Housing units older than 50 years are more likely to require complete rehabilitation of housing systems such as roofing, plumbing, and electrical.

Table 2-19 shows the age of the housing stock in Fresno County. In all jurisdictions more than half of the housing stock is over 30 years old. In Fowler almost 60 percent of the housing stock is over 30 years old. In the unincorporated county almost 70 percent is over 30 years. These units may require repairs or improvements. The city with the highest percentage of new housing is Clovis, followed by Parlier. Less than 30 percent of the housing stock in all jurisdictions, except unincorporated Fresno, is over 50 years old. Coalinga, Firebaugh, Fowler, Fresno, and Selma have the highest percentage (at a little more than 25 percent).

Table 2-19 Age of Housing Stock (2012)

	Total	Built 2010 or later	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier	*Percent built before 1980*	*Percent built before 1960*
Fresno County	315,544	1,435	48,518	46,361	46,817	61,244	35,550	37,744	18,320	19,555	*54.6%*	*24.0%*
Clovis	35,426	235	9,882	7,229	5,680	7,413	2,704	1,319	571	393	*35.0%*	*6.4%*
Coalinga	4,493	-	612	552	907	633	556	457	282	494	*53.9%*	*27.4%*
Firebaugh	2,191	9	360	379	244	471	156	474	59	39	*54.7%*	*26.1%*
Fowler	1,636	-	301	180	190	323	216	120	136	170	*59.0%*	*26.0%*
Fresno	171,841	743	23,048	25,015	26,823	33,873	18,760	21,887	10,870	10,822	*56.0%*	*25.4%*
Huron	1,698	-	357	403	290	228	82	133	15	190	*38.2%*	*19.9%*
Kerman	3,863	-	1,425	598	360	680	556	94	119	31	*38.3%*	*6.3%*
Kingsburg	3,897	-	633	814	734	537	336	244	335	264	*44.0%*	*21.6%*
Mendota	2,945	55	645	282	490	508	546	220	92	107	*50.0%*	*14.2%*
Orange Cove	2,284	29	760	244	132	191	454	159	74	241	*49.0%*	*20.8%*
Parlier	3,698	14	911	774	678	295	363	236	293	134	*35.7%*	*17.9%*
Reedley	6,616	49	985	1,194	1,194	1,016	624	683	344	527	*48.3%*	*23.5%*
Sanger	7,022	58	1,816	594	1,119	1,065	849	515	573	433	*48.9%*	*21.7%*
San Joaquin	1,017	-	80	325	123	246	65	94	63	21	*48.1%*	*17.5%*
Selma	6,815	107	1,065	1,486	723	1,109	570	805	284	666	*50.4%*	*25.8%*
Unincorporated County	60,102	136	5,638	6,292	7,130	12,656	8,713	10,304	4,210	5,023	*68.1%*	*32.5%*

Source: American Communities Survey, 2008-2012.

Fair Housing

Fair housing means that all people regardless of their special characteristics have equal access to housing opportunities. The Federal Fair Housing Act 42 U.S.C. 3604(f) (1) and the State Fair Employment and Housing Act (FEHA) (Government Code Section 12955 et seq.) enforce fair housing for the protected classes. Between various Federal and State laws, the protected classes include race, color, religion, sex, national origin, familial status, physical/mental disability, sexual orientation, marital status, ancestry, age, source of income, gender identity/expression, genetic condition, or any other arbitrary factor.

According to the 2012 State of California Analysis of Impediments, between 2005 and 2010 there were 82 complaints filed with the California Department of Fair Employment and Housing (DFEH) that originated in Fresno County, with 32 percent of complaints based on disability, 32 percent based on race, and 12 percent based on familial status. Less than 20 percent of the complaints were based on sex, national origin, or retaliation; 42 (or 51 percent) complaints were closed due to lack of merit; and 29 (or 35 percent) complaints were settled. According to the same report, there were 18 complaints filed to HUD that originated in Fresno County. The majority of complaints were based on disability discrimination (67 percent), followed by race (22 percent), "other" (6 percent), and national origin (6 percent). Of the HUD complaints originating from Fresno County, 44 percent were settled and 39 percent were closed due to lack of merit.

Overpayment (Cost Burden)

State and Federal housing law defines overpayment (also known as cost burden) as a household paying more than 30 percent of gross income for housing expenses. As shown in Table 2-20, Huron has the highest percentage of total households overpaying for housing (61.3 percent), followed by Mendota (57.4 percent), Parlier (55.8 percent), and San Joaquin (55.5 percent).

Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses. A higher percentage of lower-income households are overpaying for housing. Fresno has the highest percentage of lower-income households overpaying for housing (74.4 percent), followed by Clovis (73.8 percent), Sanger (72.7 percent), and Fresno County (71.6 percent).

Generally, renters are more affected than owners. This is true in most jurisdictions except for Huron, Kerman, and San Joaquin. Reedley has the highest percentage of overpaying renters (68.3 percent), followed by Firebaugh (68.0 percent), Fresno (65.3 percent), and Huron (64.0 percent). Over 65 percent of lower-income renters are overpaying for housing in all jurisdictions; Reedley has the highest rate of lower-income renters overpaying (81.6 percent).

Table 2-20 Overpayment by Tenure (2011)

	Income Group	Owner Households			Renter Households			Total Households		
		Households	Overpaying	Percent	Households	Overpaying	Percent	Households	Overpaying	Percent
Fresno County	Lower income	51,174	31,766	62.1%	85,669	66,280	77.4%	136,843	98,046	71.6%
	Total	142,895	56,371	39.4%	114,830	71,452	62.2%	257,724	127,823	49.6%
Clovis	Lower income	4,613	3,077	66.7%	6,860	5,394	78.6%	11,472	8,472	73.8%
	Total	19,140	7,581	39.6%	10,773	6,160	57.2%	29,913	13,741	45.9%
Coalinga	Lower income	817	442	54.1%	1,186	771	65.1%	2,003	1,214	60.6%
	Total	2,029	815	40.2%	1,802	827	45.9%	3,831	1,642	42.9%
Firebaugh	Lower income	515	336	65.1%	729	509	69.9%	1,244	845	67.9%
	Total	935	388	41.5%	812	552	68.0%	1,747	940	53.8%
Fowler	Lower income	248	121	48.9%	464	334	72.0%	712	455	63.9%
	Total	823	259	31.5%	678	344	50.7%	1,501	603	40.2%
Fresno	Lower income	25,702	16,029	62.4%	54,720	43,798	80.0%	80,422	59,827	74.4%
	Total	69,781	28,464	40.8%	72,180	47,103	65.3%	141,961	75,567	53.2%
Huron	Lower income	134	118	88.1%	1,066	724	67.9%	1,199	842	70.2%
	Total	275	138	50.2%	1,144	732	64.0%	1,419	870	61.3%
Kerman	Lower income	815	538	65.9%	970	631	65.1%	1,785	1,169	65.5%
	Total	1,881	809	43.0%	1,312	676	51.5%	3,192	1,485	46.5%
Kingsburg	Lower income	551	322	58.5%	953	695	73.0%	1,504	1,018	67.7%
	Total	2,035	594	29.2%	1,343	730	54.4%	3,378	1,324	39.2%
Mendota	Lower income	705	479	67.9%	1,229	852	69.3%	1,935	1,331	68.8%
	Total	1,070	555	51.9%	1,382	852	61.7%	2,452	1,407	57.4%

Table 2-20 Overpayment by Tenure (2011)

	Income Group	Owner Households			Renter Households			Total Households		
		Households	Overpaying	Percent	Households	Overpaying	Percent	Households	Overpaying	Percent
Orange Cove	Lower income	554	301	54.2%	959	666	69.4%	1,514	967	63.9%
	Total	840	329	39.2%	1,077	666	61.8%	1,917	995	51.9%
Parlier	Lower income	823	538	65.4%	1,401	1,018	72.6%	2,224	1,556	70.0%
	Total	1,377	687	49.9%	1,750	1,058	60.5%	3,127	1,745	55.8%
Reedley	Lower income	1,253	747	59.6%	1,700	1,388	81.6%	2,954	2,135	72.3%
	Total	3,403	1,084	31.9%	2,136	1,459	68.3%	5,539	2,543	45.9%
Sanger	Lower income	1,562	1,111	71.1%	1,923	1,424	74.0%	3,485	2,535	72.7%
	Total	3,313	1,545	46.6%	2,635	1,589	60.3%	5,948	3,134	52.7%
San Joaquin	Lower income	308	247	80.3%	383	176	46.0%	691	423	61.3%
	Total	407	272	66.9%	410	181	44.2%	816	453	55.5%
Selma	Lower income	1,554	883	56.8%	1,851	1,405	75.9%	3,405	2,288	67.2%
	Total	3,464	1,447	41.8%	2,347	1,476	62.9%	5,810	2,923	50.3%
Unincorporated County	Lower income	11,019	6,476	58.8%	9,275	6,494	70.0%	20,294	12,970	63.9%
	Total	32,122	11,404	35.5%	13,049	7,047	54.0%	45,171	18,451	40.8%

Source: Fresno Pre-Approved Data Package, American Communities Survey, B25106, 2007-2011.

Overcrowding

State HCD defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded. A typical home might have a total of five rooms (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably-sized housing. Overcrowding in households typically results from either a lack of affordable housing (which forces more than one household to live together) and/or a lack of available housing units of adequate size. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding impacts both owners and renters; however, renters are generally more significantly impacted.

While family size and tenure are critical determinants in overcrowding, household income also plays a strong role in the incidence of overcrowding. Generally, overcrowding levels tend to decrease as income rises, especially for renters (particularly for small and large families).

Table 2-21 shows overcrowding by tenure for each jurisdiction in Fresno County. For comparison, the statewide overcrowding rate is 4.1 percent, or about one in 24. Fresno has a significantly high incidence of overcrowding (10.1 percent, or one in ten), more than twice the statewide rate. Huron, Orange Cove, Mendota, and San Joaquin have the highest rate of overcrowding; over a fifth of the units in each of these cities are overcrowded. Statewide, 1.0 percent of units are severely overcrowded compared to 3.2 percent in Fresno County. Clovis and Kingsburg have the lowest rates of overcrowding.

In Fresno County and statewide, overcrowding is typically more of a problem in rental units than owner units. The statewide rate for renter overcrowding is 12.3 percent, compared to 15.7 percent in Fresno County. Only in Kingsburg and San Joaquin is the incidence of overcrowding higher for owners than it is for renters.

Table 2-21 Overcrowding by Tenure (2011)

	Owner-Occupied				Renter-Occupied				Total			
	Overcrowded		Severely Overcrowded		Overcrowded		Severely Overcrowded		Overcrowded		Severely Overcrowded	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Fresno County	8,332	5.4%	1,852	1.2%	20,644	15.7%	7,211	5.5%	28,976	10.1%	9,063	3.2%
Clovis	459	2.2%	46	0.2%	967	7.9%	170	1.4%	1,426	4.3%	216	0.7%
Coalinga	90	4.0%	31	1.4%	375	18.5%	105	5.2%	465	10.9%	136	3.2%
Firebaugh	108	10.4%	58	5.6%	222	25.3%	10	1.1%	330	17.2%	68	3.6%
Fowler	91	10.3%	36	4.1%	111	15.0%	8	1.1%	202	12.4%	44	2.7%
Fresno	4,123	5.4%	1,030	1.3%	12,173	15.0%	4,980	6.1%	16,296	10.3%	6,010	3.8%
Huron	38	11.7%	23	7.1%	396	32.4%	134	11.0%	434	28.0%	157	10.1%
Kerman	181	8.8%	0	0.0%	316	20.8%	157	10.3%	497	13.8%	157	4.4%
Kingsburg	145	6.7%	5	0.2%	75	5.1%	16	1.1%	220	6.0%	21	0.6%
Mendota	130	10.8%	0	0.0%	463	29.9%	207	13.4%	593	21.5%	207	7.5%
Orange Cove	159	17.3%	26	2.8%	357	28.0%	105	8.2%	516	23.5%	131	6.0%
Parlier	164	10.7%	27	1.8%	482	24.5%	105	5.3%	646	18.4%	132	3.8%
Reedley	333	8.9%	88	2.4%	749	30.8%	168	6.9%	1,082	17.6%	256	4.2%
Sanger	306	8.4%	21	0.6%	547	18.6%	260	8.9%	853	13.0%	281	4.3%
San Joaquin	96	21.4%	12	2.7%	94	20.1%	16	3.4%	190	20.8%	28	3.1%
Selma	407	10.8%	99	2.6%	659	25.3%	120	4.6%	1,066	16.7%	219	3.4%
Unincorporated County	1,502	4.3%	350	1.0%	2,658	15.8%	650	3.9%	4,160	8.1%	1,000	1.9%

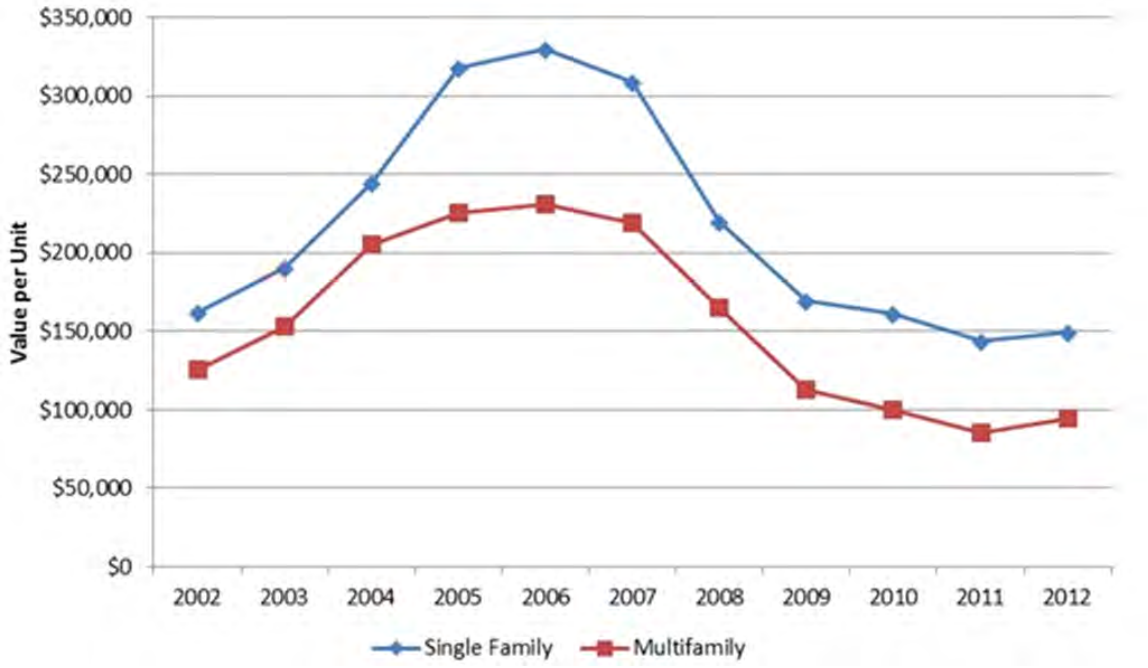
Source: Fresno Pre-Approved Data Package, American Communities Survey, Table B25014, 2007-2011.

HOUSING COST AND AFFORDABILITY

Home Price Trends

Housing values in Fresno County were hard hit by the 2008 housing market crash. The average single family home value peaked in 2006 at about $325,000 and was at its lowest in 2011 at less than $150,000. Similarly, the average condominium/townhome value, a small part of the market, peaked at about $230,000 in 2006 and then sank to about $90,000 in 2011. However, the market began to rebound in 2012 and more recent data suggests that this trend will continue, indicating that the market has weathered a cyclical low point.

FIGURE 6 RESIDENTIAL SALE VALUE TREND (IN 2014 DOLLARS)
FRESNO COUNTY



Source: San Joaquin Valley Infill Viability Analysis; Research And Development Corporation (RAND); Department of Finance; and Economic and Planning Systems (EPS), 2014.

Table 2-22 shows the number of home sales and median price for each jurisdiction in Fresno County in 2014. According to DQNews, in 2014, 10,411 homes were sold countywide with a median price of $209,000. This is a 13 percent increase from the 2013 countywide median price. More homes were sold in 2014 in the city of Fresno than in all other jurisdictions combined. Clovis had the highest median sale price of $285,000, and San Joaquin had the lowest at $72,000; however, the median in San Joaquin is based on a very small number of home sales.

Table 2-22 Home Sales Recorded in 2014

	2014 Sale Counts	2014	2013	Percent Change Year to Year
Fresno County	10,411	$209,000	$185,000	13.0%
Clovis	2,038	$285,000	$258,000	10.5%
Coalinga	137	$140,000	$110,000	27.3%
Firebaugh	37	$118,000	$100,000	18.0%
Fowler	75	$237,000	$216,000	9.7%
Fresno	6,431	$190,000	$173,000	9.8%
Huron	10	$126,000	$89,500	40.8%
Kerman	97	$184,500	$152,500	21.0%
Kingsburg	148	$215,250	$185,000	16.4%
Mendota	29	$110,000	$98,750	11.4%
Orange Cove	42	$100,000	$69,500	43.9%
Parlier	67	$135,000	$121,250	11.3%
Reedley	222	$175,000	$150,000	16.7%
San Joaquin	7	$72,000	$100,000	-28.0%
Sanger	343	$195,000	$165,000	18.2%
Selma	207	$160,000	$147,000	8.8%

Note: Data not available for unincorporated county.

Source: DQ NEWS, http://www.dqnews.com/Charts/Annual-Charts/CA-City-Charts/ZIPCAR14.aspx, 2015

In terms of single-family production housing, there are a variety of new home communities with a range of product types available throughout the county, according to the San Joaquin Valley Infill Viability Analysis from 2014. Homes range in size from 1,360 square feet to 3,490 square feet. Lots vary from 1,800 square feet to 16,000 square feet. Home prices start at about $185,000 and go to $630,000, with per-square-foot prices ranging from $110 to $200. Small-lot projects accounted for about 20 percent of sales during the first quarter of 2014. By comparison, about 60 percent of sales were in communities with more typical lot sizes, ranging from about 4,500 square feet to 7,500 square feet. Available data indicate that the small-lot products sell for less overall, but achieve higher prices on a per-square-foot basis than homes on typical lots.

Rental Trends

Close to half of Fresno County households are renters. Although renters in general tend to live in multifamily units, about 42 percent of renter households in Fresno County live in single family homes compared to 37 percent statewide and about 34 percent nationally. Given that very few developers build single family units for rent, many single family units originally built as for-sale products have been converted to rental property over time. As a result of the foreclosure crisis, Fresno has a relatively large investor market where individuals (or partnerships) buy single family homes (or hold rather than sell when they move) for income property.

The median rent in Fresno County is well below the state average, especially when compared to urban areas where new rental products (e.g., multifamily apartments) are being developed. For example, based on data from Zillow.com, which has collected data on asking rents for most counties in the state for over four years, rents in Fresno County are about 70 percent of the state average and have remained relatively constant in real terms since 2010. Fresno County rents are about half those in Los Angeles County, a county that has experienced significant growth in apartment development.

Table 2-23 Residential Rental Rate Comparison (2010-2014)

Jurisdiction	Rental Rate	Year					Growth 2010-2014	
		2010	2011	2012	2013	2014	$ Change	Percent Change
Fresno County	Average Rent	$1,154	$1,166	$1,178	$1,187	$1,200	$46	4%
	Average Rent/Sq. Ft.	$0.76	$0.78	$0.76	$0.77	$0.78	$0.02	3%
California	Average Rent	$1,559	$1,540	$1,604	$1,633	$1,650	$91	6%
	Average Rent/Sq. Ft.	$1.07	$1.05	$1.07	$1.08	$1.10	$0.03	4%
Fresno County as a Percent of California	*Average Rent*	*74%*	*76%*	*73%*	*73%*	*73%*	*N/A*	*-2%*
	Average Rent/Sq. Ft.	*71%*	*74%*	*71%*	*71%*	*71%*	*N/A*	*0%*
Los Angeles	Average Rent	$2,115	$2,121	$2,139	$2,211	$2,239	$125	6%
	Average Rent/Sq. Ft.	$1.49	$1.49	$1.51	$1.55	$1.58	$0.09	6%
Fresno County as a Percent of Los Angeles	*Average Rent*	*55%*	*55%*	*55%*	*54%*	*54%*	*N/A*	*-2%*
	Average Rent/Sq. Ft.	*51%*	*52%*	*51%*	*49%*	*49%*	*N/A*	*-3%*

Source: Zillow.com, Economic and Planning Systems, http://www.valleyblueprint.org/files/SJV%20Infill%20Development%20Analysis_Final%20Report_9-11-14.pdf, 2014.

The few market-rate projects that have been built in Fresno County (predominately in Fresno or Clovis) appear to target niche markets or premium locations, such as student housing for Fresno State, highly-amenitized complexes oriented towards seniors, and/or located in the Clovis Unified School District. It is also worth noting that institutional developers (e.g., REITS and other publicly-traded development companies) do not appear to be active in the Fresno multifamily market (although they are in a single family development market).

Ability to Pay

Table 2-24 summarizes 2014 HCD-defined household income limits for very low-, low-, and moderate-income households in Fresno County by the number of persons in the household. The table also includes the maximum affordable monthly rents and maximum affordable purchase prices for homes. Households earning the 2014 area median income for a family of four in Fresno County ($57,900) could afford to spend up to $1,448 per month on rent without overpaying. A three-person household would be classified as low-income if its annual income was less than $31,250. This household could afford a $695 maximum monthly rent.

For renters this is a straightforward calculation, but home ownership costs are less transparent. An affordable price depends on several factors, including the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice the interaction of these factors as well as insurance, and taxes allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual incomes. Interest rates, insurance, and taxes are held constant in Table 2-24 in order to determine maximum affordable rent and purchase price for households in each income category. It is important to note that this table is used for illustrative purposes only.

Housing is generally very affordable in Fresno County. The median home sale price countywide would be affordable to a four-person household earning the median income of $57,900, as shown in Table 2-24. Even low- and very-low-income households can afford the median priced home in many communities in the county. For example, a very low-income four-person household making $28,950 per year could afford an estimated maximum purchase price of $116,936. Based on the median home sale prices reported in Table 2-22, a household earning this income could afford the median home sale price in Mendota, Orange Cove, and San Joaquin.

Table 2-24 Fresno County Ability to Pay (2014)

Extremely Low-Income Households at 30% of 2014 Area Median Income (AMI)						
Number of Persons	1	2	3	4	5	6
Income Level	$12,150	$13,900	$15,650	$17,350	$18,750	$20,150
Max. Monthly Gross Rent[1]	$304	$348	$391	$434	$469	$504
Max. Purchase Price[2]	$49,077	$56,146	$63,214	$70,081	$75,736	$81,391
Very Low-Income Households at 50% of 2014 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	$20,250	$23,150	$26,050	$28,950	$31,250	$33,600
Max. Monthly Gross Rent[1]	$506	$579	$651	$724	$781	$840
Max. Purchase Price[2]	$81,795	$93,509	$105,223	$116,936	$126,227	$135,719
Low-Income Households at 70% of 2014 AMI For Sale and 60% of 2014 AMI for Rental						
Number of Persons	1	2	3	4	5	6
Income Level for Sale (70% AMI)	$28,350	$32,400	$36,500	$40,550	$43,750	$47,000
Income Level for Rental (60% AMI)	$24,300	$27,800	$31,250	$34,750	$37,500	$40,300
Max. Monthly Gross Rent[1]	$608	$695	$781	$869	$938	$1,008
Max. Purchase Price[2]	$114,513	$130,872	$147,433	$163,792	$176,717	$189,845
Median-Income Households at 100% of 2014 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	$40,550	$46,300	$52,100	$57,900	$62,550	$67,150
Max. Monthly Gross Rent[1]	$1,014	$1,158	$1,303	$1,448	$1,564	$1,679
Max. Purchase Price[2]	$163,792	$187,018	$210,445	$233,873	$252,656	$271,236
Moderate-Income Households at 110% of 2014 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	$44,600	$50,950	$57,300	$63,700	$68,800	$73,900
Max. Monthly Gross Rent/Payments[1]	$1,301	$1,486	$1,671	$1,858	$2,007	$2,155
Max. Purchase Price[2]	$210,176	$240,100	$270,024	$300,184	$324,218	$348,251

[1] Assumes that 30 percent (35 percent for moderate) of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

[2] Assumes 96.5 percent loan at 4.5 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 21 percent of total monthly payments.

[3] 2014 State Area Median Income for Fresno County is $57,900.

Source: California Department of Housing and Community Development, 2014, http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k14.pdf; Mintier Harnish, 2014.

Table 2-25 shows HUD-defined fair market rent levels (FMR) for Fresno County for 2014. In general the FMR for an area is the amount needed to pay the gross rent (shelter rent plus utilities) of privately-owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

As shown in Table 2-24, a three-person household classified as low-income with an annual income of $31,250 (60 percent of AMI) could afford to pay $781 monthly gross rent (including utilities). As shown in Table 2-25, the 2014 FMR for a two-bedroom unit in Fresno County is $827. Therefore, a low-income three-person household at the middle of the income range could not afford to rent a two-bedroom unit at the FMR level. A moderate-income three-person household with an income of $57,300 could afford to pay $1,671 in rent without overpaying. This is enough to pay the FMR for a four-bedroom apartment.

Table 2-25 HUD Fair Market Rent by Bedroom[1] (2014)

Bedrooms in Unit	2014 FMR
Studio	$630
1 Bedroom	$655
2 Bedrooms	$827
3 Bedrooms	$1,162
4 Bedrooms	$1,356

[1] 50th percentile of market rents for Fiscal Year 2014 for Fresno MSA (Fresno County) and "Exception Rents."

Source: U.S. Department of Housing and Urban Development (HUD), 2014.

SPECIAL NEEDS

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss these special housing needs of six groups identified in State Housing Element Law (Government Code, Section 65583(a)(7): elderly, persons with disabilities (including developmental disabilities), large households, farmworkers, families with single-headed households, and families and persons in need of emergency shelter. This section also describes the needs of extremely low-income households. Where possible, estimates of the population or number of households in Fresno County belonging to each group are shown.

Elderly Persons

Seniors are defined as persons 65 years and older, and senior households are those households headed by a person 65 years and older. Seniors have special housing needs based on factors such as age, health, self-care capacity, economic status, family arrangement, and homeownership. Particular needs for the elderly include smaller and more efficient housing, barrier-free and accessible housing, and a wide variety of housing with health care and/or personal services. Various programs can help meet the needs of seniors including, but not limited to, congregate care, supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the elderly with disabilities, housing with features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self-care limitation also benefit from transportation alternatives. Senior housing with these accommodations can allow more independent living.

In 2012, 11.5 percent of the population statewide was over the age of 65. Each jurisdiction in Fresno County has a lower rate, except Kingsburg with 13.7 percent. San Joaquin and Huron are the lowest, with less than 5 percent of the population over 65.

Table 2-26 Percent of the Population 65 and Over (2012)

	Total Population	Seniors	Percent Seniors
Fresno County	939,605	96,779	10.3%
Clovis	97,100	10,875	11.2%
Coalinga	16,609	1,196	7.2%
Firebaugh	7,773	451	5.8%
Fowler	5,785	567	9.8%
Fresno City	500,819	46,576	9.3%
Huron	6,760	372	5.5%
Kerman	13,856	1,150	8.3%
Kingsburg	11,507	1,576	13.7%
Mendota	11,237	584	5.2%
Orange Cove	9,349	449	4.8%
Parlier	14,599	964	6.6%
Reedley	24,562	2,481	10.1%
Sanger	24,393	2,342	9.6%
San Joaquin	3,991	204	5.1%
Selma	23,538	2,636	11.2%
Unincorporated County*	167,727	24,357	14.5%

Note: The American Communities Survey provides an estimate of the percentage of the senior population. The estimated number of seniors was calculated using that percentage and the total estimated population.

*The unincorporated area number of seniors is the total number of estimated seniors in the county less all the seniors in each jurisdiction.

Source: American Communities Survey, 2009-2013.

Table 2-27 shows elderly householders by tenure. Senior households have a high homeownership rate. In Fresno County 72.8 percent of senior householders were living in owner-occupied units in 2011, compared to 54.2 percent of all households.

Table 2-27 Elderly Households by Tenure (2011)

		All Households			Senior Households		
		Total House-holds	Owner-Occupied	Renter-Occupied	Total House-holds	Owner-Occupied	Renter-Occupied
Fresno County	Number	287,082	155,585	131,497	55,251	40,245	15,006
	Percent	100%	54.2%	45.8%	100%	72.8%	27.2%
Clovis	Number	32,915	20,598	12317	5,944	4,188	1,756
	Percent	100%	62.6%	37.4%	100%	70.5%	29.5%
Coalinga	Number	4,259	2,237	2,022	509	382	127
	Percent	100%	52.5%	47.5%	100%	75.0%	25.0%
Firebaugh	Number	1,914	1,035	879	306	231	75
	Percent	100%	54.1%	45.9%	100%	75.5%	24.5%
Fowler	Number	1,625	884	741	275	203	72
	Percent	100%	54.4%	45.6%	100%	73.8%	26.2%
Fresno	Number	157,649	76,355	81,294	28,062	18,652	9,410
	Percent	100%	48.4%	51.6%	100%	66.5%	33.5%
Huron	Number	1,548	325	1,223	151	85	66
	Percent	100%	21.0%	79.0%	100%	56.3%	43.7%
Kerman	Number	3,589	2,068	1,521	593	442	151
	Percent	100%	57.6%	42.4%	100%	74.5%	25.5%
Kingsburg	Number	3,646	2,178	1,468	862	595	267
	Percent	100%	59.7%	40.3%	100%	69.0%	31.0%
Mendota	Number	2,753	1,204	1,549	424	344	80
	Percent	100%	43.7%	56.3%	100%	81.1%	18.9%
Orange Cove	Number	2,195	920	1,275	203	125	78
	Percent	100%	41.9%	58.1%	100%	61.6%	38.4%
Parlier	Number	3,508	1,538	1,970	406	251	155
	Percent	100%	43.8%	56.2%	100%	61.8%	38.2%
Reedley	Number	6,165	3,737	2,428	1,245	931	314
	Percent	100%	60.6%	39.4%	100%	74.8%	25.2%
Sanger	Number	6,559	3,626	2,933	1,272	809	463
	Percent	100%	55.3%	44.7%	100%	63.6%	36.4%
San Joaquin	Number	915	448	467	99	44	55
	Percent	100%	49.0%	51.0%	100%	44.4%	55.6%
Selma	Number	6,393	3,785	2,608	1,239	1,048	191
	Percent	100%	59.2%	40.8%	100%	84.6%	15.4%
Unincorp. County	Number	51,449	34,647	16,802	13,661	11,915	1,746
	Percent	100%	67.3%	32.7%	100%	87.2%	12.8%

Source: Fresno Pre-Approved Data Package, American Communities Survey, 5 Year (B25007), 2011.

As shown in Table 2-28, the population 65 years and over has the highest rate of disabilities. Countywide, an estimated 41.7 percent of seniors have a disability.

Table 2-28 Seniors with Disabilities (2013)

	Population 65 years and over		
	Total	With a Disability	Percent with a Disability
Fresno County	94,864	39,557	41.7%
Clovis	10,635	4,017	37.8%
Coalinga	1,099	509	46.3%
Firebaugh	452	179	39.6%
Fowler	519	255	49.1%
Fresno	45,279	19,841	43.8%
Huron	369	133	36.0%
Kerman	1,156	548	47.4%
Kingsburg	1,503	505	33.6%
Mendota	588	336	57.1%
Orange Cove	447	176	39.4%
Parlier	959	354	36.9%
Reedley	2,331	815	35.0%
Sanger	2,248	1,065	47.4%
San Joaquin	205	40	19.5%
Selma	2,554	855	33.5%
Unincorporated County	24,520	9,929	40.5%

Source: American Communities Survey, 2009-2013.

Currently, the Fresno Housing Authority owns and manages three senior housing complexes with 134 senior housing units. While nearly all of the 5,000 housing units managed by the Housing Authority are available to seniors, these three residential communities are designated specifically for those over the age of 62. The communities are located in the cities of Firebaugh (30 units), Kerman (Kearney Palms I–80 units, and Kearney Palms II–20 units), and Sanger (the Elderberry at Bethel–74 units, and Wedgewood Commons–30 units). The Housing Authority is also currently building a 45-unit senior apartment complex in Kingsburg called Marion Villas Apartments. The project is expected to be completed in 2015. The rent at these complexes is based on an amount no greater than 30 percent of the resident's adjusted gross income. All senior units offer amenities and are maintained and upgraded by the Fresno Housing Authority regularly in order to ensure an attractive and safe setting. In addition, the Fresno Housing Authority provides numerous programs for residents at these complexes.

The Fresno County Senior Resource Center operates a program, Adult Protective Services, which assists both disabled adults and seniors with all requests for assistance. The Fresno County Human Services System, Department of Adult Services also provides housing and basic needs assistance to elderly persons. Low-income elderly persons also are eligible to apply to the Housing Authority's Housing Choice Voucher Program. The Fresno/Madera Area Agency on Aging (FMAAA) provides connections to programs, services, and resources elderly residents can use to maintain and improve their quality of life as they age. The Agency provides housing assistance by compiling a list of apartments that cater to elderly needs. The Agency also offers a hot meal, served Monday through Friday. The FMAAA serves over 300,000 congregate meals and approximately 600,000 home-delivered meals annually throughout the Fresno and Madera area.

For seniors and other persons requiring a supportive housing setting, there are 120 licensed care facilities in Fresno County with 753 beds. The majority of these facilities are located in the city of Fresno. However, there are also 11 facilities in Clovis, four in Reedley, three in Sanger, two in Selma, and one in Parlier. These facilities are listed in Appendix 1B.

Large Households

HUD defines a large household as one with five or more members. Large families may have specific needs that differ from other households due to income and housing stock constraints. The most critical housing need of large households is access to larger housing units with more bedrooms than a standard three-bedroom dwelling. As a result large households may be overcrowded in smaller units. In general, housing for large households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child care facilities.

Table 2-29 shows large households by tenure. In Fresno County 18.8 percent of the households are large. The jurisdictions with the highest percentage of large households are Orange Cove and Parlier (both with 35.9 percent), Mendota (35.5 percent), and Firebaugh (34.7 percent). The city of Fresno has the lowest rate with 17.0 percent, still higher than the statewide rate of 14.3 percent.

In Fresno County a higher percentage of large households are renters. In Huron 74.2 percent of large households are renters. However, this is not the case in all jurisdictions. In Kingsburg two-thirds of large households are owners.

Table 2-29 Large Households by Tenure (2011)

		Total Households	Large Households		
			Total	*Owner*	*Renter*
Fresno County	Number	287,082	54,106	*26,245*	*27,861*
	Percent	100.0%	18.8%	*48.5%*	*51.5%*
Clovis	Number	32,915	4,450	*2,860*	*1,590*
	Percent	100.0%	13.5%	*64.3%*	*35.7%*
Coalinga	Number	4,259	859	*367*	*492*
	Percent	100.0%	20.2%	*42.7%*	*57.3%*
Firebaugh	Number	1,914	665	*343*	*322*
	Percent	100.0%	34.7%	*51.6%*	*48.4%*
Fowler	Number	1,625	445	*209*	*236*
	Percent	100.0%	27.4%	*47.0%*	*53.0%*
Fresno	Number	157,649	26,879	*11,808*	*15,071*
	Percent	100.0%	17.0%	*43.9%*	*56.1%*
Huron	Number	1,548	516	*133*	*383*
	Percent	100.0%	33.3%	*25.8%*	*74.2%*
Kerman	Number	3,589	1,056	*629*	*427*
	Percent	100.0%	29.4%	*59.6%*	*40.4%*
Kingsburg	Number	3,646	746	*497*	*249*
	Percent	100.0%	20.5%	*66.6%*	*33.4%*
Mendota	Number	2,753	978	*415*	*563*
	Percent	100.0%	35.5%	*42.4%*	*57.6%*
Orange Cove	Number	2,195	788	*361*	*427*
	Percent	100.0%	35.9%	*45.8%*	*54.2%*
Parlier	Number	3,508	1,259	*536*	*723*
	Percent	100.0%	35.9%	*42.6%*	*57.4%*
Reedley	Number	6,165	2,105	*1,178*	*927*
	Percent	100.0%	34.1%	*56.0%*	*44.0%*
Sanger	Number	6,559	1,867	*985*	*882*
	Percent	100.0%	28.5%	*52.8%*	*47.2%*
San Joaquin	Number	915	311	*152*	*159*
	Percent	100.0%	34.0%	*48.9%*	*51.1%*
Selma	Number	6,393	1,724	*863*	*861*
	Percent	100.0%	27.0%	*50.1%*	*49.9%*
Unincorporated County	Number	51,449	9,458	*4,909*	*4,549*
	Percent	100.0%	18.4%	*51.9%*	*48.1%*

Source: Fresno Pre-Approved Data Package, American Communities Survey, B25009, 2007-2011.

Single Female-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a related or unrelated child, or an elderly parent. Female-headed households have special housing needs because they are often either single parents or single elderly adults living on low- or poverty-level incomes. Single-parent households with children often require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and a variety of other supportive services. Moreover, because of their relatively lower household incomes, single-parent households are more likely to experience difficulties in finding affordable, decent, and safe housing.

Table 2-30 shows the number of female-headed households in Fresno County. As shown in the table, 9.9 percent of households countywide were single females. This is higher than the statewide rate of 6.8 percent. In Huron, more than 16 percent of householders were single females. The unincorporated area had the lowest percentage of single-female headed households.

Table 2-30 Single Female-Headed Households (2010)

	Total Households	Single Female-Headed Households with Own Children Under Age 18	Percent
Fresno County	289,391	28,575	9.9%
Clovis	33,419	2,549	7.6%
Coalinga	3,896	465	11.9%
Fowler	1,723	160	9.3%
Fresno City	158,349	18,424	11.6%
Huron	1,532	247	16.1%
Kerman	3,692	377	10.2%
Kingsburg	3,822	287	7.5%
Mendota	2,424	300	12.4%
Mendota	2,424	300	12.4%
Orange Cove	2,068	298	14.4%
Parlier	3,297	421	12.8%
Reedley	6,569	522	7.9%
San Joaquin	882	124	14.1%
Sanger	6,659	729	10.9%
Selma	6,416	639	10.0%
Unincorp. County	52,219	2,733	5.2%

Source: U.S. Census, 2010.

Female-headed single-parent households often experience a high rate of poverty. Countywide 40.1 percent of the female single-parent households were living under the poverty level compared to 14.5 percent of all households (See Table 2-31). In Mendota 77.7 percent of female-headed households were living in poverty, followed by San Joaquin and Orange Cove with 68.2 percent and Huron with 65.3 percent. The poverty rate for all households is also high in these areas. Reedley has the lowest percentage of female-headed households in poverty (22.8 percent), but it is still higher than the rate for all families. Statewide 10.7 percent of families and 25.5 percent of female-headed households were in poverty.

Table 2-31 Female-Headed Households in Poverty (2011)

	Total Households in Poverty		Female-Headed Households in Poverty	
	Number	Percent	Number	Percent
Fresno County	41,637	14.5%	19,206	40.1%
Clovis	2,221	6.7%	1,035	23.3%
Coalinga	585	13.7%	368	45.4%
Firebaugh	503	26.3%	204	56.4%
Fowler	245	15.1%	87	39.4%
Fresno	24,387	15.5%	12,188	41.60%
Huron	658	42.5%	437	65.3%
Kerman	604	16.8%	260	39.6%
Kingsburg	364	10.0%	213	36.1%
Mendota	1,000	36.3%	580	77.7%
Orange Cove	747	34.0%	398	68.2%
Parlier	896	25.5%	355	45.8%
Reedley	1,084	17.6%	158	22.8%
Sanger	747	61.2%	348	28.5%
San Joaquin	78	30.2%	176	68.2%
Selma	575	55.7%	395	38.2%
Unincorporated County	1,106	20.0%	2,004	36.3%

Source: Fresno Pre-Approved Data Package, American Communities Survey, B17012, 2007-2011.

Single-parent households can benefit from most affordable housing programs, including Housing Choice Vouchers, Homebuyer Assistance Program (HAP), and Housing Rehabilitation Program (HARP) in the county. The County offers the California Work Opportunity and Responsibility to Kids (CalWORKs) Program to help eligible needy families who have children under the age of 19 with cash assistance, Medi-Cal, and employment services. Assistance programs offered by organizations like First Five Fresno County and PG&E can also assist these households with securing affordable childcare and housing.

Persons with Disabilities

Persons with disabilities typically have special housing needs because of their physical and/or developmental capabilities, fixed or limited incomes, and higher health costs associated with their disabilities. A disability is defined broadly by the Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently. The Census Bureau defines five disabilities: hearing, vision, cognitive, ambulatory, self-care, or independent living disabilities.

Persons with disabilities have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to their housing units, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. Special design and other considerations for persons with disabilities include single-level units, availability of services, group living opportunities, and proximity to transit. While regulations adopted by the State require all ground floor units of new apartment complexes with five or more units to be accessible to persons with disabilities, single family units have no accessibility requirements. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many disabled people rely solely on Supplemental Security Income (SSI), which is insufficient for market rate housing.

Severely mentally-disabled persons are especially in need of assistance. Mentally-disabled individuals are those with psychiatric disabilities that impair their ability to function in the community to varying degrees. The National Institute for Mental Health estimates that in 2010, 45.9 million adults age 18 and older (20 percent) suffered from mental illness. If this ratio holds true for Fresno County, an estimated 189,579 residents have some form of mental disability that requires special housing accommodations, medical treatment, and/or supportive services.

According to the 2009-2013 ACS, 12 percent of the population countywide age five and over is living with disabilities. This is slightly higher than the statewide rate of 10 percent. The population 65 years and over has the highest rate of disabilities. Table 2-32 provides information on the nature of these disabilities. The total disabilities number shown for all age groups exceeds the number of persons with disabilities because a person can have more than one disability. Among school age children the most frequent disability was cognitive. For persons age 18 to 64 years, the most frequent disabilities were ambulatory, cognitive, and independent living. Finally, for seniors ambulatory disabilities were the most frequent. The unincorporated area had the highest rate of disabilities for the total population with 13 percent. San Joaquin had the lowest rate at 4 percent.

Table 2-32 Disability by Type (2013)

	Fresno County	Clovis	Coalinga	Firebaugh	Fowler	Fresno	Huron	Kerman	Kingsburg	Mendota	Orange Cove	Parlier	Reedley	Sanger	San Joaquin	Selma	Unincorporated County
Total population	**927,913**	**96,652**	**14,087**	**7,773**	**5,730**	**496,343**	**6,760**	**13,852**	**11,387**	**11,237**	**9,349**	**14,599**	**24,337**	**24,184**	**3,991**	**23,399**	164,233
With a disability	107,708	10,367	1,421	669	552	61,252	470	1,267	1,195	796	641	1,127	2,258	2,319	174	2,231	20,969
Percent with a disability	12%	11%	10%	9%	10%	12%	7%	9%	10%	7%	7%	8%	9%	10%	4%	10%	13%
Population under 5 years	**79,480**	**6,608**	**1,203**	**756**	**430**	**44,631**	**989**	**1,486**	**802**	**1,157**	**1,178**	**1,502**	**2,259**	**2,417**	**461**	**2,008**	**11,593**
With a disability	551	35	0	24	0	246	38	0	17	10	0	0	6	46	0	30	99
Percent with a disability	1%	1%	0%	3%	0%	1%	4%	0%	2%	1%	0%	0%	0%	2%	0%	1%	1%
With a hearing difficulty	*327*	*35*	*0*	*24*	*0*	*154*	*38*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*30*	*46*
With a vision difficulty	*248*	*0*	*0*	*0*	*0*	*97*	*19*	*0*	*17*	*10*	*0*	*0*	*6*	*46*	*0*	*0*	*53*
Population 5 to 17 years	**197,682**	**20,807**	**3,015**	**1,921**	**1,330**	**104,625**	**1,813**	**3,103**	**2,425**	**2,519**	**2,512**	**3,692**	**5,724**	**5,373**	**1,214**	**5,204**	**32,405**
With a disability	9,358	900	137	39	8	5,871	45	116	57	40	31	92	278	135	17	48	1,544
Percent with a disability	5%	4%	5%	2%	1%	6%	2%	4%	2%	2%	1%	2%	5%	3%	1%	1%	5%
With a hearing difficulty	*1,905*	*193*	*31*	*0*	*0*	*1,287*	*8*	*25*	*0*	*0*	*0*	*0*	*79*	*10*	*8*	*0*	*264*
With a vision difficulty	*1,945*	*235*	*65*	*0*	*0*	*1,197*	*0*	*13*	*10*	*21*	*25*	*47*	*0*	*33*	*4*	*0*	*295*
With a cognitive difficulty	*6,154*	*614*	*41*	*39*	*8*	*3,955*	*37*	*45*	*47*	*9*	*0*	*64*	*154*	*72*	*5*	*48*	*1,016*
With an ambulatory difficulty	*1,258*	*246*	*0*	*0*	*0*	*684*	*15*	*12*	*22*	*10*	*0*	*8*	*45*	*26*	*0*	*0*	*190*
With a self-care difficulty	*1,830*	*341*	*10*	*0*	*0*	*953*	*15*	*21*	*33*	*0*	*6*	*8*	*26*	*34*	*0*	*6*	*377*
Population 18 to 64 years	**555,887**	**58,602**	**8,770**	**4,644**	**3,451**	**301,808**	**3,589**	**8,107**	**6,657**	**6,973**	**5,212**	**8,446**	**14,023**	**14,146**	**2,111**	**13,633**	**95,715**
With a disability	58,242	5,415	775	427	289	35,294	254	603	616	410	434	681	1,159	1,073	117	1,298	9,397
Percent with a disability	10%	9%	9%	9%	8%	12%	7%	7%	9%	6%	8%	8%	8%	8%	6%	10%	10%
With a hearing difficulty	*11,871*	*994*	*140*	*45*	*82*	*6,831*	*66*	*109*	*84*	*93*	*43*	*126*	*243*	*155*	*11*	*337*	*2,512*
With a vision difficulty	*13,426*	*1,101*	*92*	*37*	*43*	*8,778*	*128*	*160*	*51*	*213*	*103*	*178*	*257*	*214*	*19*	*341*	*1,711*
With a cognitive difficulty	*24,479*	*1,973*	*160*	*160*	*117*	*16,053*	*88*	*175*	*297*	*66*	*204*	*241*	*450*	*338*	*34*	*454*	*3,669*
With an ambulatory difficulty	*29,550*	*3,091*	*591*	*148*	*124*	*17,712*	*73*	*304*	*339*	*140*	*241*	*408*	*423*	*606*	*71*	*757*	*4,522*
With a self-care difficulty	*11,460*	*1,285*	*214*	*72*	*47*	*6,954*	*35*	*113*	*99*	*31*	*200*	*110*	*200*	*202*	*6*	*213*	*1,679*
With an independent living difficulty	*22,224*	*2,103*	*263*	*194*	*94*	*14,177*	*35*	*244*	*315*	*74*	*211*	*262*	*409*	*348*	*22*	*456*	*3,017*
Population 65 years and over	**94,864**	**10,635**	**1,099**	**452**	**519**	**45,279**	**369**	**1,156**	**1,503**	**588**	**447**	**959**	**2,331**	**2,248**	**205**	**2,554**	**24,520**
With a disability	39,557	4,017	509	179	255	19,841	133	548	505	336	176	354	815	1,065	40	855	9,929
Percent with a disability	42%	38%	46%	40%	49%	44%	36%	47%	34%	57%	39%	37%	35%	47%	20%	33%	40%
With a hearing difficulty	*17,494*	*2,105*	*263*	*102*	*67*	*8,594*	*56*	*254*	*191*	*150*	*43*	*67*	*373*	*528*	*13*	*278*	*4,410*
With a vision difficulty	*8,290*	*773*	*126*	*12*	*64*	*4,588*	*53*	*83*	*32*	*88*	*76*	*39*	*121*	*302*	*0*	*177*	*1,756*
With a cognitive difficulty	*11,666*	*1,053*	*165*	*20*	*140*	*6,375*	*27*	*145*	*112*	*155*	*60*	*136*	*244*	*357*	*15*	*254*	*2,408*
With an ambulatory difficulty	*26,322*	*2,481*	*325*	*112*	*196*	*13,615*	*109*	*413*	*334*	*236*	*111*	*263*	*487*	*611*	*25*	*715*	*6,289*
With a self-care difficulty	*10,443*	*1,043*	*112*	*61*	*70*	*5,800*	*21*	*168*	*133*	*91*	*104*	*89*	*179*	*297*	*0*	*282*	*1,993*
With an independent living difficulty	*18,818*	*1,786*	*175*	*87*	*128*	*10,177*	*43*	*311*	*222*	*141*	*118*	*212*	*448*	*594*	*13*	*434*	*3,929*

Source: American Community Survey, 2009-2013.

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Developmental Disabilities

SB 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism. Many developmentally disabled persons are able to live and work normally. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

Table 2-33 shows the number of people in Fresno county jurisdictions receiving assistance in December 2014. The majority of these (more than 2,000 persons) lived in their own home and the rest lived in independent living or supportive living (about 200 persons), community care facilities (about 130 persons), foster or family homes (less than 140 persons), or an intermediate care facility (about 50 persons). The most common type of disability was intellectual: approximately 75 percent of clients. Approximately 20 percent had epilepsy and/or autism. The least common was cerebral palsy, with an estimated 15 percent. Clients may have more than one disability.

Table 2-33 Clients in Fresno County with Developmental Disabilities by Age (2014)

Jurisdiction	00-17 Years	18+ Years	Total
Clovis	232	398	630
Coalinga	34	36	70
Fowler	21	22	43
Huron	15	18	33
Kerman	74	75	149
Kingsburg	42	40	82
Mendota	27-37	27-37	54+
Parlier	83	41	124
Reedley	141	113	254
Sanger	120	162	282
San Joaquin	12	11	23
Selma	101	88	189
Unincorporated	280-410	315-435	595+

Source: Department of Developmental Services, 2014.

This is only a count of those developmentally disabled people receiving services from the Department of Developmental Services as of December 2014. It is likely that the actual count is higher.

Licensed Care Facilities

For persons requiring a supportive housing setting, Fresno County has 120 licensed care facilities with 753 beds. The majority of these facilities are located in the city of Fresno. However, there are also 11 facilities in Clovis, four in Reedley, three in Sanger, two in Selma, and one in Parlier. These facilities are listed in Appendix 1B.

Homeless

Most families become homeless because they are unable to afford housing in a particular community. Nationwide about half of those experiencing homelessness over the course of a year are single adults. Most enter and exit the system fairly quickly. The remainder live in the homeless assistance system, or in a combination of shelters, hospitals, the streets, jails, and prisons. There are also single homeless people who are not adults, including runaway and "throwaway" youth (children whose parents will not allow them to live at home).

There are various reasons that contribute to one becoming homeless. These may be any combination of factors such as loss of employment, inability to find a job, lack of marketable work skills, or high housing costs. For some the loss of housing due to chronic health problems, physical disabilities, mental health disabilities, or drug and alcohol addictions, and an inability to access support services and long-term care may result in homelessness. Although each category has different needs, the most urgent need is for emergency shelter and case management (i.e., help with accessing needed services). Emergency shelters have minimal supportive services for homeless persons and are limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

For many, supportive housing, transitional housing, long-term rental assistance, and/or greater availability of low-income rental units are also needed. Supportive housing has no limit on length of stay and is linked to onsite or offsite services that assist residents in retaining housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Transitional housing is usually in buildings configured as rental housing developments, but operated with State programs that require the unit to be cycled to other eligible program recipients after some pre-determined amount of time. Transitional housing programs provide extended shelter and supportive services for homeless individuals and/or families with the goal of helping them live independently and transition into permanent housing. Some programs require that the individual/family be transitioning from a short-term emergency shelter. Transitional housing may be configured for specialized groups within the homeless population such as people with substance abuse problems, the mentally ill, domestic violence victims, veterans, or people with HIV/AIDS. In many cases transitional housing programs will provide services up to two years or more. The supportive services may be provided directly by the organization managing the housing or by other public or private agencies in a coordinated effort with the housing provider.

In 2001 Fresno County and Madera County, formed the Fresno-Madera Continuum of Care (FMCoC). This community-based collaborative is the best available source for homelessness information and services for homeless individuals and families. The Continuum of Care services and resources include:

- Homeless Prevention
- Outreach, Intake, and Assessment
- Emergency Shelter
- Transitional Housing
- Supportive Services
- Permanent Housing
- Permanent Supportive Housing

The best estimate is the Homeless Census and Survey collected by FMCoc. In January 2014 the FMCoC published its Homeless Census and Survey report, which estimated Fresno County's homeless population at 2,597, of which 714 were considered sheltered and living in emergency shelters.

Table 2-34 Total Unsheltered and Sheltered Homeless Count: Fresno County (2014)

Population	2014 PIT Count
Unsheltered Homeless	1,883
Sheltered Homeless	714
Total	**2,597**

Source: Fresno/Madera Continuum of Care, 2014.

The California Department of Education defines homeless children as individuals who lack a fixed, regular, and adequate nighttime residence. This definition also includes:

- Children and youth who are sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason
- Children who may be living in motels, hotels, trailer parks, shelters, or awaiting foster care placement
- Children and youth who have a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings
- Children and youth who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings, or
- Migratory children who qualify as homeless because they are children who are living in similar circumstances listed above

According to the Fresno Bee there were 6,738 homeless students in Fresno County in 2013, representing 3.4% of students in public schools. This figure is up from 5,960 students, or 3.1 percent, in 2012. The Fresno Unified School District, the state's fourth largest school district, had the county's highest number of homeless students at 3,729, a small increase from 2012 when 3,086 students were homeless.

It is difficult to accurately estimate the homeless in each jurisdiction. Due to limited resources, the PIT count did not count every rural community. Instead, the FMCoC separated the rural communities into three categories based on population. One representative community from each category (shown in bold in Table 2-35) was counted and that count was used for the other jurisdictions in each category. The high-population community, Reedley, had 16 persons counted. The medium-population community, Mendota, had eight persons counted. The low-population community, Firebaugh, had six persons counted.

Table 2-35 High-, Medium-, and Low-Population Rural Communities (2014)

Low Population	2014 Population	2014 Estimated Homeless
San Joaquin	4,029	6
Fowler	5,801	6
Huron	6,790	6
Firebaugh	**7,777**	**6**
Orange Cove	9,353	6
Medium Population	**2014 Population**	**2014 Estimated Homeless**
Mendota	**11,178**	**8**
Kingsburg	11,590	8
Kerman	14,225	8
Parlier	14,873	8
Coalinga	16,729	8
High Population	**2014 Population**	**2014 Estimated Homeless**
Selma	23,799	16
Reedley	**24,965**	**16**
Sanger	24,703	16
Clovis	98,632	16
Unincorporated County	166,774	67

Note: population was provided by the FMCoC and may differ from other estimates.

Source: Fresno/Madera Continuum of Care, 2014.

The 2013 Housing Inventory Narrative Report gives information on available shelters. Table 2-36 shows sheltered homeless persons residing in emergency shelters, transitional housing, and safe havens within Fresno County. Safe haven refers to a form of supportive housing that serves hard-to-reach homeless persons with severe mental illnesses that are on the streets and have been unwilling or unable to participate in supportive services. A total of 504 persons were sheltered in the Fresno area in 2013, the majority (72.5 percent) in transitional housing.

Table 2-36 Sheltered Count of Homeless Persons (2013), Fresno County

	Number of Persons
Emergency Shelter	115
Transitional Housing	367
Safe Haven	22
Total Sheltered	**504**

Source: Fresno/Madera Continuum of Care, 2013.

According to the FMCoC, there are several emergency shelters for homeless individuals. The majority of those shelters are located in the city of Fresno. Table 2-37 shows the number of beds and units available on the night of February 24, 2013, dedicated to serving homeless persons, per HUD's definition. There were a total of 1,466 beds available in Fresno County. Typically, the county's smaller cities and communities form alliances with agencies and organizations in the city of Fresno, and encourage homeless persons to seek assistance in the city of Fresno where services are most available.

Table 2-37 Bed Inventory by Program Type (2013), Fresno County

Facility Type	Number of Beds
Emergency Shelter	271
Transitional Housing	505
Safe Haven	24
Permanent Supportive Housing	666
Rapid Re-Housing	0
Total	**1,466**

Source: Fresno/Madera Continuum of Care, 2013.

Appendix 1B lists all emergency shelters, transitional housing, safe havens, permanent supportive housing, and rapid re-housing projects within Fresno County. However, most of these are located in the city of Fresno. There is one 18-bed transitional housing project located in the city of Clovis and one 17-bed transitional housing project in the unincorporated county. Both are run by the Marjaree Mason Center and are targeted towards single females with children and victims of domestic violence.

Additional organizations providing assistance, services, and housing in the county include Catholic Social Services, Emergency Housing Center (Plaza Terrace), Evangel Home, Inc., United Way, Fresno Rescue Mission, and Marjaree Mason Center. To assist people with getting in contact with a variety of services that can help them in their time of need, United Way of Fresno County offers a free 2-1-1 information and referral line. The database provides persons in need with linkages to over 500 government, community-based, faith-based, and private and public agencies with over 1,500 programs/services in the database.

As discussed in Section 4, Housing Development Constraints, State law (Senate Bill 2) requires all jurisdictions in California to provide zoning for emergency shelters and transitional and supportive housing. The appendices provide information on compliance for jurisdictions in Fresno County.

Farmworkers

Farmworkers have a difficult time locating affordable housing in Fresno County. Due to a combination of limited English language skills and very low household incomes, the ability to obtain housing loans for home purchase is extremely limited. For the same reasons, rentals are also difficult to obtain. Housing needs include permanent family housing as well as accommodations for migrant single men, such as dormitory-style housing, especially during peak labor activity in May through October.

A growing number of migrant workers do not leave California during the non-farm season, but instead stay in the area and perform non-farm work such as construction and odd jobs. Housing needs of this migrant but non-farmworker population are partially addressed by year-round housing units, but additional migrant units are needed.

Migrant and other seasonal farmworkers usually do not have a fixed physical address and work intermittently in various agricultural and non-agricultural occupations during a single year, with only casual employer-employee links. Many workers and/or their families live in rural, often remote areas and are reluctant to voice their housing needs and concerns to local government or housing authorities.

Farmworkers have the lowest family income and the highest poverty rate of any occupation surveyed by the Census Bureau and, therefore, cannot afford to pay for adequate housing. According to California Employment Development Department, the median wage for farmworkers was $9.02/hour in 2014 or approximately $18,750 per year for full-time work, which is considered extremely low-income. Many farmworkers are forced to pay market rate for their housing, since most farm owners do not provide housing for their workers, and many publicly-owned or managed housing complexes are restricted to families. Because market rate housing may be more than they can afford, many workers are forced to share a housing unit with several other workers, causing a severely overcrowded living situation. Migrant and seasonal farmworkers face a number of housing challenges, but primarily substandard housing conditions.

The nature of agricultural work also affects the specific housing needs of farmworkers. For instance, farmworkers employed on a year-round basis generally live with their families and need permanent affordable housing much like other lower-income households. Migrant farmworkers who follow seasonal harvests generally need temporary housing only for the workers themselves.

The U.S. Census of Agriculture (2012) reported 2,897 farms with a total of 58,624 workers in Fresno County (Table 2-38). The majority of the farmworkers were seasonal, working fewer than 150 days per year.

Table 2-38 Farmworkers by Days Worked (2012)

150 Days or More (Year-Round)		
Total Farms	Farms	1,669
	Workers	17,751
Large Farms (10 or more workers per farm)	Farms	37
	Workers	1,389
Fewer than 150 Days (Seasonal)		
Total Farms	Farms	2,046
	Workers	40,873

Source: USDA Census of Agriculture, 2012.

The 2007-2011 ACS (Table 2-39) provides information on agriculture, forestry, fishing and hunting, and mining employment by jurisdiction. Although not all of these workers are farmworkers, it can provide an estimate. This category makes up a significant percentage of employment in Firebaugh, Huron, Mendota, Orange Cove, Parlier, Reedley, and San Joaquin. Huron has the highest percentage at 67.6 percent.

Table 2-39 Estimated Farmworkers (2011)

	Total Employment	Agriculture, forestry, fishing and hunting, and mining	
	Number	Number	Percent
Fresno County	364,567	37,966	10.4%
Clovis	42,024	643	1.5%
Coalinga	5,697	697	12.2%
Firebaugh	2,785	1,021	36.7%
Fowler	2,382	309	13.0%
Fresno	192,677	10,096	5.2%
Huron	1,957	1,323	67.6%
Kerman	5,358	993	18.5%
Kingsburg	4,992	426	8.5%
Mendota	3,591	2,285	63.6%
Orange Cove	2,920	1,068	36.6%
Parlier	5,368	1,600	29.8%
Reedley	9,548	2,509	26.3%
Sanger	9,817	1,660	16.9%
San Joaquin	1,085	691	63.7%
Selma	9,326	1,780	19.1%
Unincorporated County	65,040	10865	16.7%

Source: Fresno Pre-Approved Data Package, American Communities Survey, DP-03, 2007-2011.

The Fresno Housing Authority manages 194 units of seasonal farmworker housing for migrant farmworkers. This includes 130 housing units in Parlier owned by the State of California, Office of Migrant Services and 64 units in Firebaugh. These units are open about six months of the year, from April through October, to serve agricultural workers during planting and harvesting seasons when most workers are needed.

The Housing Authority also owns, manages, and maintains three year-round housing complexes, exclusively for farm laborers, including 60 units in Mendota, 30 units in Orange Cove, and 40 units in Parlier. Both the seasonal and year-round units are restricted to legal U.S. residents who earn at least $5,752.50 annually from agriculturally-related work. The cost of managing and maintaining the complexes is subsidized by the State of California, Office of Migrant Services, and the U.S. Department of Agriculture-Rural Development. In addition, some private farmworker housing units are available, such as Willow Family Apartments in Clovis, which has 30 units set aside for farmworkers.

A four-county pilot program established in 2000 known as Agricultural Industries Transportation Services (AITS) provided safe, reliable transportation to agricultural workers. This program has evolved into CalVans. Sponsored by California Vanpool Authority, CalVans supplies qualified drivers with late-model vans to drive themselves and others to work or school. The Agency pays for the gas, maintenance, repairs, and a $10 million insurance policy. These agriculture vanpool programs serve a wide range of California counties, including Fresno County. It offers a cost-effective commute rate with passengers paying (on average) a little over $2 per ride. Farmworkers travel distances ranging from a few miles to over 70 miles one-way to work. This program provides workers opportunities to live in one residence throughout the season regardless of where they are needed to work in the fields or packing plants. The program allows the county to determine where to best place farmworker housing based on land availability, zoning, services, and other criteria, rather than where farmworkers might be working most often.

Extremely Low-Income Households

Extremely low-income households are defined as those households with incomes under 30 percent of the county's median income. Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, the disabled, and farmworkers. This group of households has specific housing needs that require greater government subsidies and assistance, housing with supportive services, single room occupancy (SRO) and/or shared housing, and/or rental subsidies or vouchers. This income group is likely to live in overcrowded and substandard housing conditions. In recent years rising rents, higher income and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance this group has a high risk of homelessness.

For a family of four in Fresno County, a household making under $18,750 in 2014 would be considered an extremely low-income household. The minimum wage in California is currently $9.00, but will rise to $10.00 by January 2016, well above the current Federal minimum wage of $7.25 an hour. With a minimum wage of $10.00, workers would receive an annual salary of $20,000, which by today's income limits would be very low-income.

As shown in Table 2-40, an estimated 11.9 percent of households in Fresno County in 2011 were considered extremely low-income. Some jurisdictions have very high rates of extremely low-income households, including Huron (30.6 percent), Orange Cove (27.1 percent), Mendota (21.2 percent), and San Joaquin (20.2 percent). Clovis has the lowest percentage of extremely low-income households (6.5 percent). Typically, extremely low-income households are renters. Countywide, 79.7 percent of extremely low-income households rent, and only 20.3 percent own their homes.

Table 2-40 Extremely Low-Income Households by Tenure (2011)

Jurisdiction	Extremely low-income Owner Households		Extremely low-income Renter Households		Extremely Low-income as Percent of Total Households
	Number	Percent	Number	Percent	
Fresno County	6,930	20.3%	27,145	79.7%	11.9%
Clovis	715	34.0%	1,385	66.0%	6.5%
Coalinga	50	15.9%	265	84.1%	9.6%
Firebaugh	65	24.5%	200	75.5%	13.6%
Fowler	60	28.6%	150	71.4%	12.5%
Fresno	3,120	14.4%	18,515	85.6%	13.8%
Huron	35	7.4%	435	92.6%	30.6%
Kerman	80	27.6%	210	72.4%	8.5%
Kingsburg	135	30.0%	315	70.0%	12.8%
Mendota	140	25.7%	405	74.3%	21.2%
Orange Cove	160	27.4%	425	72.6%	27.1%
Parlier	105	20.8%	400	79.2%	15.2%
Reedley	180	28.3%	455	71.7%	10.0%
Sanger	215	31.6%	465	68.4%	10.4%
San Joaquin	25	13.9%	155	86.1%	20.2%
Selma	120	19.2%	505	80.8%	10.0%
Unincorporated County	1,725	37.6%	2,860	62.4%	8.7%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2007-2011.

Not surprisingly, extremely low-income households face a higher incidence of housing problems. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent. As shown in Table 2-41, extremely low-income households have a higher incidence of housing problems than total households, except in San Joaquin.

Table 2-41 Housing Problems for Extremely Low-Income Households (2011)

Jurisdiction	Income	Households	Household has 1 or more of 4 Housing Problems	Percent with 1 or more Housing Problems	Percent of Households Overpaying[1]
Fresno County	Extremely Low-Income	34,075	28,250	82.9%	87.0%
	Total	285,340	136,420	47.8%	49.6%
Clovis	Extremely Low-Income	2,100	1,695	80.7%	91.0%
	Total	32,540	13,785	42.4%	45.9%
Coalinga	Extremely Low-Income	315	200	63.5%	68.8%
	Total	3,290	1,345	40.9%	42.9%
Firebaugh	Extremely Low-Income	265	155	58.5%	79.0%
	Total	1,955	970	49.6%	53.8%
Fowler	Extremely Low-Income	210	180	85.7%	90.4%
	Total	1,675	750	44.8%	40.2%
Fresno	Extremely Low-Income	21,635	18,010	83.2%	88.2%
	Total	156,725	79,720	50.9%	53.2%
Huron	Extremely Low-Income	470	410	87.2%	81.8%
	Total	1,535	945	61.6%	61.3%
Kerman	Extremely Low-Income	290	290	100.0%	90.2%
	Total	3,425	1,755	51.2%	46.5%
Kingsburg	Extremely Low-Income	450	420	93.3%	85.1%
	Total	3,510	1,440	41.0%	39.2%
Mendota	Extremely Low-Income	545	445	81.7%	88.1%
	Total	2,575	1,620	62.9%	57.4%
Orange Cove	Extremely Low-Income	585	480	82.1%	86.8%
	Total	2,160	1,250	57.9%	51.9%
Parlier	Extremely Low-Income	505	400	79.2%	81.1%
	Total	3,315	1,945	58.7%	55.8%
Reedley	Extremely Low-Income	635	550	86.6%	86.2%
	Total	6,325	2,900	45.8%	45.9%
Sanger	Extremely Low-Income	680	85	12.5%	88.6%
	Total	6,540	550	8.4%	52.7%
San Joaquin	Extremely Low-Income	180	85	47.2%	54.6%
	Total	890	550	61.8%	55.5%
Selma	Extremely Low-Income	625	615	98.4%	87.1%
	Total	6,225	3,250	52.2%	50.3%
Unincorporated County	Extremely Low-Income	4,585	4,230	92.3%	83.3%
	Total	52,655	23,645	44.9%	40.8%

[1]Includes both ownership and renter households. Overpaying is defined as households paying in excess of 30 percent of income towards housing cost.

Note: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30%.

Source: Comprehensive Housing Affordability Strategy (CHAS), 2007-2011.

INVENTORY OF AFFORDABLE RENTAL HOUSING AND AT-RISK STATUS

The expiration of housing subsidies may be the greatest near-term threat to California's affordable housing stock for low-income families and individuals. Rental housing financed 30 years ago with Federal low interest mortgages are now, or soon will be, eligible for termination of their subsidy programs. Owners may then choose to convert the apartments to market-rate housing. Also, HUD Section 8 rent supplements to specific rental developments may expire in the near future. In addition, State and local subsidies or use restrictions are usually of a limited duration.

State law requires that housing elements include an inventory of all publicly-assisted multifamily rental housing projects within the local jurisdiction that are at risk of conversion to uses other than low-income residential within 10 years from the Housing Element adoption deadline (i.e., by December 31, 2025).

In total, there are an estimated 4,612 assisted housing units in the participating jurisdictions in Fresno County. Of these 4,612 units, 444 are at-risk of converting to market rate within the next 10 years.

Appendix 2 includes an analysis of the at-risk units by jurisdiction.

Preservation Options for At-Risk Properties

State law requires that housing elements include a comparison of the costs to replace the at-risk units through new construction or to preserve the at-risk units. Preserving at-risk units can be accomplished by facilitating a transfer of ownership to a qualified affordable housing organization, purchasing the affordability covenants, and/or providing rental assistance to tenants.

Acquisition and Rehabilitation

One method of ensuring long-term affordability of low-income units is to transfer ownership to a qualified nonprofit or for-profit affordable housing organization. This transfer would make the project eligible for re-financing using affordable housing financing programs, such as low-income housing tax credits and tax-exempt mortgage revenue bonds. These financing programs would ensure affordability for at least 55 years. Generally, rehabilitation accompanies a transfer of ownership.

Actual acquisition costs depend on several variables such as condition, size, location, existing financing, and availability of financing (government and market). A recently acquired 81-unit affordable housing development in Coalinga (Tara Glenn) cost a total of $9,495,277 to acquire and rehabilitate. The hard cost of the rehabilitation was an estimated $35,000 per unit. This equals roughly $117,225 per unit.

Based on this cost estimate, the total cost to acquire and rehabilitate all 444 at-risk units in the participating jurisdictions is roughly $52 million.

Replacement (New Construction)

Another strategy is to replace the units by constructing new affordable units. This includes purchasing land and then constructing affordable units. This is generally the most expensive option. A recently built 81-unit multifamily development in Coalinga cost about $13.8 million, or $170,370 per unit.

At this cost per unit, it would cost an estimated $76 million to replace all 444 at-risk units.

Rent Subsidy

Rent subsidies can also be used to preserve affordability of housing, although there are limited funding sources to subsidize rents. The amount of a rent subsidy would be equal to the difference between the HUD defined fair market rent (FMR) for a unit and the cost that would be affordable to a lower-income household based on HUD income limits. The exact amount is difficult to estimate because the rents are based on a tenant's income and, therefore, would depend on the size and income level of the household. Following are some general examples of expected subsidies:

An extremely low-income person can only afford up to $304 per month and the fair-market rental rate in the county for a 1-bedroom unit is $655 per month. The subsidy needed to preserve a unit at an affordable rent for extremely low-income households would be an estimated $351 per month, or $4,212 per year. For 30 years, the subsidy would be about $126,360 for one household. Subsidizing all 44 units at an extremely low-income rent for 30 years would cost an estimated $56 million.

A very low-income family of three can afford $651 a month and the fair-market rent in the county for a 2-bedroom unit is $827. The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated $176 per month or $2,112 per year. For 30 years, the subsidy would be about $63,360 for one household. Subsidizing all 444 units at a very low-income rent for 30 years would cost an estimated $46 million.

A lower-income family of four could afford up to $869 per month, and the fair market rent for a three-bedroom unit is $1,162. The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated $293 per month, or $3,516 per year. For 30 years, the subsidy would be about $105,480 for one household. Subsidizing all 444 units at a low-income rent for 30 years would cost an estimated $28 million.

Qualified Entities

California Government Code Section 65863.10 requires that owners of Federally-assisted properties provide notice of intent to convert their properties to market rate at one year prior to, and again at six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD, the local public housing authority, and to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination.

Under Government Code Section 65863.11, owners of Federally-assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units. Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. Table 2-42 contains a list of qualified entities for Fresno County that could potentially acquire and manage properties if any were to be at risk of converting to market rate in the future.

Table 2-42 Qualified Entities (2014)

Organization	Phone Number
ACLC, Inc	(209) 466-6811
Affordable Homes	(805) 773-9628
Christian Church Homes of Northern California, Inc.	(510) 632-6714
Community Housing Developers, Inc.	(408) 279-7677
Fresno Co. Economic Opportunities Commission	(559) 485-3733
Fresno Housing Authority	(559) 443-8475
Housing Assistance Corp	(559) 445-8940
ROEM Development Corporation	(408) 984-5600
Self-Help Enterprises	(559) 651-1000
The East Los Angeles Community Union (TELACU)	(323) 721-1655

Source: California Department of Housing and Community Development, 2014.

OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT



REGIONAL HOUSING NEEDS ALLOCATION

State law (California Government Code Section 65584) requires that each city and county plan to accommodate its share of the region's housing construction needs, called the Regional Housing Needs Allocation (RHNA). The RHNA is intended to promote an increase in the housing supply and mix of housing types, infill development, socioeconomic equity, and efficient development patterns; protect environmental and agriculture resources; and improve jobs/housing relationships.

The California Department of Housing and Community Development (HCD) is responsible for projecting the housing needs for each of the state's regional governing bodies, or councils of governments. This demand represents the number of additional units needed to accommodate the anticipated growth in the number of households within each region. State law provides for councils of governments to prepare regional housing allocation plans that assign a share of a region's housing construction need to each city and county.

In Fresno County, the Fresno Council of Governments (Fresno COG) is the entity authorized under State law to develop a methodology to distribute the future housing needs to the jurisdictions within the region. The jurisdictions and Fresno COG collaborated to determine how the regional need would be distributed among the jurisdictions. On July 31, 2014, Fresno COG adopted its final Regional Housing Needs Allocation Plan for the January 1, 2013, through December 31, 2023, RHNA projection period. As required by State law, the Plan divides the allocation of projected housing demand into four income categories:

- very low-income – up to 50 percent of the median area income;
- low-income – 51 to 80 percent of the median area income;
- moderate-income – 81 to 120 percent of the median area income; and
- above moderate-income – more than 120 percent of the median area income.

Adjusting the allocation by income category allows for a balanced distribution of lower-income households between jurisdictions. Based on the requirements of AB 2634 (Statutes of 2006), each jurisdiction must also address the projected needs of extremely low-income households, defined as households earning less than 30 percent of the median income. The projected extremely low-income need can be assumed as 50 percent of total need for the very low-income households. Table 3-1 shows the Regional Housing Needs Allocation for all jurisdictions in Fresno County, adjusted to include the projected needs for extremely low-income households.

State law also requires all jurisdictions in Fresno County, including the County of Fresno, to demonstrate that they have or will make available adequate sites with appropriate zoning and development standards to accommodate the RHNA. The following section discusses the assumptions for this analysis and Section 2 of Appendix 2 shows how each jurisdiction will meet this requirement through units built or under construction, planned or approved projects, and vacant and underutilized sites.

Table 3-1 2013-2023 Regional Housing Needs Allocation by Jurisdiction

Jurisdiction	Housing Units by Income Level					Total Housing Units
	Extremely Low	Very Low[1]	Low	Moderate	Above Moderate	
Clovis	1,160	1,161	1,145	1,018	1,844	6,328
Coalinga	75	75	115	123	201	589
Firebaugh	64	64	169	204	211	712
Fowler	61	62	83	75	243	524
Fresno	2,833	2,833	3,289	3,571	11,039	23,565
Huron	43	44	107	106	124	424
Kerman	119	119	211	202	258	909
Kingsburg	56	57	70	60	131	374
Mendota	40	40	56	77	341	554
Orange Cove	55	56	86	105	367	669
Parlier	55	55	82	77	319	588
Reedley	196	197	204	161	553	1,311
San Joaquin	51	52	36	35	204	378
Sanger	156	156	175	163	568	1,218
Selma	70	70	115	69	281	605
Unincorporated County	230	230	527	589	1,146	2,722
Total County	**5,264**	**5,271**	**6,470**	**6,635**	**17,830**	**41,470**

[1]Adjusted to include extremely low-income units

Source: Fresno COG Regional Housing Needs Allocation Plan, July 31, 2014.

AB 1233 RHNA "CARRY OVER" ANALYSIS

Assembly Bill (AB) 1233, passed in 2005, amended State Housing Element law (Government Code Section 65584.09) to promote the effective and timely implementation of local housing elements. This bill applies to jurisdictions that included programs in their previous housing elements to rezone sites as a means of meeting their previous RHNA, as well as jurisdictions who failed to adopt a State-certified housing element in the previous housing element cycle. Key provisions of Government Code Section 65584.09 state that where a local government failed to identify or make adequate sites available in the prior planning period, the jurisdiction must zone or rezone adequate sites to address the unaccommodated housing need within the first year of the new planning period. In addition to demonstrating adequate sites for the new planning period, the updated housing element must identify the unaccommodated housing need from the previous planning period.

Some of the jurisdictions in Fresno County that did not adopt housing elements for the previous planning period or adopted a housing element and had a rezone program are affected by AB 1233. These jurisdictions must identify their unaccommodated housing need from the January 1, 2006, through June 30, 2013 RHNA projection period. Section 2 of Appendix 2 contains the RHNA Carryover analysis for these jurisdictions.

The methodology used to calculate the unaccommodated need starts with the 2006-2013 RHNA and subtracts:

- The number of units approved or constructed (by income category) since the beginning of the previous RHNA projection period start date (i.e., January 1, 2006);
- The number of units that could be accommodated on any appropriately zoned sites available during the previous RHNA projection period;
- The number of units accommodated on sites that have been rezoned for residential development pursuant to the site identification programs in the element adopted for the previous planning period (if applicable); and
- The number of units accommodated on sites rezoned for residential development independent of the sites rezoned in conjunction with the element's site identification programs as described above.

If this analysis reveals an unaccommodated need (in any income category) from the 2006-2013 RHNA, the jurisdiction must adopt a program to rezone sites within the first year of the new planning period to meet the housing need pursuant to Government Code 65584.09 and 65583(c)(1).

AVAILABILITY OF LAND AND SERVICES

The State law governing the preparation of housing elements emphasizes the importance of an adequate land supply by requiring that each housing element contain "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites" (Government Code Section 65583(a)(3)).

Units Built or Under Construction and Planned or Approved Projects

Since the RHNA projection period starts on January 1, 2013, the number of units built since that date or under construction, planned, or approved after that date can be counted toward meeting a jurisdiction's RHNA. Section 2 of Appendix 2 includes a table for each jurisdiction of all units built since January 1, 2013 or under construction as of December 2014. Section 2 of Appendix 2 also includes an inventory for each jurisdiction of all residential projects that are planned or approved and scheduled to be built by the end of the current RHNA projection period (December 31, 2023). For each of these projects, there is a table showing the name of the development, number of units by income category, the description of affordable units, and the current status of the project.

Table 3-2 compares the units built, under construction, or approved within the participating jurisdictions to the 2013-2023 RHNA. In total 2,764 units have been built or are under construction within the participating jurisdictions and there are 4,225 approved units that are expected to be built within the RHNA projection period. This leaves a remaining need for 9,535 units to be accommodated on vacant or underutilized land within the participating jurisdictions. The specific number of units to be accommodated by vacant and underutilized sites in each jurisdiction is addressed in Appendix 2.

Table 3-2 Units Built, Under Construction, or Approved Within 2013-2023 RHNA Period

	Extremely Low and Very Low[1]	Low	Moderate	Above Moderate	Total
2013-2023 RHNA for Participating Jurisdictions	4,630	2,926	2,755	6,213	**16,524**
Units Built or Under Construction	120	155	67	2421	2,764
Units in Approved Projects	147	480	535	3,061	4,225
Remaining RHNA	**4,363**	**2,291**	**2,153**	**731**	**9,535**

Vacant and Underutilized Land Inventory

The residential land inventory is required "to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels" (Government Code Section 65583.2(a)). The phrase "land suitable for residential development" includes vacant and underutilized sites zoned for residential use as well as vacant and underutilized sites zoned for nonresidential use that allow residential development. All parcels (or portions of parcels) in the vacant and underutilized sites inventory were reviewed by local staff and the Consultants to confirm vacancy status, ownership, adequacy of public utilities and services, possible environmental constraints (e.g., flood zones and steep slopes), and other possible constraints to development feasibility.

Affordability and Density

To identify sites that can accommodate a local government's share of the RHNA for lower-income households, housing elements must include an analysis that demonstrates the appropriate density to encourage and facilitate the development of housing for lower-income households. The statute (Government Code Section 65583.2(c)(3)) provides two options for demonstrating appropriate densities:

- Provide a detailed market-based analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower-income households.
- Use the "default density standards" that are "deemed appropriate" in State law to accommodate housing for lower-income households given the type of the jurisdiction. With the exception of the City of Fresno, all jurisdictions in Fresno County are considered "suburban jurisdictions" with a default density standard of 20 units per acre. HCD is required to accept sites that allow for zoning at this density as appropriate for accommodating a jurisdiction's share of the regional housing need for lower-income households.

The majority of jurisdictions in the Multi-Jurisdictional Housing Element have land use policies and zoning provisions that allow for residential development up to or exceeding 20 units per acre. However, development trends in the region have demonstrated that the default density of 20 units per acre is not necessary to support affordable housing construction, particularly within smaller cities and in the unincorporated areas of the County. In some cities, such as Selma, Parlier, and Reedley, some single family developments are affordable. Specifically, Valley View Village in Selma offers affordable rental housing for lower-income households and Parlier offers affordable ownership housing for lower income first-time homebuyers in two single-family tracts.

Several affordable housing developers were contacted to provide input on their experience in Fresno County. Both Self-Help Housing and Habitat for Humanity focus on single-family products that are low density developments. The Fresno County Housing Authority, which funds and develops affordable housing throughout the County, was also contacted. According to the Housing Authority, typically the decision regarding the location of a specific affordable housing development is based primarily on where properties are available for sale. The County does not specifically seek sites that are zoned for high density residential. In fact, higher density development often results in higher development costs due to the price of land and the construction type. Most affordable housing projects funded or developed by the Housing Authority are within the range of 12 to 18 units per acre. Occasionally, higher density affordable housing projects are built, more as a response to the preference of specific funding programs, than as a result warranted by financial feasibility.

As part of the Housing Element update, over 50 affordable housing projects in throughout the region were reviewed. Over the 51 projects, 36 projects (70 percent) were developed at a density below 15 units per acre. Overall, the average density of development among these 51 projects was 12.6 units per acre with a median density of 13.1 units per acre. Table 3-4 provides a listing of affordable projects, along with the density and number of units for each project.

Based on this analysis, jurisdictions in this Housing Element have the option to utilize a density threshold of 15 units per acre for compiling the inventory of sites feasible for facilitating lower income housing.

Estimating Development Potential

While the maximum allowed residential density was used to determine the inventoried income categories, realistic unit densities were used as the inventoried density. The inventoried density, which is used to calculate how many units each site can count towards the RHNA, reflects the typically built densities in each land use designation. Maximum allowable densities may not always be achievable in many jurisdictions due to various factors including environmental constraints and lack of infrastructure. The inventoried densities reflect these constraints. Assumptions for inventoried densities are described for each jurisdiction in Appendix 2.

Summary of Capacity to Accommodate the RHNA

Table 3-3 summarizes the total RHNA for all participating jurisdictions compared to the capacity on vacant and underutilized sites of participating jurisdictions. At the regional level, the participating jurisdictions have a surplus for all income categories. The statistics provided below do not account for units built or under construction, planned or approved projects, or Fifth Cycle rezone/prezone programs.

Table 3-3 Units Built, Under Construction, or Approved Within 2013-2023 RHNA Period

	Extremely Low and Very Low[1]	Low	Moderate	Above Moderate	Total
2013-2023 RHNA for Participating Jurisdictions	**4,630**	**2,926**	**2,755**	**6,213**	**16,524**
Vacant and Underutilized Capacity		12,573	8,480	12,299	33,352
Surplus		**5,017**	**5,725**	**6,086**	**16,828**

Table 3-4 Average Densities for Existing Affordable Developments

Jurisdiction	Name	Address	Gross Acres	Gross Density	# of Units	# of Affordable Units	Status
Clovis	Cottonwood Grove	732 N. Clovis Ave	11.63	12.9	150	30	Occupied
	Coventry Cove	190 N. Coventry	12.14	11.5	140	28	Occupied
	Hotchkiss Terrace	51 Barstow Ave	2.35	31.5	74	74	Occupied
	Roseview Terrace	101 Barstow Ave	2.00	29.5	59	59	Occupied
	Sierra Ridge	100 Fowler Ave	12.57	14.3	180	37	Occupied
	Silver Ridge	88 N. Dewitt Ave	10.72	9.3	100	100	Occupied
	The Willows	865 W. Gettysburg	5.20	14.8	77	77	Occupied
	Lexington	1300 Minnewawa	6.58	19.8	130	130	Occupied
Coalinga	Warthan Place Apartments		5.22	15.5	81	68	Approved
	Coalinga Senior Housing Project		1.28	31.2	40	39	Approved
	Pleasant Valley Pines	141 S 3rd St Apt 127	3.40	15.3	52	44	Occupied
	West Hills	500 Pacific St	4.05	16.0	65	65	Occupied
	Westwood I	301 W Polk St	5.12	19.9	102	88	Occupied
	Tara Glenn Apartments	550 E. Glenn Avenue	6.36	12.6	80	79	Occupied
	Ridgeview Apartment	400 W. Forest Ave.	4.79	8.8	42	8	Occupied
Sanger	Sanger Crossing		4.40	18.4	81	80	Approved
	Elderberry at Bethel	2505 Fifth Street	5.86	12.6	74	73	Occupied
	Unity Estates Apartments	1410 J Street	7.18	12.3	88	84	Occupied
Kerman	Kerman Sunset Apartments	430 S. Sixth Street	1.14	31.6	36	35	Occupied
	Vintage Apartments	14380 West California	7.99	12.5	100	100	Occupied
	Kearney Palms Senior Apartments	14608 W. Kearney Street	6.08	13.3	81	80	Occupied
	Kearney Palms, Phase II	14606 W. Kearney Blvd.	1.09	18.3	20	20	Occupied
	Kerman Garden Apts.	166 S. Madera Ave	7.10	13.1	93	89	Occupied
	Kerman Acre Apartments (Granada Commons)	14570 W California Ave	1.01	14.9	15	15	Occupied

	Kearney Palms Senior Apartments, Phase III	14644 W. Kearney Blvd	2.10	21.0	44	43	Occupied
	Hacienda Heights	15880 W. Gateway	5.44	12.7	69	68	Occupied
Parlier	Parlier Plaza Apartments/Garden Valley Homes II	640 Zediker Ave	3.04	29.0	88	86	Occupied
	Parlier Garden Apartments	1105 Tulare Street	3.74	11.0	41	41	Occupied
	Salandini Villa Apartments	13785 East Manning Ave	8.55	17.3	148	146	Occupied
	Parlier Family Apartment	13600 E Parlier Ave	3.54	17.5	62	61	Occupied
	Tuolumne Village Apartments	13850 Tuolumne St	5.78	18.3	106	104	Occupied
	Bella Vista Apartments	8500 Bella Vista Ave	2.34	20.1	47	46	Occupied
	Avila Apartments	805 Avila St, Parlier, CA 93646	3.88	8.8	34	33	Occupied
	Avila Apartments II	Under construction	2.30	10.4	24	23	Approved
	Orchard Farm Labor Housing	295 S Newmark Ave	2.41	16.6	40	40	Occupied
	Parlier Plaza Apartments/Garden Valley Homes II	640 Zediker Ave	3.04	29.0	88	86	Occupied
	Parlier Garden Apartments	1105 Tulare Street	3.74	11.0	41	41	Occupied
	Salandini Villa Apartments	13785 East Manning Ave	8.55	17.3	148	146	Occupied
	Parlier Family Apartment	13600 E Parlier Ave	3.54	17.5	62	61	Occupied
	Tuolumne Village Apartments	13850 Tuolumne St	5.78	18.3	106	104	Occupied
	Bella Vista Apartments	8500 Bella Vista Ave	2.34	20.1	47	46	Occupied
	Avila Apartments	805 Avila St, Parlier, CA 93646	3.88	8.8	34	33	Occupied
	Avila Apartments II	Under construction	2.30	10.4	24	23	Approved
	Orchard Farm Labor Housing	295 S Newmark Ave	2.41	16.6	40	40	Occupied
Reedley	Kings River Commons	2020 E. Dinuba Avenue	4.19	14.3	60	60	Approved
	Kings River Village		37.98	9.0	341	80	Approved
	Trailside Terrace		2.00	27.6	55	55	Approved
	Mountain View Apartments	128 S. Haney Avenue	4.41	8.6	38	38	Occupied

	Springfield Manor Apartments	1463 E. Springfield Avenue	4.26	9.4	40	40	Occupied
	Riverland Apartments	990 East Springfield Avenue	5.03	15.1	76	76	Occupied
	Reedley Elderly	172 South East	0.95	24.2	23	23	Occupied
Mendota	Mendota Village Apartments	1100 Second Street	3.09	14.2	44	44	Occupied
	The Village at Mendota	647 Perez Avenue	6.22	13.0	81	80	Occupied
	Casa de Rosa Apartments	654 Lozano Street	7.95	10.2	81	80	Occupied
	La Amistad at Mendota	300 Rios Street	5.40	15.0	81	80	Occupied
	Lozano Vista Family Apartments	800 Garcia Street	5.85	13.8	81	80	Occupied
	Mendota Gardens Apartments	202 I Street	5.76	10.4	60	59	Occupied
	Mendota Portfolio (Site A)	570 Derrick Avenue	2.57	31.5	81	79	Occupied
Huron	Tierra Del Vista Apartments	16530 Palmer Avenue	6.98	7.7	54	54	Occupied
	Silver Birch Apts.	16800 Fifth Street	3.26	10.7	35	34	Occupied
	Porvenir Estates	36850 Lassen Avenue	2.71	14.8	40	39	Occupied
	Porvenir Estates II	16901 Tornado Ave	2.90	13.8	40	39	Occupied
	Palmer Heights Apartments	35820 South Lassen Avenue	5.65	10.8	61	60	Occupied
	Alicante Apartments	36400 Giffen Drive	6.74	12.0	81	80	Occupied
	Huron Plaza	16525 South 11th Street	4.87	13.1	64	63	Occupied
	Huron Portfolio	16201 Palmer Avenue	7.15	10.6	76	74	Occupied
	Conquistador Villa Apartments	16201 Palmer Ave	4.24	9.0	38	20	Occupied
County	Biola Village	4955 North 7th Ave.	4.84	9.1	44	44	Occupied
	Villa Del Rey	5622 South Oak Lane Ave.	5.27	9.1	48	48	Occupied
Selma	Valley View Village	Single-family homes	8.50	8.0	68	68	Occupied
Kingsburg	Marion Apartments	1600 Marion Street	1.38	33.3	46	45	Approved
Average Density				**15.6**			
Median Density				**13.8**			

Source: All participating jurisdictions (2015)

ADEQUACY OF PUBLIC FACILITIES

One major constraint to new housing development is the availability and adequacy of infrastructure, including water and wastewater infrastructure. The unincorporated areas of the county are particularly constrained by a lack of infrastructure. The County of Fresno generally does not provide water and sewer in existing unincorporated communities. These services are provided by independent community services districts. Most of the existing community services districts do not have excess capacity and would require significant expansion to accommodate any additional growth. For this reason, most new growth is directed to urban areas where infrastructure systems are more developed.

However, many of the cities also face infrastructure constraints. Water and sewer infrastructure needs to be extended into new growth areas before development can occur, and existing infrastructure systems will require upgrades. Jurisdictions rely on development impact fees to cover the cost of infrastructure improvements as they grow. These costs are added to the cost of new housing units, impacting affordability.

Water supply is one of the most critical issues for Fresno County. Jurisdictions in the county rely on a combination of ground water and surface water. While projects in the county are served by independent wells or community facilities districts, cities typically have independent water sources either from a third party or a municipally-operated system. During drought years or other mandated reductions for environmental purposes, total water supply can fluctuate from year to year. In rural areas, ground water levels are dropping causing domestic wells to dry up.

Jurisdictions in Fresno County have and will continue to pursue grant funding to improve infrastructure availability and reliability. Furthermore, the jurisdictions may adopt, or work with local water providers to adopt, policies to grant priority for water and sewer service to proposed developments that include housing units affordable to lower-income households.

FINANCIAL AND ADMINISTRATIVE RESOURCES

Funding Programs for Affordable Housing

As the need in California for affordable homes has become more acute, the State has reduced its direct funding for affordable housing dramatically. State Housing Bonds funded by Propositions 1C and 46 are exhausted, meaning the elimination of tens of millions of dollars in investment to provide homes to low- and moderate-income households in Fresno County. The elimination of Redevelopment funds led to a loss of more than $9.8 million annually in local investment in the production and preservation of affordable homes in Fresno County.

Exacerbating the State cuts is the simultaneous disinvestment in affordable housing by the Federal government. Cuts to HOME Investment Partnership Program (HOME) funds and Community Development Block Grants (CDBG) have resulted in the loss of another $3.8 million in annual funding. Table 3-5 highlights the loss of State and Federal funding for affordable homes in the participating jurisdictions in Fresno County since 2008. There has been a 64 percent decrease in State and Federal funding for affordable housing in the participating jurisdictions in Fresno County between 2008 and 2013.

Table 3-5 Changes to Major Affordable Housing Funding Sources in Fresno County

Funding Sources	FY 2007-2008	FY 2012-2013	Percent Change
State Housing Bonds Prop. 46 and Prop. 1C*	$329,950	$0	-100%
Federal CDBG Funds	$4,075,741	$2,993,766	-27%
Federal HOME Funds	$1578,630	$838,680	-47%
Total	**$5,984,321**	**$2,155,086**	**-64%**

Source: Fresno County, 2015

While funding for affordable housing has been significantly reduced, there are still several Federal, State, and local funding programs that can be used to assist with rehabilitation, new construction, infrastructure, mortgage assistance, and special needs housing. These possible funding sources include, but are not limited to, the following programs:

- **Drought Housing Rental Subsidies Program (SB104).** This program aims to provide rental subsidies "to persons rendered homeless or at risk of becoming homeless due to unemployment, underemployment, or other economic hardship or losses resulting from the drought." In June 2014, HCD asked qualified local government agencies and nonprofit organizations to submit a Statement of Qualifications to administer $10 million of State rental assistance funds.
- **Affordable Housing Program.** Provides, through a competitive application process, grants or subsidized interest rates on advances to member banks to finance affordable housing initiatives.
- **Affordable Housing and Sustainable Communities (AHSC) Program.** Administered by the California Strategic Growth Council, and implemented by the Department of Housing and Community Development, the AHSC Program funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas ("GHG") emissions.
- **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 Loan Program.** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional loan is fixed throughout the 30-year term. The CalPLUS Conventional loan 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.
- **Cal HOME Program.** Provides mortgage assistance loans to low- and very low-income households.
- **California Self-Help Housing Program.** Provides assistance to low- and moderate-income households to construct and rehabilitate their homes using their own labor.
- **Community Development Block Grant Program.** Provides funds for many housing activities including acquisition, relocation, demolition and clearance activities, rehabilitation, utility connection, and refinancing.
- **Emergency Solutions Grants Program.** Provides grants to supportive social services that provide services to eligible recipients.
- **Home Investment Partnerships Program.** Provides funds for housing-related programs and new construction activities. Also provides funds for Community Housing Development Organizations for predevelopment or new construction activities.
- **Housing Choice (Section 8) Voucher Program.** Provides local housing authorities with Federal funds from HUD. Families use the voucher by paying the difference between the rent charged and the amount subsidized by the program. To cover the cost of the program, HUD provides funds to allow Public Housing Authorities (PHAs) to make housing assistance payments on behalf of the families. HUD also pays the PHA a fee for the costs of administering the program. When additional funds become available to assist new families, HUD invites PHAs to submit applications for funds for additional housing vouchers. Applications are then reviewed and funds awarded to the selected PHAs on a competitive basis. HUD monitors PHA administration of the program to ensure program rules are properly followed.
- **Housing Related Parks Program (HRP).** Provides grant funding for the creation of new park and recreation facilities or improvement of existing park and recreation facilities as a financial incentive for constructing new affordable housing units.
- **Low Income Housing Tax Credit Program.** Provides 4 percent or 9 percent Federal tax credit to owners of low-income rental housing projects. The Low-Income Housing Tax Credit (LIHTC) is the federal government's primary program for encouraging the investment of private equity in the development of affordable rental housing for low-income households.

- **Veteran Housing and Homeless Prevention Program (VHHP).** Veteran's Bond Act of 2008 authorized $900 million in general obligation bonds to help veterans purchase single family homes, farms, and mobile homes through the CalVet Home Loan Program. HCD, CalHFA, and CalVet are collaborating in developing and administering this program.
- **National Housing Trust Fund.** Starting in 2016, the Federal government will issue an estimated $30 million to the California Department of Housing and Community Development to administer the National Housing Trust Fund. The program will provide communities with funds to build, preserve, and rehabilitate affordable rental housing for extremely low- and very low-income households.

Local Housing Programs

The majority of local housing programs are funded by two major sources: CDBG and HOME funds.

The County of Fresno receives CDBG funding of approximately $3,000,000 annually. The funds are divided among the County and the six partner cities (Kerman, Kingsburg, Mendota, Reedley, Sanger, and Selma) through a Joint Powers Agreement. The funds can be used for the replacement of substandard housing, rehabilitation of lower income owner-occupied and rental-occupied housing units, and other programs that assist households with incomes at or below 80 percent of median income.

The County of Fresno also receives a HOME allocation of less than $1,000,000 annually. These funds may be used for rehabilitation, acquisition, and/or new construction of affordable housing, including down payment assistance. The County works with the partner cities as well as with non-profit groups that request HOME funds for particular projects to be completed within one of the partner cities or an unincorporated area. In addition to assisting the partner cities and non-profit organizations, individuals who reside in one of these cities and the unincorporated areas can request HOME funds for rehabilitation, reconstruction, or a down payment to purchase a home.

County Housing Programs

The County of Fresno is an entitlement jurisdiction and receives CDBG and HOME funds from the Federal government. The County operates the following programs on behalf of Kerman, Kingsburg, Mendota, Reedley, Sanger, Selma, and the Unincorporated County.

First Time Homebuyer Assistance Program (HAP)

The First Time Homebuyer Assistance Program (HAP) offers no-interest loans of up to 20 percent of a home's sale price to income-qualifying first-time home buyers. The buyer must contribute at least 1.5 percent of the sale price and must purchase the house as their primary residence.

Housing Assistance Rehabilitation Program (HARP)

This program provides no-interest loans to income-qualifying households for moderate to substantial home reconstruction/rehabilitation projects. Code deficiencies, as well as owner-requested non-luxury improvements, are addressed. HARP loans are funded by various federal and state agencies and are specifically designed to assist low-income families make such improvements.

Rental Rehabilitation Program (RRP)

This program offers zero-interest loans to repair rentals in unincorporated areas and participating cities. Loans cover the entire cost of rehabilitation and are repaid over 20 years. The project must also meet the following guidelines:

- The project must have a positive monthly cash flow, including the County RRP loan;
- Code deficiencies must be corrected; and
- Tenants must have incomes at 60 percent of median if the project is located in a participating city or 80 percent if located in an unincorporated area.

Other City Housing Programs

With the exception of Fresno County, Clovis, and Fresno, jurisdictions can apply to the State for CDBG and HOME funds. Most cities use these funds for housing rehabilitation and first-time homebuyer programs.

The City of Clovis provides loans of up to $40,000 to low-income homeowners to complete health and safety repairs on owner-occupied single family homes. Clovis also provides grants up to $2,000 to low-income seniors (60 years and older) who own and occupy a mobile home in one of the mobile home parks in Clovis to address visible health and safety problems. The grant can be used for weatherization or roof, heating, plumbing, electrical, and structural repairs. Clovis also provides low-interest, deferred, 30-year loans to low-income first-time homebuyers to help subsidize the cost of purchasing homes.

The City of Coalinga recently received HOME and CDBG funds to reinstate the City's Down Payment Assistance Program and Housing Rehabilitation Programs, which had been operated by the Redevelopment Agency. The programs are administered by Self-Help Enterprises.

San Joaquin and Parlier also use CDBG funds for housing rehabilitation programs.

Administrative Capacity

Beyond local city and county staff that administer housing programs, there are a number of agencies and organizations that are also important in the overall delivery system of housing services in the region, including new construction, acquisition and rehabilitation, and preservation of affordable housing.

Fresno Housing Authority

The Fresno Housing Authority provides affordable housing to over 50,000 residents throughout Fresno County either through Housing Choice Vouchers (HCV) or in Housing Authority-owned complexes. Specifically, the HCV program is assisting 12,000 households. There are currently (2015) about 70,000 families on the waitlist for Housing Choice Vouchers. Applicants are randomly selected through a lottery system.

Table 3-6 shows the subsidized rental units owned and/or managed by the Fresno Housing Authority throughout the county.

Table 3-6 Fresno Housing Authority Properties

Community/ Apartment Complex	Location	Number of Units
Biola		
Biola Apartments	4955 North 7th Avenue	12
Del Rey		
Del Rey Apartments	5662 South Oak Lane Avenue	30
Firebaugh		
Cardella Courts	419 P Street	32
Firebaugh Family Apartments	1501 Clyde Fannon Road	34
Firebaugh Elderly	1662 Thomas Conboy Avenue	30
Maldonado Plaza	1779 Thomas Conboy Avenue	64
Mendoza Terrace	1613 Mendoza Drive	50
Mendoza Terrace II	1661 Allardt Drive	40
Fowler		
Magill Terrace	401 East Nelson Street	20
Fresno		
Brierwood	4402 West Avalon Avenue	74
Cedar Courts	4430 East Hamilton Avenue	119
Cedar Courts II	4430 East Hamilton Avenue	30
Dayton Square	3050 East Dayton Avenue	66
DeSoto Gardens	640 East California Avenue	40
DeSoto Gardens II	640 East California Avenue	28
El Cortez Apartments	4949 North Gearhart Avenue	48
Emergency Housing	4041 Plaza Drive West	30
Fairview Heights Terrace	2195 South Maud	74
Garland Gardens	3726 North Pleasant Avenue	50
Inyo Terrace	510 South Peach Avenue	44
Marcelli Terrace	4887 North Barcus Avenue	24
Mariposa Meadows	1011 West Atchison Avenue	40
Monte Vista Terrace	North 1st Street and East Tyler Avenue	44
Pacific Gardens	5161 East Kings Canyon Road	56

Table 3-6 Fresno Housing Authority Properties

Community/ Apartment Complex	Location	Number of Units
Parc Grove Commons South	Clinton Avenue and Fresno Street	215
Pinedale Apartments	145 West Pinedale Avenue	50
Renaissance at Alta Monte	205 North Blackstone Avenue	30
Renaissance at Santa Clara*	503 G Street, 512 F Street, 1555 Santa Clara Street	69
Renaissance at Trinity	524 South Trinity Street	21
Sequoia Courts	154 E. Dunn Avenue	60
Sequoia Courts Terrace	549 S. Thorne Avenue	76
Sierra Plaza	838 Tulare Street	70
Sierra Pointe**	1233 West Atchison Avenue	53
Sierra Terrace	937 Klette Avenue	72
Viking Village	4250 North Chestnut Avenue	40
Villa del Mar	3950 North Del Mar Avenue	48
Woodside Apartments	3212 East Ashcroft Avenue	76
Yosemite Village	709 West California Avenue	69
Huron		
Cazares Terrace	36487 O Street	24
Cazares Terrace II	36333 Mouren Street	20
Huron Apartments	19125 Myrtle Avenue	20
Parkside Apartments	36200 North Giffen Avenue	50
Kerman		
Granada Commons	14570 California Avenue	16
Helsem Terrace	938 South 9th Street	40
Kearney Palms Senior Apartments	14608 W. Kearney Street	80
Kearney Palms Phase II	14606 W. Kearney Blvd.	20
Laton		
Laton Apartments	6701 East Latonia Street	20
Mendota		
Mendota Apartments	778 Quince Street	60
Mendota Farm Labor Housing	241 Tuft Street	60
Rios Terrace	424 Derrick Avenue	24
Rios Terrace II	111 Straw Street	40
Orange Cove		
Citrus Gardens	201 Citrus Avenue and 452 10th Street	30
Kuffel Terrace	791 I Street	20
Kuffel Terrace Annex	1040 8th Street	40
Mountain View Apartments	1270 South Avenue	30
Parlier		
Oak Grove	595 Bigger Street	50
Orchard Apartments	295 South Newmark Avenue	40
Parlier Migrant Center	8800 South Academy Avenue	130

Table 3-6 Fresno Housing Authority Properties

Community/ Apartment Complex	Location	Number of Units
Reedley		
Sunset Terrace	629 East Springfield Avenue	20
Sunset Terrace II	806 Lingo Avenue	20
Kings River Commons	2020 E. Dinuba Ave.	60
Sanger		
Elderberry at Bethel	2505 5th Street	74
Memorial Village	302 K Street	35
Wedgewood Commons	2415 5th Street	64
San Joaquin		
San Joaquin Apartments	8610 South Pine Avenue	20
Taylor Terrace	8410 5th Street	28
Selma		
Shockley Terrace	1445 Peach Street	25
TOTAL		**2,906**

Source: Fresno Housing Authority, 2015.

Notes:
* Including one manager's unit
** Single family homes

Non-Profit Housing Providers

There are numerous non-profits that are active in constructing, managing, and preserving affordable housing in the region. According to Affordable Housing Online, there are 12,706 units of affordable housing in 157 properties throughout the county, including those operated by the Housing Authority described above. More than half of these affordable units are in the City of Fresno, however, every city and several unincorporated communities also contain affordable housing units. Within the smaller cities and unincorporated areas, one of the more active nonprofit housing providers has been Self-Help Enterprises. Self-Help Enterprises focuses on providing self-help housing, sewer and water development, housing rehabilitation, multifamily housing, and homebuyer programs in the San Joaquin Valley of California. They currently provide assistance to the City of Coalinga to oversee their housing rehabilitation and down payment assistance programs.

OPPORTUNITIES FOR ENERGY CONSERVATION

State law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing since higher energy bills result in less money available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserved to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

California Building Code, Title 24

California Title 24 regulations require higher energy efficiency standards for residential and non-residential buildings. The building code provides a great deal of flexibility for individual builders to achieve a minimum "energy budget" through the use of various performance standards. These requirements apply to all new residential construction, as well as all remodeling and rehabilitation construction.

Utility Programs

Pacific Gas and Electric Company (PG&E), which provides electricity service in Fresno County, provides a variety of energy conservation services for residents as well as a wealth of financial and energy-related assistance programs for low-income customers:

- **The Balanced Payment Plan (BPP)**. Designed to eliminate big swings in customer monthly payments by averaging energy costs over the year.
- **CARE (California Alternate Rates for Energy).** PG&E provides a 20 percent discount on monthly energy bills for low-income households.
- **Energy Partners Program.** The Energy Works Program provides qualified low-income tenants free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.
- **Energy Efficiency for Multifamily Properties.** The Energy Efficiency for Multifamily Properties program is available to owners and managers of multifamily residential dwellings. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products such as high-efficiency appliances, compact fluorescent light bulbs, attic and wall insulation, and efficient heating and cooling systems.
- **The Family Electric Rate Assistance (FERA) Program.** PG&E provides a rate reduction program for low-income households of three or more people.

REACH (Relief for Energy Assistance through Community Help). The REACH program is sponsored by PG&E and administered through the Salvation Army. PG&E customers can enroll to give monthly donations to the REACH program. Through the REACH program, qualified low-income customers who have experienced unforeseen hardships that prohibit them from paying their utility bills may receive an energy credit up to $200.

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4 HOUSING DEVELOPMENT CONSTRAINTS

Actual or potential constraints to the provision of housing affect the development of new housing and the maintenance of existing units for all income levels. State housing element law requires cities and counties to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the housing element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583(c)(3)). The housing element must also analyze potential and actual constraints upon the development, maintenance, and improvement of housing for persons with disabilities.

Non-governmental constraints are not specific to each community and are described in this section at the regional level. Governmental constraints, on the other hand, are specific to each local government and are described only generally in this section. The appendices contain a more detailed governmental constraints analysis for each local government.

GOVERNMENTAL CONSTRAINTS

Local governments have little or no influence upon the national economy or the Federal monetary policies that influence it. Yet, these two factors have some of the most significant impacts on the overall cost of housing. The local housing market, however, can be encouraged and assisted locally. One purpose of the housing element is to require local governments to evaluate their past performance in this regard. By reviewing local conditions and regulations that may impact the housing market, the local government can prepare for future growth through actions that protect public health and safety without unduly adding to the cost of housing production.

It is in the public interest for a local government agency to accommodate development while protecting the general welfare of the community, through a regulatory framework/environment. At the same time, government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers.

Land Use Controls

Land use controls provided in the general plan and the zoning ordinance influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development and

provide both developers and the public with an understanding of how vacant land will develop in the future. This includes the density of development that will occur within a particular zone, the compatibility of planned uses in a given area, and the range and type of buildings and uses that will be located throughout the city or the county.

General Plan

Each city and county in California must prepare a comprehensive, long-term general plan to guide growth and development. The land use element of the general plan must contain land use designations, which establish the basic allowed land uses and density of development for the different ranges and areas within the jurisdiction. Under State law, the zoning districts must be consistent with the general plan land use designations. The general plan land uses must provide suitable locations and densities to accommodate each jurisdiction's regional housing needs allocation (RHNA) and implement the policies of the housing element. Appendix 2 provides a description of each jurisdiction's general plan land use designations.

Zoning Ordinance

Land use controls provided in the zoning ordinance influence housing production in several ways. The permitted and conditionally permitted uses in each district guide new development and provide both developers and the public with an understanding of how vacant land will develop in the future. This includes the density of development that will occur within a particular zone, the compatibility of planned uses in a given area, and the range and type of buildings and uses that will be located throughout the jurisdiction.

Local governments regulate the type, location, and scale of residential development primarily through the zoning ordinance. The zoning ordinance implements the general plan. It contains development standards for each zoning district consistent with the land use designations of the general plan. Appendix 2 provides a description of each jurisdiction's zoning districts and development standards.

Residential Development Standards

Each jurisdiction's zoning ordinance contains development standards for each zoning district. These standards vary by jurisdiction, but typically include density, parking requirements, lot coverage, height limits, lot size requirements, setbacks, and open space requirements. The Housing Element must analyze whether development standards impede the ability to achieve maximum allowable densities.

Parking

Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot areas for residential development. Most of the participating jurisdictions require two parking spaces per single family dwelling unit. Several, but not all jurisdictions have reduced parking standards for multifamily and elderly housing.

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. All jurisdictions require that park space is set aside in new subdivisions, or that developers pay a fee in lieu of providing parks.

Density Bonus

A density bonus allows a parcel to accommodate additional residential units beyond the maximum for which the parcel is zoned. California density bonus law (Government Code Section 65915) establishes the following minimum affordability requirements to qualify for a density bonus:

- The project is eligible for a 20 percent density bonus if at least 5 percent of the units are affordable to very low-income households, or 10 percent of the units are affordable to low-income households; and
- The project is eligible to receive a 5 percent density bonus if 10 percent of for-purchase units are affordable to moderate-income households.

A project can receive additional density based on a sliding scale. A developer can receive the maximum density bonus of 35 percent when the project provides either 11 percent very low-income units, 20 percent low-income units, or 40 percent moderate-income units.

Density bonus law also requires cities and counties to grant a certain number of incentives depending on the percentage of affordable units developed. Incentives include reductions in zoning standards, reductions in development standards, reductions in design requirements, and other reductions in costs for developers. Projects that satisfy the minimum affordable criteria for a density bonus are entitled to one incentive from the local government. Depending on the amount of affordable housing provided, the number of incentives can increase to a maximum of three incentives from the local government. If a project uses less than 50 percent of the permitted density bonus, the local government must provide an additional incentive.

Additionally, density bonus law provides density bonuses to projects that donate land for residential use. The donated land must satisfy all of the following requirements:

- The land must have general plan designations and zoning districts that allow for the construction of very low-income affordable units as a minimum of 10 percent of the units in the residential development;
- The land must be a minimum of one acre in size or large enough to allow development of at least 40 units; and
- The land must be served by public facilities and infrastructure.

Density bonus law also imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus. These parking standards are summarized in Table 4-1. These numbers are the total number of parking spaces including guest parking and handicapped parking. The developer may request these parking standards even if they do not request the density bonus.

Table 4-1 Statewide Density Bonus Parking Standards

Number of Bedrooms	Required On-Site Parking
0 to 1 bedroom	1 space
2 to 3 bedrooms	2 spaces
4 or more bedrooms	2.5 spaces

Source: Government Code Section 65915

Appendix 2 provides a description of whether or not individual jurisdictions comply with State density bonus law.

Growth Control

Growth control ordinances or policies are designed to limit the amount or timing of residential development. Since growth control policies, by definition, constrain the production of housing, local governments must analyze whether or not local growth control policies limit the ability to meet the Regional Housing Needs Allocation (RHNA). Most jurisdictions have not adopted growth control policies. Appendix 2 describes which jurisdictions have other growth control policies or ordinances.

While not a form of growth control, 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 Memorandum of Understanding encourages urban development to take place within cities and unincorporated communities where urban services and facilities are available or planned to be made available in an effort to preserve agricultural land. The MOU standards for annexation require that a minimum of 50 percent of annexation areas have an approved tentative subdivision map or site plan. Therefore, Cities must wait for private developers to request an annexation, before initiating an annexation. In cities that are mostly built out within their current city limits, the MOU limits the cities' ability to accommodate future housing needs. While cities can take certain steps to "prezone" land in advance of annexation, the annexation of the land into the city limits is not entirely within the cities' control.

Airport Land Use Compatibility

State law requires each local agency having jurisdiction over land uses within an Airport Influence Area (AIA) to either: (1) modify its general plan, zoning ordinance, or other applicable land use regulation(s) to be consistent with the Airport Land Use Compatibility Plan (ALUCP); or (2) overrule all or part of the ALUCP within 180 days of adoption of the ALUCP. If a city or county fails to take either action, the

agency is required to submit all land use development proposals to the Airport Land Use Commission (ALUC) for consistency review until such time as the ALUC deems their general plan consistent with the ALUCP. The Fresno COG Airport Land Use Commission has completed Airport Land Use Compatibility Plans. The following are the most recently adopted plans for public airports in Fresno County.

- Coalinga Airport Land Use Plan
- Fresno-Chandler Executive Airport Land Use Plan
- Fresno Yosemite International Airport ALUC Airport Land Use Compatibility Plan
- Harris Ranch Land Use Plan
- Reedley Airport Land Use Plan
- Selma-Reedley-Firebaugh-Mendota Airports Land Use Plans
- Sierra Sky Park Land Use Plan

The ALUCP has the potential to constrain residential development, if deemed incompatible with the ALUCP. No incompatibility has been identified with existing General Plan land uses and none is anticipated in the future. Sites identified in the residential sites inventory are not constrained by the land use compatibility requirements of any ALUCP. As such, the ALUCP is not considered a significant constraint in Fresno County and is not addressed in Appendix 2.

Zoning for a Variety of Housing Types

State Housing Element Law (Government Code Section 65583(c)(1) and 65583.2(c)) requires that local governments analyze the availability of sites that will facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for farmworkers and employees, emergency shelters, transitional and supportive housing, single-room occupancy (SRO) units, group homes and residential care facilities, and second dwelling units.

Multifamily

Multifamily housing includes duplexes, apartments, condominiums, or townhomes, and is the primary source of affordable housing. Appendix 2 provides descriptions of the restrictions on multifamily housing units in each jurisdiction.

Manufactured Housing

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher-density multifamily residential units is not allowed or not feasible because of infrastructure constraints. California Government Code Sections 65852.3 and 65852.4 specify that a jurisdiction must allow manufactured homes on a foundation on all “lots zoned for conventional single family residential dwellings.” Permanently sited manufactured homes built to the HUD Code are subject

to the same rules as site-built homes, except architectural requirements concerning the manufactured home's roof overhang, roofing materials, and siding materials.

The only two exceptions that local jurisdiction are allowed to make to the manufactured home siting provisions are if: 1) there is more than 10 years difference between the date of manufacture of the manufactured home and the date of the application for the issuance of an installation permit; or 2) if the site is listed on the National Register of Historic Places and regulated by a legislative body pursuant to Government Code Section 37361.

Appendix 2 provides descriptions of the allowances and restrictions on manufactured homes in each jurisdiction and whether the zoning ordinances in the jurisdictions comply with State law requirements for manufactured homes.

Farmworker Housing/Employee Housing Act

The Employee Housing Act requires jurisdictions to permit employee housing for six or fewer employees as a single family use. HCD also indicates that employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that are not required of a family dwelling of the same type in the same zone. In addition, in any zone where agriculture is a permitted or allowed by a conditional use permit, employee housing containing up to 36 beds and 12 units must be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

Appendix 2 provides an analysis of whether or not each jurisdiction complies with the Employee Housing Act.

Emergency Shelters

Emergency shelters are defined as:

> *"Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."*

Senate Bill 2 (Government Code Section 65583) was enacted in 2008 to support the needs of the homeless by removing barriers to and increasing opportunities for development of emergency shelters. SB 2 requires every jurisdiction in California to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. To address this requirement, a local government may amend an existing zoning district, establish a new zoning district, or establish an overlay zone. The zone(s) must provide sufficient opportunities for new emergency shelters

to meet the homeless need identified in the analysis and must in any case accommodate at least one year-round emergency shelter. SB 2 requires that emergency shelters only be subject to those development and management standards that apply to residential or commercial use within the same zone, except the local government may apply certain objective standards, as follows:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

Appendix 2 analyzes each jurisdiction's compliance with State law requirements for emergency shelters.

Transitional and Supportive Housing

With the enactment of Senate Bill 2 (SB 2), State law now requires cities and counties to treat transitional housing and supportive housing as a residential use and allow transitional and supportive housing in all zones that allow residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single family homes, and multifamily apartments; and typically offers case management and support services to help return people to independent living (often six months to two years).

The State defines transitional housing as:

> *"Transitional housing" shall mean buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.*

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single family homes, and multifamily apartments. The State defines supportive housing as:

> *"Supportive housing" shall mean housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.*

The State defines the target population as:

> *"Target population" shall mean persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.*

Appendix 2 analyzes compliance with State law requirements for transitional and supportive housing in each jurisdiction.

Single Room Occupancy Units

"Single Room Occupancy (SRO) Unit" means a living or efficiency unit, as defined by California Health and Safety Code section 17958.1, intended or designed to be used, as a primary residence by not more than two persons for a period of more than 30 consecutive days and having either individual bathrooms and kitchens or shared bathrooms and/or kitchens. SRO units can provide affordable private housing for lower-income individuals, seniors, and persons with disabilities. These units can also serve as an entry into the housing market for formerly homeless people. Appendix 2 provides descriptions of the allowances and restrictions for SRO units in each jurisdiction.

Group Homes/Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) sets out the rights and responsibilities of persons with developmental disabilities. A State-authorized, certified, or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a day basis must be considered a residential use that is permitted in all residential zones. Appendix 2 provides descriptions of the restrictions on group homes in each jurisdiction.

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 since they can be constructed relatively cheaply and have no associated land costs. Second units can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford a home.

To encourage second units on existing lots, State law requires cities and counties to either adopt an ordinance based on State standards authorizing second units in residentially-zoned areas, or where no ordinance has been adopted, to allow second units on lots zoned for single family or multifamily use that contain an existing single family unit subject to ministerial approval ("by right") if they meet standards set out by law. Local governments are precluded from totally prohibiting second units in residentially-zoned areas unless they make specific findings or require a Conditional Use Permit for Second Units (Government Code, Section 65852.2).

Appendix 2 analyzes compliance with State law requirements for second units in each jurisdiction.

On/Off Site Improvement Standards

On/off-site improvement standards establish infrastructure or site requirements to support new residential development such as streets, sidewalks, water and sewer, drainage, curbs and gutters, street signs, park dedications, utility easements, and landscaping. While these improvements are necessary to ensure public health and safety and that new housing meets the local jurisdiction's development goals, the cost of these requirements can sometimes represent a significant share of the cost of producing new housing.

Appendix 2 describes specific site improvement standards for each jurisdiction. Although improvement requirements and development fees increase the cost of housing, jurisdictions have little choice in establishing such requirements due to the limitations on property taxes and other revenue sources needed to fund public improvements.

Fees and Exactions

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Local governments charge various fees and assessments to cover the costs of processing permit applications and providing services and facilities, such as, parks, and infrastructure. Almost all of these fees are assessed based on the magnitude of a project's impact or on the extent of the benefit that will be derived. Additional fees and/or time may be necessary for required environmental review, depending on the location and nature of a project.

A 2012 National Impact Fees Survey surveyed 37 jurisdictions in California. The study reports average impact fees of $31,014 per single family unit and $18,807 per multifamily unit in California.

Appendix 2 provides an analysis of permit and processing and development impact fees in each jurisdiction. In addition to the fees shown in the Appendix, jurisdictions in Fresno County are subject to two regional impact fees, described below.

Regional Transportation Mitigation Fees

In addition to local planning and development impact fees, Regional Transportation Mitigation Fees, shown in Table 4-2, are payable to the Fresno COG as a part of "Measure C," approved by Fresno County voters in 2006. Jurisdictions have no control of these fees, which are paid to ensure that future development contributes toward the cost to mitigate cumulative, indirect regional transportation impacts. These fees are the same throughout the county and fund important improvements needed to maintain the transportation system.

Table 4-2 Fresno COG Transportation Impact Fee

Residential Developments ($/Dwelling Unit)	Fee
Single Family Dwelling (Market-Rate)	$1,637
Single Family Dwelling (Affordable)	$818
Multifamily Dwelling (Market-Rate)	$1,150
Multifamily Dwelling (Affordable)	$575

Source: Fresno Council of Governments, 2014

San Joaquin Valley Air Pollution Control District Feeds (ISR)

regulatory jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The air basin as a whole does not meet ambient air quality standards set at the State and Federal levels, and is within a "non-attainment" area for ozone, PM10 (state), and PM2.5.

As a consequence of these conditions, the SJVAPCD has implemented an Indirect Source Review (ISR) process to reduce the impacts of growth in emissions from all new land development. An Air Impact Assessment (AIA) and potential mitigation fees are required for residential projects that contain 50 or more units and when there is a discretionary approval required. Fees are also exacted by the SJVAPCD to offset emissions created by typical operational sources. These fees can add hundreds of dollars to the cost of development. However, the cost is applied to all jurisdictions in the air basin and may be eliminated for a lesser number of units or reduced with additional mitigation measures.

Processing and Permit Procedures

Jurisdictions have various procedures that developers must follow for processing development entitlements and building permits. Processing times vary and depend on the size and complexity of the

project. Appendix 2 provides more information on the processing and permit procedures in each jurisdiction.

Building Codes and Enforcement

Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement can act as a constraint on the supply of housing and its affordability.

The California Building Standards Code, Title 24, serves as the basis for the design and construction of buildings in California. State law prohibits the imposition of additional building standards that are not necessitated by local geographic, climatic, or topographic conditions, and requires that local governments making changes or modifications in building standards must report such changes to the California Department of Housing and Community Development and file an expressed finding that the change is needed. Appendix 2 provides more information on building codes and enforcement by jurisdiction.

Constraints on Housing for Persons with Disabilities

In accordance with Senate Bill 520 (Chapter 671, Statutes of 2001), jurisdictions must analyze the potential and actual governmental constraints on the development of housing for persons with disabilities. Appendix 2 contains a detailed review of zoning laws, policies, and practices in each jurisdiction to ensure compliance with fair housing laws.

California Building Code

The 2013 California Building Code, Title 24 regulations provide for accessibility for persons with disabilities. The Housing Element must identify the version of the Building Code adopted in each jurisdiction and whether or not a jurisdiction has adopted any amendments to the Code that might diminish the ability to accommodate persons with disabilities. Appendix 2 provides information on which jurisdictions have adopted the 2013 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities.

Definition of Family

There are a number of State and Federal rules that govern the definition of family, including the Federal Fair Housing Amendments Act of 1988, the California Fair Housing and Employment Act, the California Supreme Court case City of Santa Barbara v. Adamson (1980), and the California Constitution privacy clauses. The laws surrounding the definition of family have a few primary purposes: to protect people with disabilities, to protect non-traditional families, and to protect privacy. According to HCD and Mental Housing Advocacy Services, there are three major points to consider when writing a definition of family:

- Jurisdictions may not distinguish between related and unrelated individuals;
- The definition may not impose a numerical limit on the number of persons in a family; and

- Land use restrictions for licensed group homes for six or fewer individuals must be the same as those for single families.

Appendix 2 analyzes whether or not the zoning ordinances in each jurisdiction contain restrictive definitions of "family."

Zoning and Land Use Policies

Restrictive land use policies and zoning provisions can constrain the development of housing for persons with disabilities. The Housing Element must analyze compliance with fair housing laws, provisions for group homes, and whether or not jurisdictions have adopted any minimum distance requirements or other zoning procedures or policies that would limit housing for persons with disabilities. Appendix 2 provides information on zoning and land use policies.

Reasonable Accommodation Procedure

Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. It may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the zoning ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis. Appendix 2 provides information on reasonable accommodation policies and procedures in each jurisdiction.

NONGOVERNMENTAL CONSTRAINTS

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The primary non-governmental constraints to the development of new housing are land costs, construction costs, and availability of financing. This section also discusses environmental constraints that might affect housing development in the region.

Land Costs

The cost of land can be a major impediment to the production of affordable housing. Land costs are influenced by many variables, including scarcity and developable density (both of which are indirectly controlled through governmental land use regulations), location, site constraints, and the availability of public utilities. For example, land prices in downtown Fresno range from $500,000 to $1 million per acre, more than twice as high as the county average. This is often because sites are smaller and/or occupied by existing uses that generate revenue to property owners. As shown in Table 4-3 and Table 4-4, smaller

sites (under 10 acres) have a much higher cost-per-acre in both the cities and unincorporated area.

As shown in Table 4-3, in February 2015, land was listed for less in the unincorporated area. Excluding the City of Fresno whose land costs are not reflective of the rest of the county, five properties were listed for sale in the incorporated cities (three in Sanger, and one each in Firebaugh and Clovis). The properties ranged from 2.1 acres for $499,500 ($237,857 per acre) to 2,000 acres for $11,900,000 ($5,950 per acre). The average list price per acre was $94,136.

In the unincorporated area, 10 properties were listed for sale. The properties ranged from 0.3 acres for $250,000 ($833,333 per acre) to 46.8 acres for $99,900 ($2,136 per acre). The average list price per acre was $116,535.

Table 4-3 Listed Land Prices (2015)

Lot Size	Average Price per Acre (Listed)	
	Incorporated	Unincorporated
Less than 10 acres	$237,857	$162,269
10 or more acres	$36,159	$9,823
Average $/acre	**$94,136**	**$116,535**

Source: MLS Real Estate Database, February 2015.

As shown in Table 4-4, between 2002 and 2015, land sold for less in the unincorporated area. Excluding the City of Fresno whose land costs are not reflective of the rest of the county, seven properties were sold in cities (three in Sanger, and one each in Clovis, Firebaugh, Mendota, and Reedley). The properties ranged from 0.2 acres for $50,000 ($239,657 per acre) to 42.1 acres for $400,000 ($9,494 per acre). The average sale price per acre was $49,565.

In the unincorporated area, 14 properties were sold, ranging from 0.3 acres for $50,000 ($172,857 per acre) to 46.6 acres for $565,000 ($12,135 per acre). The average sale price per acre was $35,668. The average cost per acre of all sold properties in Fresno County was $105,223.

Table 4-4 Land Sale Prices (2002-2015)

Lot Size	Average Price per Acre (Sold)	
	Incorporated	Unincorporated
Less than ten acres	$65,292	$43,764
Ten or more acres	$10,247	$5,980
Average $/acre	**$49,565**	**$35,668**

Source: MLS Real Estate Database, February 2015.

Construction Costs

Construction costs can be broken down into two primary categories: materials and labor. A major component of the cost of housing is the cost of building materials, such as wood and wood-based products, cement, asphalt, roofing materials, and pipe. The availability and demand for such materials affect prices for these goods.

Another major cost component of new housing is labor. The cost of labor in Fresno County is comparatively low because the area's cost of living is relatively low compared to other areas in California. However, labor for government subsidized housing work is additionally costly for the Central Valley, as wages are rooted in the required State Labor Standards based on higher northern and southern California prevailing wages.

Table 4-5 shows the estimated cost of constructing an average 2,000 square foot single family home in the Fresno region to be around $207,000. The estimate includes direct and indirect (e.g., insurance, permits, utilities, plans) construction costs, including material, labor, and equipment costs, but does not include the price of land or development impact fees.

Table 4-5: Estimated 2,000 square-foot Single Family Home Construction Cost, 2015

Item	Cost
Material	$125,497
Labor	$77,428
Equipment	$4,494
Total	**$207,419**

Source: Building-cost.net, 2015

Multifamily construction generally costs less per unit than single family construction. According to RS Means, a reliable source for construction industry costs, the construction costs for a typical one- to three-story multifamily residential construction with wood siding and frames in the Fresno area are $148 per square foot.

There is little that municipalities can do to mitigate the impacts of high construction costs except by avoiding local amendments to uniform building codes that unnecessarily increase construction costs without significantly adding to health, safety, or construction quality. Because construction costs are similar across jurisdictions in Fresno County, the cost of construction is not considered a major constraint to housing production.

Availability of Financing

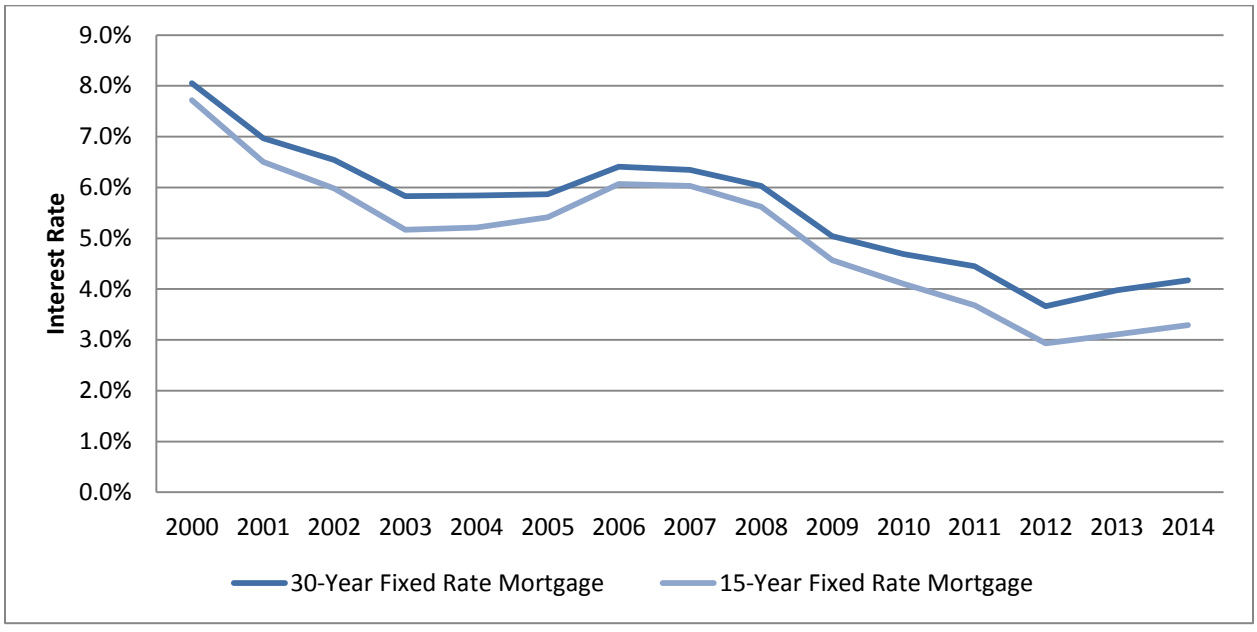
The mortgage banking crisis that began in 2008 affected the availability of construction financing and mortgage loans. Lenders that had once offered mortgage loans more freely became much more restrictive after 2008. Lenders required down payments of 20 percent and credit scores higher than 680 to receive

competitive interest rates. These restrictions placed homeownership out of reach for many, although in 2013 lenders began to ease the qualifications required for a competitive mortgage rate. As the economy continues its recovery, lenders may continue to make mortgage loans more accessible, although they may never be as easy to obtain as they were prior to 2008.

Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer. When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

As shown in Figure 4-1, the interest rate on a 30-year fixed rate mortgage was an average of 8.05 percent in 2000. Interest rates hit a historic low in 2012 at 3.66 percent for a 30-year fixed rate mortgage. As of March 2015, rates remain near historic lows around 3.77 percent.

FIGURE 4-1 HISTORICAL MORTGAGE INTEREST RATES
UNITED STATES
2000-2014



Source: Freddie Mac Primary Mortgage Market Survey, March 2015.

Interest rates are determined by national policies and economic conditions and there is little that a local government can do to affect these rates. However, in order to extend home buying opportunities to lower-income households, jurisdictions can offer interest rate write-downs. Additionally, government insured loan programs may be available to reduce mortgage down payment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The primary concern in a review of lending activity is to determine whether home financing is available to a county's residents. The annual HMDA report for 2013 (the most recent available at the writing of this report) was reviewed to evaluate the availability of residential financing within Fresno County. The data presented in this section include the disposition of loan applications submitted to financial institutions for home purchase, home improvement, and refinance loans in the region.

Table 4-6 shows the disposition of loan applications in 2013. Overall, 68.1 percent of loan applications were approved. The loan type with the highest denial rate was home improvement loans. Loan applications from lower-income applicants seem to be more likely to be denied (28.3 percent denial rate for very low-income households compared to 14.2 percent denial rate for above moderate households).

Table 4-6 Fresno County Disposition of Loan Application (2013)

Applications	Total	Percent Approved	Percent Denied	Percent Other
By Loan Type				
Conventional	5,446	76.7%	11.5%	11.8%
Government Backed	4,904	74.1%	12.7%	13.3%
Home Improvement	1,037	50.0%	37.6%	12.3%
Refinancing	21,199	65.4%	18.0%	16.5%
By Income				
Very Low (<=50% AMI)	2,305	56.0%	28.3%	15.7%
Low (51-80% AMI)	4,590	64.4%	20.0%	15.6%
Moderate (81-120% AMI)	6,514	68.1%	16.7%	15.2%
Above Moderate (>120% AMI)	16,489	71.4%	14.2%	14.4%
Not Available	2,688	64.7%	17.4%	17.9%
Total	**32,586**	**68.1%**	**16.8%**	**15.1%**

Notes: "Approved" includes loans approved by the lenders, whether or not they were accepted by the applicants. "Other" includes loan applications that were either withdrawn or closed for incomplete information.

Source: www.lendingpattern.com™, 2013 HMDA data.

Homebuyer assistance program, that provide mortgage assistance, can be useful tools for helping lower-income residents with down payment and closing costs, which are often significant obstacles to homeownership. There are also areas of the county where housing is deteriorating. Residents in these areas are often unable to qualify for home improvement loans because of their low income. Housing rehabilitation programs can help these low income residents with meeting their home improvement needs.

Environmental Constraints

Typical environmental constraints to the development of housing in Fresno County include physical features such as floodplains, sensitive biological habitat, and seismic zones. In many cases, development

of these areas is constrained by State and Federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the State Fish and Wildlife Code and Alquist-Priolo Act).

Floodplains

Official floodplain maps are maintained by the Federal Emergency Management Agency (FEMA). FEMA determines areas subject to flood hazards and designates these areas by relative risk of flooding on a map for each community, known as the Flood Insurance Rate Map (FIRM). The 100-year flood is defined as the flood event that has a one percent chance of occurring in any given year.

Principal flooding problems lie along the San Joaquin and Kings Rivers, smaller perennial streams in the Sierra Nevada foothills and to areas in western Fresno County. This area includes the cities of Huron and Mendota which become flooded from streams flowing east from the Coast Range. Friant and Pine Flat Dams, upstream reservoirs, and stormwater detention/retention facilities operated by the Fresno-Clovis Metropolitan Flood Control District have minimized flooding problems in highly urbanized areas in the valley.

Development within a flood zone typically is required to be protected against flood damage. FEMA requires developers to obtain a flood zone elevation certificate when they apply for their permit. These certificates require elevating the developed area (i.e., house pad) above the known flood level of that particular flood zone. The sites in the inventory must obtain a flood zone elevation certificate, which may increase the cost of a development but is necessary nation-wide to protect against flood risks.

Each sites inventory provides parcel-specific environmental constraints, including whether or not the site is within the FEMA 100-year flood zone. While residential development can certainly occur within these zones, it does add an additional constraint. The Sites inventories include vacant sites within the FEMA 100-year flood zone, but no jurisdiction relies on these sites to meets its RHNA in any of the income categories. Figures 4-2, 4-3, and 4-4 show the FEMA 100-year flood zones in Fresno County.

Seismic Zones

There are a number of active and potentially active faults within and adjacent to Fresno County. Two of the active faults in western Fresno County have been designated Alquist-Priolo Earthquake Hazard Zones. No structure for human occupancy may be built within an Earthquake Hazard Zone (EHZ) until geologic investigations demonstrate that the site is free of fault traces that are likely to rupture with surface displacement. Special development standards associated with Alquist-Priolo requirements would be necessary for development in those areas.

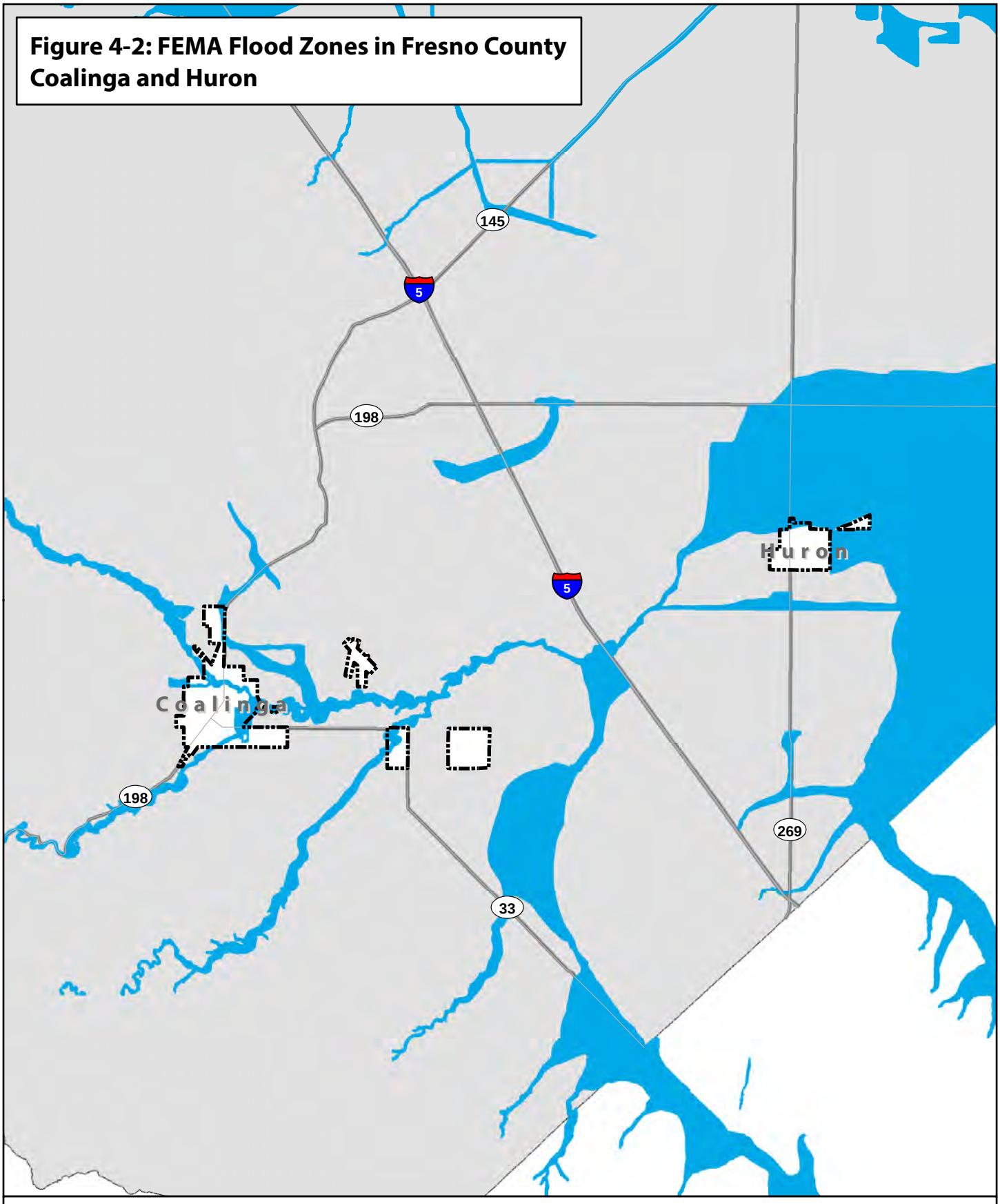
Although all development must consider earthquake hazards, there is no specific threat or hazard from seismic ground shaking to residential development within the county, and all new construction will comply with current local and State building codes. Between the minimal historical hazard of earthquakes in the county and the use of the most current building codes and construction techniques, earthquakes pose a less than significant danger to residential development.

Biological Resources

A large percentage of Fresno County is occupied by orchard-vineyard habitat that grows crops such as almonds, nectarines, figs, and table wine and raisin grapes. Cultivated vegetable, fruit and grain crops are also grown on cropland in Fresno County and can consist of corn, cotton, or grapes in this part of the valley. Urban development occurs mostly in the valley floor and Sierra Nevada foothill regions.

Fresno County supports a large diversity of habitats for vegetation and wildlife in four generalized biotic regions. Approximately one-third of the County lies within land under federal jurisdiction. The United States Forest Services and National Park Service manage these lands for recreation, biology, wilderness, tourism, timber, and mining under guidelines, policies, and laws separate from local government. Areas that are outside of federal ownership and, therefore, most subject to development include the Coast Range, Valley floor, and lower Sierra Nevada foothill biotic regions. Sensitive biological resources are associated with specific habitat types (natural habitat areas not intensively farmed, wetlands, riparian, vernal pools, etc.) or habitat elements such as specific soil types (clay, alkaline, serpentine). The western valley floor and Coast Range biotic regions, in particular, have special planning concerns because of the San Joaquin kit fox, kangaroo rats, and blunt-nosed leopard lizard. Regional habitat planning efforts can be used as the basis for addressing sensitive biological resources in the area.

Figure 4-2: FEMA Flood Zones in Fresno County Coalinga and Huron



Source: FEMA, 2015

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Figure 4-3: FEMA Flood Zones in Fresno County
Firebaugh, Mendota, San Joaquin, and Kerman
Firebaugh
Mendota
Kerman
San Joaquin
33
180
145
5
City Limits
Highways
County Limit
100 Year Flood Zones
Source: FEMA, 2015
N
0 1.5 3 6
Miles

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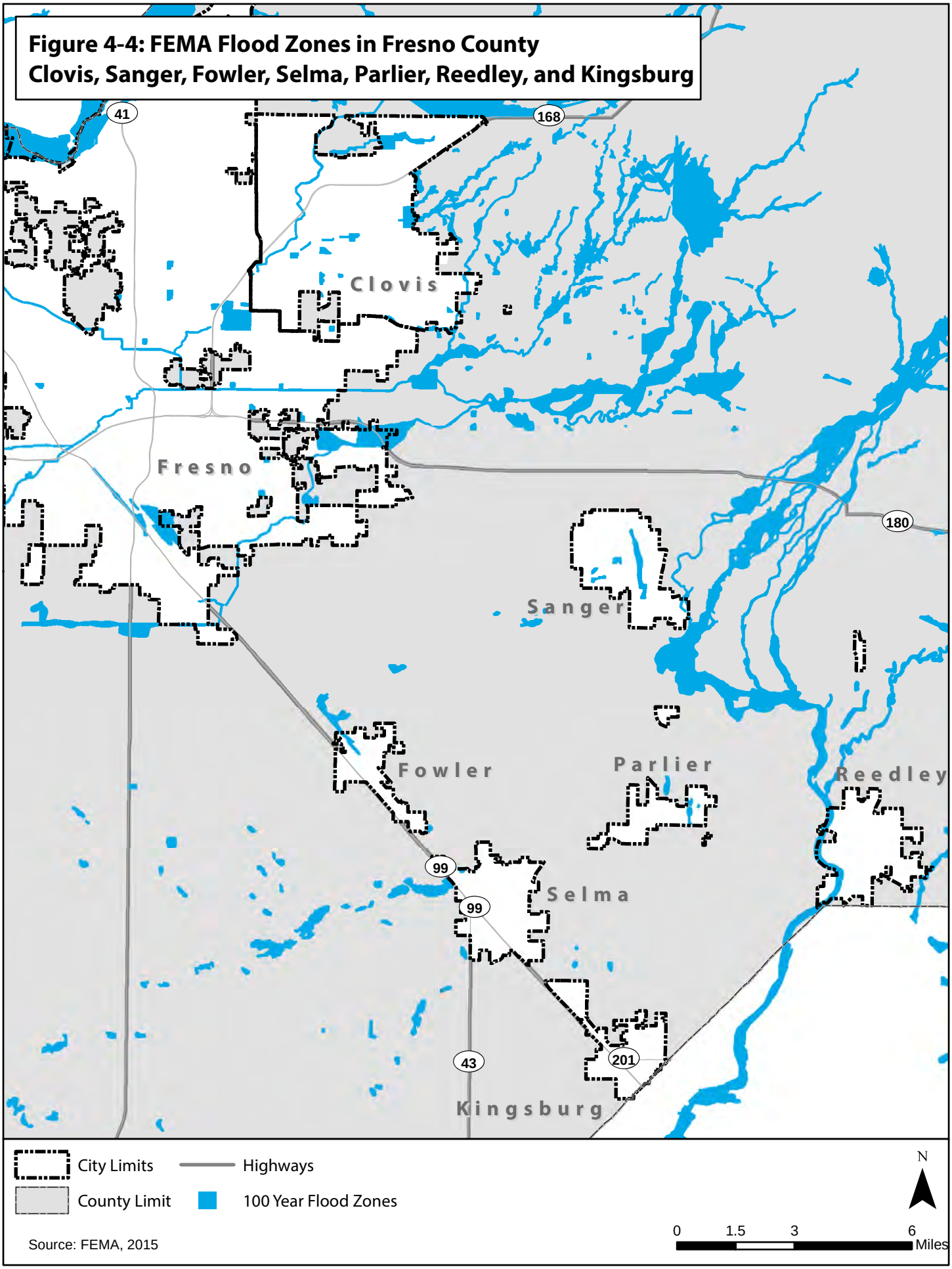
Figure 4-4: FEMA Flood Zones in Fresno County
Clovis, Sanger, Fowler, Selma, Parlier, Reedley, and Kingsburg
41
168
Clovis
Fresno
180
Sanger
Fowler
Parlier
Reedley
99
99
Selma
43
201
Kingsburg
City Limits
Highways
County Limit
100 Year Flood Zones
Source: FEMA, 2015
N
0
1.5
3
6
Miles

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HOUSING PLAN



This eight-year housing plan sets forth a comprehensive strategy and program of actions to address housing issues identified within the participating jurisdictions in Fresno County. The first section contains the shared goals and policies that the County of Fresno and the cities of Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma will all strive to achieve. Appendix 2 contains the specific programs to be implemented by each of the jurisdictions over the eight-year planning period.

GOALS AND POLICIES

1. New Housing Development

Every jurisdiction in Fresno County must plan to accommodate its agreed upon fair share of the regional housing needs. As a region, the total housing needed over the 2013-2023 Regional Housing Needs Allocation projection period is 41,470 units. This includes 10,535 very low-income units, 6,470 low-income units, 6,635 moderate-income units, and 17,830 above moderate-income units. This housing element reflects the shared responsibility among the cities and the unincorporated County to accommodate the housing needs of all economic segments of the community.

Goal 1 **Facilitate and encourage the provision of a range of housing types to meet the diverse needs of residents.**

Policy 1.1 Provide adequate sites for new housing development through appropriate planned land use designations, zoning, and development standards to accommodate the regional housing needs for the 2013-2023 planning period.

Policy 1.2 Facilitate development of new housing for all economic segments of the community, including extremely low, very low-, low-, moderate-, and above moderate-income households.

Policy 1.3 Continue to direct new growth to urban areas in order to protect natural resources.

Policy 1.4 Promote balanced and orderly growth to minimize unnecessary development costs adding to the cost of housing.

Policy 1.5 Encourage infill housing development on vacant, by-passed, and underutilized lots within existing developed areas where essential public infrastructure is available.

Policy 1.6 Promote development of higher-density housing, mixed-use, and transit-oriented development in areas located along major transportation corridors and transit routes and served by the necessary infrastructure.

Policy 1.7 Ensure the adequate provision of water, sewer, storm drainage, roads, public facilities, and other infrastructure necessary to serve new housing.

Policy 1.8 Approve new housing in accordance with design standards that will ensure the safety, quality, integrity, and attractiveness of each housing unit.

Policy 1.9 Encourage development around employment centers that provides the opportunity for local residents to live and work in the same community by balancing job opportunities with housing types.

2. Affordable Housing

The shortage of affordable housing is an issue facing most communities in California. In Fresno County, nearly half of all households are considered "cost burdened," paying more than 30 percent of their income on housing costs. For lower-income households, this rate is even higher – nearly three-quarters of lower-income households are cost-burdened. Building affordable housing has become even more challenging after the State eliminated redevelopment agencies, depriving jurisdictions of the largest source of local funding for affordable housing. At the same time, State and Federal funding for affordable housing has also been reduced. While the region faces many challenges in meeting their housing needs for lower-income residents, there are several actions jurisdictions can take to facilitate affordable housing.

Goal 2 Encourage and facilitate the development of affordable housing.

Policy 2.1 Support innovative public, private, and nonprofit efforts in the development of affordable housing, particularly for the special needs groups.

Policy 2.2 Continue to support the efforts of the Fresno Housing Authority in its administration of Section 8 certificates and vouchers, and the development of affordable housing throughout the County.

Policy 2.3 Encourage development of affordable housing through the use of development incentives, such as the Density Bonus Ordinance, fee waivers or deferrals, and expedited processing.

Policy 2.4 Provide technical and financial assistance, where feasible, to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for Federal and State financing.

Policy 2.5 Pursue grant funding to subsidize the development of affordable housing for low- and very low and extremely low income households through new construction, acquisition, and/or rehabilitation.

Policy 2.6 Encourage the development of second dwelling units to provide additional affordable housing opportunities.

Policy 2.7 Work to ensure that local policies and standards do not act to constrain the production of affordable housing units.

Policy 2.8 Expand homeownership opportunities to lower- and moderate-income households through downpayment assistance and other homeownership programs.

3. Housing and Neighborhood Conservation

The existing affordable housing stock is a valuable resource and conserving and improving the existing affordable housing stock is a cost-effective way to address lower-income housing needs. There are an estimated 406 assisted affordable housing units in the participating jurisdictions that are at-risk of converting to market rate housing over the next 10 years. Actions are needed to monitor the status of these units and work with non-profits and the private sector to preserve affordable housing. In addition, improvements are needed to maintain existing ownership housing and the quality of residential neighborhoods.

Goal 3 Improve and maintain the quality of housing and residential neighborhoods.

Policy 3.1 Preserve the character, scale, and quality of established residential neighborhoods by protecting them from the encroachment of incompatible or potentially disruptive land uses and/or activities.

Policy 3.2 Assist low income homeowners and owners of affordable rental properties in maintaining and improving residential properties through a variety of housing rehabilitation assistance programs.

Policy 3.3 Continue code enforcement efforts to work with property owners to preserve the existing housing stock.

Policy 3.4 Provide for the removal of all unsafe, substandard dwellings that cannot be economically repaired.

Policy 3.5 Invest in public service facilities (streets, curb, gutter, drainage and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.

Policy 3.6 Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.

4. Special Needs Housing

Within the general population there are several groups of people who have special housing needs. These special needs can make it difficult for members of these groups to locate suitable housing. Special needs groups include homeless persons; single-parent households; the elderly; persons with disabilities including developmental disabilities; farmworkers; and large families.

Goal 4 **Provide a range of housing types and services to meet the needs of individuals and households with special needs.**

Policy 4.1 Encourage public and private entity involvement early and often through the design, construction, and rehabilitation of housing that incorporates facilities and services for households with special needs.

Policy 4.2 Assist in local and regional efforts to secure funding for development and maintenance of housing designed for special needs populations such as the elderly and persons with disabilities.

Policy 4.3 Support the use of available Federal, State, and local resources to provide and enhance housing opportunities for farm workers.

Policy 4.4 Encourage development of affordable housing units to accommodate large households (three and four bedroom).

Policy 4.5 Ensure equal access to housing by providing reasonable accommodation for individuals with disabilities.

Policy 4.6 Working in partnership with the other jurisdictions and the private/non-profit sectors in Fresno County, facilitate the provision of housing and services for the homeless and those at-risk of becoming homeless.

5. Fair and Equal Housing Opportunities

Federal and State laws ensure all persons, regardless of their status, have equal opportunities to rent or purchase housing without discrimination. Mediating tenant/landlord disputes, investigating complaints of discrimination, providing education services, and improving public awareness are all part of a comprehensive program.

Goal 5 **Promote housing opportunities for all residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.**

Policy 5.1 Support the enforcement of fair housing laws prohibiting discrimination in lending practices and in the development, financing, sale, or rental of housing.

Policy 5.2 Ensure local ordinances and development regulations provide equal housing opportunity for persons with disabilities.

6. Energy Conservation and Sustainable Development

High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and must choose between basic needs such as shelter, food, and energy. While new construction can help achieve energy conservation goals, more than half of the housing stock in the region was built before California's energy code was adopted in the 1980s. Consequently, the existing building stock offers considerable opportunity for cost-effective energy efficiency retrofits to decrease energy consumption.

Goal 6 **Encourage energy efficiency in all new and existing housing.**

Policy 6.1 Encourage the use of energy conserving techniques in the siting and design of new housing.

Policy 6.2 Actively implement and enforce all State energy conservation requirements for new residential construction.

Policy 6.3 Promote public awareness of the need for energy conservation.

APPENDIX 1

APPENDIX 1A: PUBLIC COMMENTS

Stakeholder Workshop Summary, March 2015

Two stakeholder workshops were held on Wednesday, March 4, 2015 as part of the Fresno County Multi-jurisdictional Housing Element. The first workshop was held at 10:00 a.m. at the City of Selma City Council Chambers. The second workshop was held at 2:00 p.m. at the City of Kerman Community Center. Workshop participants were presented with information about the legal requirements and content of a Housing Element, localized demographics, the process of certification, and most importantly, asked to share their thoughts on the major housing issues facing Fresno County residents; major barriers to affordable housing in the region; and how the cities, County, and community can work to address these issues and barriers. The following is a summary of comments received at the workshops:

- Finding financial resources to subsidize housing is the biggest issue. Cities want to provide affordable housing to accommodate all economic segments of the community, but the resources are very limited.
- Financing is a major constraint for affordable housing. Many affordable housing developments require five to six layers of funding to make a project feasible. The Legislature took away a key tool for funding affordable housing development – Redevelopment Agencies.
- While land may be readily available in many communities, some communities (particularly Reedley) are mostly built out and need to rely on annexing more land to accommodate housing needs. This requires willing sellers of land on the fringe, and creates a conflict between two very important goals: maintaining agriculture, which is the livelihood of many in the region, and accommodating housing needs to meet the Regional Housing Needs Allocation (RHNA).
- There are major policy and financial constraints to annexation in the county.
- Water and sewer capacity is generally an issue in the County.
- Unincorporated areas of the county, such as Lanare, do not have the water and sewer infrastructure to support existing services and demands by new development. These areas would need more scalable housing projects to create an equitable distribution of infrastructure improvements costs that are needed. These areas are often served by special districts, and the County is working with special districts to go after state funding.
- Self Help has a mobile home replacement program that could benefit residents in communities such as Lanare where a majority of residents live in mobile homes.

- The County of Fresno is not in the "development business" relative to the unincorporated areas of the County. The County is in the resource preservation business. The County has and will continue to develop policies which direct growth to cities and unincorporated communities. The County has no control over special districts.
- The Friant Corridor provides an opportunity to accommodate a variety of housing needs for people of different income levels.
- The current drought condition and lack of water infrastructure is a major road block to providing more housing.
- California's Cap-and-Trade Program provides funding for infrastructure improvements, but the current round of funding is more directed to large cities, such as Los Angeles, because it requires proximity to high quality transit, which is defined in such a way that many communities in the Valley are not eligible for funding.
- While jurisdictions do not always have "high quality transit" that meets the definitions required by the Cap-and-Trade Program, just adding a bus stop goes a long way for some funding programs in saying transit is available for an affordable housing project.
- There is a National Housing Trust Fund Program coming in 2016. In order to be eligible for funding, jurisdictions need to identify in their Consolidated Plans that they are intending to pursue National Housing Trust Fund monies. Consolidated Plans are documents discussing housing homelessness, business, and community development that cities are required to prepare in order to receive federal funding.
- Many funding programs (even the National Housing Trust Fund Program) require matching funds, and most jurisdictions do not have any matching funds available.
- The jurisdictions and organizations in Fresno County need to organize and advocate as a region to make affordable housing and infrastructure funding available to the region.
- The Leadership Council is working to advocate for funding for the rural communities in Fresno County and for the region as a whole.
- Development impact fees are high in some communities (in excess of $40,000 per unit). Fee deferral programs and fee waiver programs help tremendously. These fee deferrals should be given to lower-income housing, not above moderate-income housing.
- Many communities have a need for migrant farmworker housing. Farm labor is becoming more permanent and less migrant. There is a need to invest in year-round farmworker housing.
- Many State or Federal-funded farmworker housing programs are challenging because they require documentation.
- Allowing development by-right, rather than with discretionary approval, is a key to removing barriers to development.

- NIMBYism ("Not-in-my-backyard")/community sentiment toward affordable housing and density is an issue in many communities; however, recent examples of high-quality affordable housing go a long way in gaining community support and acceptance of low-income housing. There is a recent example in Selma of single family rental homes built using USDA funds. There is a long wait list for these rental homes.
- The City of Coalinga and other more remote cities in the county face significant challenges when trying to attract developers to a smaller market. These cities may have the land available, but the market for new development is not there.
- The primary reason for a lack of residential development interest is directly related to employment and/or the lack of jobs. The demand for housing exists, but not at a price point to make it attractive, or even feasible, for developers.
- Communities need to maintain a good balance between owner and renter occupancy.
- There aren't as many funding programs for rental units. CDBG money for housing rehabilitation and down payment assistance is directed toward owner occupied units.

Stakeholder/Community Survey Results, March 2015

Following the stakeholder workshop, a survey was emailed to the 225 contacts on the email list asking for input to better understand the community's housing needs and potential solutions to housing challenges facing the Fresno region. The survey asked the same questions posed to participants who attended the stakeholder workshop:

1. What are the major housing issues in Fresno County?
2. What are the barriers to affordable housing in Fresno County?
3. What can be done to address these issues and barriers?

Responses were collected through April 1, 2015. The following is a verbatim summary of the survey responses.

What are the major housing issues in Fresno County?

- The lack of affordable housing and large presence of slum lords.
- The need for permanent supportive housing for the homeless and very low-income people.
- Substandard housing, widespread poverty, and crime with disproportionate level of home ownership.
- We need more home ownership opportunities.
- I believe Fresno needs more Permanent Supportive Housing opportunities for individuals and families who are experiencing homelessness. As rents increase it appears that wages do not. This creates a gap in finding affordable housing.

- The scopes of HUD with the new NOFA make it very difficult for specialized programs to be sustainable. There are a multitude of needs that clients have on top of housing in order to successfully retain residents. Many of the long-term homeless population are not interested in housing and/or services.
- High costs
- Long-term transitional or permanent housing for mentally ill or severely mentally ill is desperately needed. While Section 8 housing continues to be a great opportunity for many households, there are still so many waiting to access this housing resource. I know this is bigger than Fresno County, but really do folks on this program have to be given a "forever pass" on paying rent, when they are not even trying to work or pay rent like everyone else? And those who are now in desperate need of this, continue to live on the streets and try to work and live without a roof over their head....systemic ugliness...
- Prices - make residential fire sprinklers discretionary, not mandatory. These can easily add $5,000 cost to each new home.
- Need homes for seniors in a gated community. Not apartments or condos but homes with a community room and activities. Similar to Del Webb retirement communities. Seniors from the Bay Area and Southern California want a place within California to retire but at a lower cost than their current location. They don't want to rent but want upscale homes with amenities for seniors.
- 1 - lack of low income housing stock! 2 - lack of code enforcement, especially in aging rental housing stock. Cases proceed at a snail's pace if at all. 3 - poorly planned transportation infrastructure. Insular development in housing tracts put nearest public transportation far from residents even if they were so inclined.
- 1. Affordable safe housing. 2. Poor housing conditions and the reluctance of landlords to maintain their rentals. 3. Blight in neighborhoods. 4. The fact that the city leaves the blighted areas and keeps moving in other directions leaving more blighted areas throughout the city. They should be revitalizing and decrease the new developments. Take care of what is here. 5. Lack of transportation and bus lines where current homes are located. 6. Lack of libraries and youth activities in neighborhoods. 7. Safety and police protection.
- Government regulation directing residents into high density housing where market demand is weak. Providing affordable housing for low and moderate income families. The high percentage of low and moderate income families in Fresno County.

What are the barriers to affordable housing in Fresno County?

- Funding to increase the housing stock.
- Not enough units available. Affordable units are generally in certain areas of town
- Poverty, education, lack of affordable homes to buy.

- The difference between the earnings of families in Fresno and the Fair Market Rents in the area is a huge barrier. The high unemployment rate leads to individuals and families not having the ability to sustain housing.
- The socioeconomic landscape in this region has very few wage earners that rise above the poverty line. Many of the chronically homeless population do not want to live in a structured environment with rules to adhere to. The process for application can be arduous.
- High costs
- Housing "Programs with on-site supportive assistance for the Mentally Ill - Developmentally delayed, etc... need to be a priority in serving this population. Affordable housing has improved in general, however I believe that the rural areas are still need of places and probably construction of quality affordable housing, that is suitable for children and families. Other barrier is "where shall they live while the 'process' takes its long route?" Sometimes folks are without anything (to live in/at) while the housing process takes 6-8 weeks.
- Prices - Turn back the clock on the 2013 Title 24 Energy requirements. Make it discretionary if you want, but not mandatory. Adopt the 2010 energy code instead (and maintain it for 12 years), that doesn't add more money to the cost of a new home.
- Lower wages than other areas. While housing costs are lower in the area, the cost of most other things such as power, gas, a vehicle, insurance, etc. are just as high as other places in California. The wages are considerably lower here.
- 1 - lack of leadership. CDBG and other fund constantly diverted from required uses for low income housing and Homeless prevention. This failure to comply causes the federal funds to be decreased. 2 - low priority with the city. A failure of leaders to recognize lack of housing, food and health security are directly linked to increasing crime and neighborhood degradation. 3 - continue poor mass trans investment. Focus on buses to exclusion of all others. Transportation that does exist is completely focused at getting people to shop verses getting them to work!
- 1. Lack of income. 2. Safety for families 3. Police protection 4. Lack of income for deposits and moving costs.
- Government regulations and fees and limited resources to provide incentives to build affordable housing. Prevailing wage laws attached to incentives raises the cost to construct thus requiring a greater incentive to offset the increased cost thereby reducing or eliminating the incentive.

What can be done to address these issues and barriers?

- Participation and communication among all community groups/partners about how and where to access and utilize various funding sources.
- Provide access and funding for permanent supportive housing and allow affordable housing in all parts of the city.

- Sweat equity homes rather than more Section 8. We need more home buyer programs with budgeting and credit education.
- I believe that we as a community need to continue our work through our Fresno Madera Continuum of Care of a Coordinated Assessment and Housing System. I also feel that more affordable housing units would address some of these barriers. I would like to see more Owners and Property Management participating in the efforts to end homelessness in our community.
- Become more inclusive of other agencies, including faith based organizations, law enforcement, grass roots partners to address ways to support each other in meeting the same goals. Adopt the Housing First model in actual practice vs. theory. Lots of varied interpretation to what that means.
- Lower prices.
- Temporary housing facilities will help these people and families stay safe, and healthy while the process completes. Many are lost along the way, and make bad decisions to live with the wrong people because their choices are extremely limited....and then the good housing is lost.
- Return to a much easier BRACED Wall system in the Code instead of the rigid, convoluted, confusing system in the 2013 Code that requires a lateral analysis by a registered engineer. This adds thousands to the cost of a new home. Eliminate the Code requirement for a Soils Report in most Central Valley Areas. This also adds thousands to the cost of a new home. The recent California Building Codes have no regard for cost.
- 1 - comply with CDBG and other block grant directives to ensure maximum funding. 2 - well built houses in well planned, income integrated communities, will likely lead to decreased need for code enforcement. 3 - stop pointing the finger outside of Fresno. Take responsibility for the mess we have created by focusing all development north and north west while abandoning successive widening concentric layers of degraded neighborhoods. 4 - Redevelopment like CDBG was funneled toward continued northward development up to and including River Park. This mentality must stop at the top! We will not solve these problems but transporting everyone to River Park to shop. 5 - Take advantage of all funding streams. Be innovative and insure no dollars are left on the table. Prioritize housing security. We cannot police our way out of crime. It's never worked and never well. Healthy neighborhoods are the key.
- 1. Provide adequate services to all. 2. Add more bus lines to service all areas of Fresno equally. 3. Provide neighborhood parks and take care of them as it is done throughout the city. 4. Provide libraries and activities in neighborhoods that are accessible. Traveling 5 to 10 miles to reach the nearest library is crazy. There is not even a bus line that will take you there. 6. Bottom line - police protection, services and activities, removing blight in neighborhoods, holding landlord accountable and fixing their areas. The city also allows blight to occur on their property as well. Grass is growing out of control, weeds are present, graffiti, broken items left out in the lots and streets. Code enforcement should be more present in the areas.
- Provide more Federal and State resources to the jurisdictions in Fresno County. Eliminate the prevailing wage requirement when government funds are used.

APPENDIX 1B: SPECIAL NEEDS FACILITIES IN FRESNO COUNTY

Table 1B Residential Care Facilities (2014)

Facility	Address	Beds
The Acacia House	2805 W. Acacia, Fresno CA 93705	3
Alder Care Home	2340 South Adler Ave., Fresno, CA 93725	6
Allen Residential Holland House	5628 W. Holland, Fresno, CA 93722	6
Allen Residential Vista House	4591 N. Vista, Fresno, CA 93722	6
Anderson Community Care Facility	2534 East University Avenue, Fresno, CA 93703	6
Arden Drive Residential Home	3917 Arden Drive North, Fresno, CA 93703	8
Autumn Hills Guest Home, Dba Coo's Arf, LLC	5466 East Belmont Ave., Fresno, CA 93727	6
Avedikian Home #2	7237 N. Cecelia Avenue, Fresno, CA 93722	6
Baghetti-Home	2737 Norwich Avenue, Clovis, CA 93611	6
Barkers Group Home	4323 N. Holt, Fresno, CA 93705	6
Bolden Fremont Home	4702 W Norwich Ave., Fresno, CA 93722	6
Brewer Family Home	1133 East George, Fresno, CA 93706	4
Bryland Adult Residential Facility, LLC	510 E. Tower, Fresno, CA 93706	6
Burrus Adult Residential	157 N. Armstrong, Clovis, CA 93611	6
Calloway Adult Residential Facility	5292 W.Wildflower Ln.Code#1379, Fresno, CA 93725	6
Charlotte's Place, Inc.	4262 N. Glenn Ave., Fresno, CA 93704	6
The Chimes	3041 E. Clinton Avenue, Fresno, CA 93703	10
Clark Family Res.Inc. Dba Clark House	2545 N. Selland Ave., Fresno, CA 93722	6
Comfort Care Home	4484 N. Garden Ave., Fresno, CA 93726	6
Corpuz Adult Residential Facility	1536 Barstow Avenue, Clovis, CA 93611	6
Cotta-Brown Group Home II	4673 N Angus, Fresno, CA 93726	6
D & D Residential Inc.	5741 N. Katy Lane, Fresno, CA 93722	4
Dailey's Haven	4479 N. Eddy, Fresno, CA 93727	6
Dailey's Home Care	4690 East Hamilton, Fresno, CA 93702	6
Dba Canonizado's Clinton Home	1509 W. Clinton Avenue, Fresno, CA 93705	6
Dba Canonizado's Madison Home	5567 E. Madison Avenue, Fresno, CA 93727	6
Del Mundo Home	1645 Fowler, Clovis, CA 93611	6
Dial For Care, Inc.	1640 N Delno, Fresno, CA 93705	6
Dwight Home	5166 W. Lamona, Fresno, CA 93722	6
Eddie's Terrace	2693 South Bardell Avenue, Fresno, CA 93706	6
Eddie's Terrace #2	5041 E. Tower, Fresno, CA 93725	6
Eddie's Terrace #3	3450 W. Sierra, Fresno, CA 93711	6
Eddies Terrace #4	1415 W. Sierra, Fresno, CA 93711	6
Eddie's Terrace #5	6459 North Channing Avenue, Fresno, CA 93711	6
Eddie's Terrace #6	1283 West Twain Avenue, Fresno, CA 93711	6
Eddie's Terrace #7	1837 South Bush Avenue, Fresno, CA 93727	6

Table 1B Residential Care Facilities (2014)

Facility	Address	Beds
Esperance Center, North	10496 N. Armstrong, Clovis, CA 93612	6
Farroll Home	1862 Florence Ave., Sanger, CA 93657	6
Fillmore Christian Garden	4826 E. Fillmore, Fresno, CA 93727	27
Floyd A.R.F.	226 Moody Ave., Clovis, CA 93619	5
G & S	4288 W. Michigan, Fresno, CA 93722	6
Garibay Home Ii	138 E. Bellaire Way, Fresno, CA 93704	4
Garibay-Holland Home	4850 E. Holland, Fresno, CA 93726	6
Garrett Christian Home	5642 E. Garrett, Fresno, CA 93727	6
Garrett House	5642 E. Garrett, Fresno, CA 93727	6
Hand Home	4741 N. Greenwood, Sanger, CA 93657	6
Haskins Residential Care	1037 South Chestnut Avenue, Fresno, CA 93702	18
Helping Hands	5277 N. Santa Fe Avenue, Fresno, CA 93711	6
Home Of Hope I	8623 N. Paula Ave., Fresno, CA 93720	6
Home Of Hope II Adult Residential Facility	1204 E. San Ramon, Fresno, CA 93710	6
House Of Trevelyn, The	121 E. Kaviland Avenue, Fresno, CA 93706	6
Huntington House, The	3655 E. Huntington, Fresno, CA 93702	6
Jay Homes, Inc.	5611 West Floradora Avenue, Fresno, CA 93722	4
Jones Home	5389 E. Lowe Avenue, Fresno, CA 93727	4
Jubilee Home Care Inc. #2	5943 W. Wathen Ave., Fresno, CA 93722	4
Jubilee Home Care, Inc.	4261 W. Capitola Avenue, Fresno, CA 93722	6
Kaviland Place	4657 E. Kaviland, Fresno, CA 93725	6
Kendall Home, The	4318 North First Street, Fresno, CA 93726	6
Kindred House #1	2396 S. Poppy, Fresno, CA 93706	6
Kings Royale	316 Caesar, Fresno, CA 93727	6
Kings Royale II, The	444 Pierce, Clovis, CA 93612	6
Laureen Adult Residential Facility	4429 North Laureen Avenue, Fresno, CA 9372	5
Loop #1	5663 W. Tenaya, Fresno, CA 93722	4
Loop #2	1342 San Jose, Fresno, CA 93711	6
Loop #3	7931 North Baird Avenue, Fresno, CA 93720	4
Los Altos Home	1870 North Cornelia Avenue, Fresno, CA 93722	6
Lynn Home	2715 North Helm Avenue, Clovis, CA 93612	6
M&B Group Homes	446 Laverne Ave., Clovis, CA 93611	6
Manning Home	767 Manning Avenue, Reedley, CA 93654	6
Mante's Board & Care Home	5624 West Olive, Fresno, CA 93722	6
Mante's Home	6588 N. Meridian, Fresno, CA 93710	6
Martin Family Home	1077 Toulumne Street, Parlier, CA 93648	6
Martin Family Home #2	2935 East Weldon Avenue, Fresno, CA 93703	6
Martin's Home-Homsy	345 North Homsy Avenue, Fresno, CA 93727	6
Mason Residential Care Facility	1775 W. Donner, Fresno, CA 93705	6

Table 1B Residential Care Facilities (2014)

Facility	Address	Beds
Mc Alister Residential Home	232 West Woodward, Fresno, CA 93706	6
McWealth Care Inc	6167 N. Cornelia Ave., Fresno, CA 93722	4
Medina Res. Care Svcs., Ltd LLC Ramona Residence	1354 Ramona Ave., Clovis, CA 93612	6
Mi Casita Care Home	4879 E. San Gabriel, Fresno, CA 93726	6
Mi Casita Dos	296 W. Richert Avenue, Clovis, CA 93612	6
Michael Home	4828 E. Princeton, Fresno, CA 93703	6
Miller-Angelo Arf	5321 West Home Avenue, Fresno, CA 93722	6
Monsevais Res. Facility, Inc.-Dewey Home	6714 N. Dewey, Fresno, CA 93711	5
Monsevais Residential Facility	6622 N, Nantucket Ave., Fresno, CA 93704	6
Monsevais Residential Facility–Sample Home	3315 E. Sample, Fresno, CA 93710	4
Myles Community Service II	4664 E. Garrett, Fresno, CA 93725	6
Nelson's Community Care Facility	4836 North Sixth, Fresno, CA 93726	6
No Place Like Home	4269 W. Palo Alto Ave., Fresno, CA 93722	3
Ohannesian Home #2	10650 So. Frankwood Avenue, Reedley, CA 93654	6
Opoku-Ababio Adult Care	2723 E. Robinson Avenue, Fresno, CA 93726	6
Pathways	1511 W. Millbrae, Fresno, CA 93711	6
Pathways Adler Home	130 Adler Ave., Clovis, CA 93612	4
Patton Home	1270 N. Lucerne Lane, Fresno, CA 93728	6
Paul Home, The	4577 N. Sharon, Fresno, CA 93726	6
Psalm 23 Loving Care Residential	1085 W. Barstow Ave., Fresno, CA 93711	6
Reedley Home	3461 S. Usry Avenue, Reedley, CA 93654	6
Reyes Ranch LLC	20022 East American Ave., Reedley, CA 93654	4
Ruby's Valley Care Home	9919 South Elm Ave., Fresno, CA 93706	50
Runderson's Adult Resident Facility #2	728 Fresno Street, Fresno, CA 93706	3
Runderson's Adult Residential Facility	4935 East Tyler Avenue, Fresno, CA 93727	2
Safe Haven Claremont Community Care Home	905 Claremont Avenue, Fresno, CA 93727	4
Schexnayder's Home	6314 W. Dovewood Lane, Fresno, CA 93723	6
Sengsiri Home	1142 Carson Avenue, Clovis, CA 93611	6
Sunnyside Home	2540 S. Judy Avenue, Fresno, CA 93727	6
Sunshine Board And Care II	1642 W. Robinson Avenue, Fresno, CA 93705	6
Sunshine Board And Care II	4343 North Augusta Avenue, Fresno, CA 93726	6
Teilman Board And Care Home	1594 North Teilman Avenue, Fresno, CA 93728	6
Townsend House	6410 E. Townsend, Fresno, CA 93727	6
V & A Assisted Living	6101 N. Mitre Avenue, Fresno, CA 93722	6
V & A Assisted Living "Celeste Home"	1686 W. Celeste, Fresno, CA 93711	6
V&A Assisted Living	11140 S. Cherry Ave., Fresno, CA 93725	4
Valley Comfort Home, Inc.	6579 E. Fillmore Avenue, Fresno, CA 93727	6
Williams Community Integration	698 S. Dockery, Sanger, CA 93657	6
Williams-Whittle Residential Care Home #2	4112 W. Providence Avenue, Fresno, CA 93722	6

Table 1B Residential Care Facilities (2014)

Facility	Address	Beds
Williams-Whittle Residential Home	821 W. Valencia, Fresno, CA 93706	6
Wilson Family Care Home	2145 Maple, Selma, CA 93662	4
Wood Adult Residential Facility	9325 Mc Call Avenue, Selma, CA 93662	4
Yarbrough Adult Residential	4602 W. Oslin, Fresno, CA 93722	4
Yellow Rose Residential Care Home-Hughes	4376 North Hughes Avenue, Fresno, CA 93705	6
Yellow Rose Residential Care Home-Norwich	3333 W. Norwich Avenue, Fresno, CA 93722	6
Total Beds		**753**

Source: California Department of Social Services Care Facility Search, as of October 2014.

Table 1 Emergency Shelters in Fresno County (2015)

Project Type	Organization Name	Project Name	Location	Target population	Victims of Domestic Violence	Total Beds
PSH	AspiraNet	AspiraNet Permanent Supportive Housing	Fresno	Single males and females (over 18)	N/A	10
ES	County of Fresno ETA	VOUCHERS	Fresno	Households with children	N/A	57
RRH	Fresno EOC	EOC ESG	Fresno	Single females and households with children	N/A	23
PSH	Fresno EOC	Phoenix	Fresno	Households with children	N/A	35
ES	Fresno EOC	Sanctuary Youth Shelter	Fresno	Unaccompanied males and females under 18	N/A	12
TH	Fresno EOC	TLC 1	Fresno	Single females and males plus households with children	N/A	24
TH	Fresno EOC	TLC 2	Fresno	Single females and males plus households with children	N/A	20
TH	Fresno EOC	TLC 3	Fresno	Single females and males plus households with children	N/A	40
ES	Fresno Housing Authority	Fresno First Step Homes	Fresno	Single females and males plus households with children	N/A	73
PSH	Fresno Housing Authority	VASH Fresno	Fresno	Single females and males plus households with children	N/A	241
PSH	Fresno Housing Authority	VASH Fresno	Fresno	Single females and males plus households with children	N/A	79
PSH	Fresno Housing Authority	Alta Monte	Fresno	Single males and females (over 18)	N/A	29
PSH	Fresno Housing Authority	S+C I	Fresno	Single females and males plus households with children	N/A	24
PSH	Fresno Housing Authority	S+C II	Fresno	Single females and males plus households with children	N/A	85
PSH	Fresno Housing Authority	S+C III	Fresno	Single males and females (over 18)	N/A	36
PSH	Fresno Housing Authority	S+C IV	Fresno	Single females and males plus households with children	N/A	56
PSH	Fresno Housing Authority	Santa Clara	Fresno	Single males and females (over 18)	N/A	24
PSH	Fresno Housing Authority	Santa Clara B	Fresno	Single males and females (over 18)	N/A	24
PSH	Fresno Housing Authority	Trinity Project	Fresno	Single males and females (over 18)	N/A	20
TH	Marjaree Mason Center	Clovis Shelter	Clovis	Single females and households with children	Yes	18
ES	Marjaree Mason Center	Reedley House	Reedley	Single females and households with	Yes	18

Project Type	Organization Name	Project Name	Location	Target population	Victims of Domestic Violence	Total Beds
				children		
ES	Marjaree Mason Center	Domestic Violence Shelter	Fresno	Single females and households with children	Yes	93
TH	Marjaree Mason Center	Downtown Transition	Fresno	Households with children	Yes	16
TH	Marjaree Mason Center	Next Step	Fresno	Single females	Yes	8
TH	Marjaree Mason Center	Olson House	Fresno County	Single females and households with children	Yes	17
PSH	Mental Health Systems Inc.	Fresno Housing Plus II	Fresno	Single females and households with children	N/A	24
SH	Poverello House	Naomi's House	Fresno	Single females		24
TH	Spirit of Woman	SOW SHP	Fresno	Single females and households with children	N/A	19
PSH	Turning Point (TPOCC)	Family Villa	Fresno	Households with children	N/A	104
TH	Turning Point (TPOCC)	New Outlook	Fresno	Households with children	N/A	194
PSH	Turning Point (TPOCC)	STASIS	Fresno	Single males and females (over 18)	N/A	28
TH	Turning Point (TPOCC)	TLC	Fresno	Single males and females (over 18)	N/A	30
ES	VA Central CA Health Care System	HCHV/RT- Redux House	Fresno	Single males	N/A	36
ES	VA Central CA Health Care System	HCHV/RT-Thompson Veterans Home	Fresno	Single males	N/A	6
TH	Valley Teen Ranch	Transitional Living Home	Fresno	Single males	N/A	4
RRH	West Care	ESG	Fresno	Single males	N/A	7
TH	West Care	GPD HomeFront	Fresno	Single females and households with children	N/A	15
TH	West Care	GPD Veteran's Plaza	Fresno	Single males	N/A	28
RRH	West Care	SSVF	Fresno	Single females and males plus households with children	N/A	23
PSH	WestCare	Project Lift Off	Fresno	Households with children	N/A	45

Note: Project types: ES= Emergency Shelter; TH= Transitional Housing; SH= Safe Haven; PSH= Permanent Supportive Housing; RRH= Rapid Re-Housing

Source: Fresno Housing Authority, 2015.

APPENDIX 2

APPENDIX 2 STRUCTURE

Appendix 2 is organized into separate appendices for each jurisdiction. The appendices are structured as follows:

1. **Implementation Programs:** Contains jurisdiction-specific implementation programs to be carried out over the planning period to address the regional housing goals.
2. **Sites Inventory:** Describes the jurisdiction-specific sites available to meet the RHNA.
3. **Constraints:** Identifies potential jurisdiction-specific governmental constraints to the maintenance, preservation, conservation, and development of housing.
4. **Review of Past Accomplishments:** Describes the progress implementing the previous housing element policies and actions.
5. **At-Risk Analysis:** Provides an analysis of the at-risk units by jurisdiction as well as the preservation options.

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APPENDIX 2A: COUNTY OF FRESNO

SECTION 2A-1: ACTION PLAN

Adequate Sites

Program 1: Adequate Sites Program

The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its Regional Housing Needs Allocation (RHNA) of 2,722 units. In support of this Housing Element, the County 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 County's current and future residents.

Currently technical inconsistencies exist between the General Plan and Zoning Ordinance. The County's practice is to honor the allowable densities in the Zoning Ordinance, if requested by the project applicants. The County is in the process of amending its General Plan and Zoning Ordinance to bring consistency between the land use policies and development regulations.

Timeframe and Objectives:

- Complete General Plan and Zoning Ordinance technical amendments in 2015 to achieve internal consistency.
- Maintain and annually update the inventory of residential land resources.
- Monitor development and other changes in the inventory to ensure the County has remaining capacity consistent with its share of the regional housing need.
- Continue to designate and zone adequate sites to meet special housing needs.
- Continue to encourage mixed use and higher density housing through implementation of the General Plan.
- Continue to encourage the development of housing, particularly affordable housing, in those areas of the County where amenities are located and where water and sewer service providers have capacity remaining.
- Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the County's General Plan policies and are realistic based on land use patterns in the unincorporated areas of the County.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 2: Monitoring of Residential Capacity (No Net Loss)

The County will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the County's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the County 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 County will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Timeframe and Objectives:

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

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

Affordable Housing Development and Preservation

Program 3: Affordable Housing Incentives

The County will provide loan funds as gap financing to eligible affordable housing developers to expand the supply of units affordable to lower-income households, including extremely low-income households. The County will offer assistance to other agencies in accessing local, state, and federal funding for affordable housing by adopting and sending resolutions and letters of support for these agencies' efforts.

Timeframe and Objectives:

- Assist interested developers in identifying affordable housing opportunities through new construction, acquisition, and/or rehabilitation.
- Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development.
- Continue to seek unique partnerships and regularly meet with other agencies and housing developers to discuss opportunities for providing affordable housing.
- Monitor the State Department of Housing and Community Development's website annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Continue to support and encourage other agencies, such as the Fresno Housing Authority, in the application of funds, including State HCD and USDA Farm Labor Housing Loan (514) or Grant (516) funds that can be utilized for the development of affordable housing.
- Continue current efforts to streamline and improve efficiencies in planning and permit approval and building inspection service.
- Establish to the extent feasible, issuance of permits to County residents and developers via the Internet.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning
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 4: Preserving Assisted Housing

The County has few affordable rental housing projects in the unincorporated areas, and none are considered at risk of converting to market-rate housing. Nevertheless, the County will continue to monitor status of affordable housing projects and other affordable housing agreements (such as density bonus agreements).

Timeframe and Objectives:

- Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing, contact nonprofit housing providers and the Fresno Housing Authority to pursue options to preserve the projects.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 3.6

Removal of Governmental Constraints

Program 5: Zoning Ordinance Amendments

The County is in the process of amending its Zoning Ordinance. The amendment is expected to be completed in 2015. As part of the update, the County will address the following:

- Density Bonus: Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.

- **Emergency Shelters for the Homeless**: Identify a zone or zones where emergency shelters will be permitted by right and establish development standards as permitted by State law.

- **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.

- **Transitional/Supportive Housing**: Consistent with Government Code, address the provision of transitional and supportive housing in the same manner as similar uses in the same zones.

- **Farmworker/Employee Housing:** Comply with the Employee Housing Act which requires farmworker housing up to 12 units or 36 beds be considered an agricultural use and permitted in any zone that permits agricultural uses, and employee housing for six or fewer employees 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.

- **Single Room Occupancy:** Single room occupancy units (SROs) are not defined in the Fresno County Zoning Ordinance.
- **Allowable Density for R2, R2A, R3, R3-A, R-4, C4, TP and RP:** Increase the allowable density at these zones to 20 units per acre.

The County will continue to monitor the effectiveness and appropriateness of the Zoning Ordinance in facilitating housing for the homeless and other persons with special needs and make amendments as necessary.

Timeframe and Objectives:

- Amend Zoning Ordinance to address the provision of emergency shelters for the homeless, reasonable accommodation, transitional/supportive housing, farmworker/employee housing, and SRO housing by October 2015.
- Complete comprehensive Zoning Ordinance update to address the density bonus provisions in 2016.
- Annually review the effectiveness and appropriateness of the Zoning Ordinance and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

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

Housing Quality

Program 6: Housing Assistance Rehabilitation Program (HARP)

This program provides loans to qualifying homeowners in the unincorporated County and participating cities for the rehabilitation of their homes. 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:

- Provide rehabilitation assistance to 24 households during the planning period, (including 4 extremely low-, 10 very low-, and 10 low-income households).

Financing:	CDBG and HOME funds
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 3.2, Policy 4.1

Program 7: Rental Rehabilitation Program (RRP)

This program provides no interest loans to qualifying property owners for making improvements to their rental properties occupied by eligible tenants. 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:

- Provide assistance for the rehabilitation of four rental housing unit during the planning period.

Financing:	CDBG and HOME funds
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 3.2, Policy 4.1

Program 8: Code Enforcement

The Department of Public Works and Planning is responsible for the enforcement of County and State Ordinances and codes relating to parking, signs, weed abatement, health and housing codes. One of the main goals of the Code Enforcement program is to bring to the attention of residential owners any existing ordinance or code violation which could have a negative impact on their neighborhood. County staff investigates violations of property maintenance standards and encourages property owners to seek assistance through available housing rehabilitation programs.

Timeframe and Objectives:

- Continue to enforce property maintenance standards and abate substandard structures through Code Enforcement and various housing rehabilitation programs.

Financing:	General Fund
Implementation Responsibility:	Department of Public Works and Planning
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 9: Homebuyer Assistance Program (HAP)

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:

- Provide assistance to 20 households during the planning period (including 5 very low- and 15 low-income households).

Financing:	HOME funds
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 2.8

Program 10: First-Time Homebuyer Resources

Fresno County 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.

Timeframe and Objectives:

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

Financing:	CalHOME, CalHFA
Implementation Responsibility:	Department of Public Works and Planning
Relevant Policies:	Policy 2.8

Program 11: Housing Choice Voucher Rental Assistance

The Housing Choice Voucher 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 U.S. Department of Housing and Urban Development (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. Given the continued need for rental assistance, the County supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program.

Timeframe and Objectives:

- Continue to support and encourage the provision of vouchers to qualifying Fresno County households.
- Continue to refer interested households and homeowners to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority.

Financing:	HUD Section 8
Implementation Responsibility:	Department of Public Works and Planning/Fresno Housing Authority
Relevant Policies:	Policy 2.2

Program 12: Energy Conservation

Go Green Fresno County is a comprehensive package of environmental practices that the Fresno County Board of Supervisors adopted as county policy on July 8, 2008. The 'Go Green' policy includes seven components:

- *Power Green*: Promote energy efficiency by encouraging the use of compact fluorescent lights (CFL's); by attaining leadership in energy and environmental design certification for all new county facilities, and; by requiring the use of energy-conserving landscaping on County-owned properties. The County will also consider PG&E's climate smart program to make Fresno County a "climate neutral" operation.
- *Build Green*: Foster a unified, regional approach to green design and construction and will instill consumer awareness. County staff will work with the building industry to develop standards that will promote sustainable building. Tree preservation and tree planting efforts will also be required during the entitlement process and site plan review.
- *Commute Green*: A comprehensive employee commute program intended to mitigate congestion on Fresno County's roads and help employees rethink the way driving impacts air quality. The program also aims to make Fresno County the first Central California County to have commuter programs and/or policies that allow telecommuting and alternative-work schedules.
- *Purchase Green*: Establishes environmentally-friendly purchasing practices. Fresno County is a very large consumer of goods and services whose employees' and contractors' purchasing decisions impact the environment. The goal is to minimize environmental impacts by considering product standards including; biodegradable, carcinogen free, reusable, low toxicity and more.
- *Operate Green*: Procure fuel-efficient and low emission vehicles, including community service officer vehicles.
- *Work Green*: Establish the expectation that employees will participate in waste reduction and recycling programs as part of their regular work procedures.

- *Share Green*: Engage local media participation in Go Green Fresno County through a public service announcement campaign to educate residents and business about County efforts. Pursue environmental outreach grants to further outreach efforts to schools, businesses and the community as a whole. Conduct a yearly Go Green Fresno County art contest for all Fresno County schools with scholarships to be provided by community businesses and organizations.

Timeframe and Objectives:

- Continue to promote and implement the County's Go Green initiatives.
- Consider inclusion of design standards for new development that encourage alternative transportation (for example, bicycle lanes, bus turnouts, and direct pedestrian connections to transit lines) as a part of the update of the County Zoning Ordinance to conserve energy and improve air quality.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- Continue to incorporate conservation measures in housing rehabilitation programs.
- Expedite review and approval of alternative energy devices.

Financing:	General Fund
Implementation Responsibility:	County Administrative Office/Department of Public Works and Planning
Relevant Policies:	Policy 6.1, Policy 6.2, Policy 6.3

Program 13: Fair Housing

Impediments to fair housing in Fresno County are identified in the County's updated Analysis of Impediments, which was submitted and accepted by the U.S. Department of Housing and Urban Development (HUD) in May 2010. Impediments included: accessibility, education, financing, public policy, affordable housing, and language. The County is well aware of these potential impediments and focuses available resources toward mitigating obstacles through its housing programs and services.

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:

- Provide education to lenders, real estate professionals, and the community at large.

- Provide information and written materials in English and Spanish.
- Refer fair housing complaints to HUD, DEFH, and other housing agencies.

Financing:	CDBG funds
Implementation Responsibility:	Department of Public Works and Planning
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 2A-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 2A-1 Summary of Quantified Objectives – 2015-2023

	Extremely Low	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	50	60	100	580	700	1,490
Rehabilitation	4	10	10	-	-	24
Homebuyer Assistance	-	5	15	-	-	20
Conservation (Subsidized Rental Housing and Public Housing)	-	98	98	-	-	196

SECTION 2A-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 County of Fresno's 2015-2023 Housing Element, requiring the County to address its deficit in sites, if any, for the previous housing element cycle (2008-2015, extended from 2013 by legislation). The County is preparing a fourth cycle (2008-2015) Housing Element for State HCD review concurrent with this fifth cycle Housing Element update.

In the previous planning period, the RHNA assigned to the County was 2,786 units, consisting of: 943 very low-income units; 518 low-income units; 518 moderate-income units; and 808 above moderate-income units. The previous RHNA period covered 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 Constructed

Because the RHNA was developed with baseline data from 2006, housing units constructed, under construction, permitted, or approved since January 1, 2006 can be counted towards the RHNA. Any remaining RHNA must be accommodated with available sites at appropriate densities and development standards.

Since January 1, 2006, the County issued building permits for 2,275 new units, including a variety of housing types. These units include the 44-unit Biola Village affordable housing project for lower income households. (Another affordable project – 48-unit Villa Del Rey - was completed in 2006 but permitted prior to the beginning of the applicable RHNA planning period and therefore, is not credited against this RHNA.)

Based on average market prices, many single-family homes in the unincorporated areas are affordable to moderate income households. This analysis conservatively assumes 20 percent of those homes constructed were affordable to moderate income households. Furthermore, duplexes/twin homes, along with accessory and second units also offer opportunities for moderate income households in the unincorporated areas.

Aside from single-family homes, the largest residential construction type during the last ten years was mobile homes. A research on the cost of mobile homes in the unincorporated County indicates that most mobile homes are selling below $50,000, depending on location, size, and quality. These homes also provide affordable housing opportunities for low and moderate income households. Conservatively, this analysis assumes only one-third of the mobile homes were sold/rented at prices affordable to low income households.

Overall, the County has already met a portion of its low income RHNA requirement and all of its moderate and above moderate income RHNA, with a remaining obligation of 1,297 lower income units.

Table 2A-2: Progress toward RHNA

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	943	518	518	808	2,786
Permitted Since January 1, 2006					
Single-Family Units	--	--	354	1,418	1,772
Duplex/Twin Homes	--	--	6	--	6
Multi-Family Units	22	22	12	--	56
Mobile Homes	--	120	244	--	364
Accessory/Second Units	--	--	77	--	77
Total	22	142	693	1,418	2,275
Remaining RHNA	921	376	0	0	1,297

Source: County of Fresno, 2014.

Vacant Sites Available

Given that the fourth cycle RHNA would be in effect only through the end of 2015, it is unlikely that significant development would occur within the next six months to fulfill the remaining RHNA of 1,297 lower income units. Therefore, the County must demonstrate that it has adequate development capacity to accommodate these units through land use planning.

In compiling the County's capacity for future residential development, the sites inventory uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:
  - **Lower-income Sites.** Sites that allow at least 16 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development in accordance with the market-based analysis included in this housing element. These include sites with the following Zones – R2, R2A, RP, C4, CP, and TP – that allow up to 18 units per acre.
  - **Moderate-Income Sites.** Sites that are zoned R1 and R1C allow for a density up to 5.8 dwelling units per net acre. Typical dwelling units include duplex, triplex, and four-plex units. These areas were inventoried as feasible for moderate-income residential development.
  - **Above Moderate-Income Sites.** All other sites, which allow only single family homes at lower densities, were inventoried as above moderate-income units.
- **Realistic Development Potential.** The inventory assumes build-out of 80 percent of the maximum permitted density for all sites.

Table 2A-3 summarizes the County's sites inventory and Table 2A-4 identifies the specific vacant sites that are available for residential development in Fresno County. The locations of these sites are shown in Figures 2A-1 through 2A-15. The sites identified in Table 2A-4 can accommodate an estimated 11,357 units, including 2,183 units feasible for lower-income housing, 3,323 units for moderate-income housing, and 5,851 units for above moderate-income housing. Overall, the County has more than adequate capacity to accommodate its remaining RHNA of 1,297 lower income units for the fourth RHNA cycle.

Table 2A-3: Summary of Vacant Sites Inventory

Zoning	Density (du/ac)	Number of Parcels	Total Acreage	Total Units
Lower Income				
C4	18.0	71	49.49	687
CP	18.0	11	4.34	57
TP	18.0	6	55.66	798
R2	18.0	32	38.74	544
R2A	18.0	22	7.41	97
Subtotal		*142*	*155.64*	*2,183*
Moderate Income				
R1	5.8	288	182.14	955
R1C	5.8	91	416.11	2,368
Subtotal		*379*	*598.25*	*3,323*
Above Moderate Income				
R1A	2.8	94	147.20	370
R1AH	2.8	21	18.65	40
R1B	2.8	420	686.49	1,730

Table 2A-3: Summary of Vacant Sites Inventory

Zoning	Density (du/ac)	Number of Parcels	Total Acreage	Total Units
R1E	2.8	4	10.48	27
R1EH	2.8	13	16.18	39
RA	2.8	30	64.37	166
RR	1.0	686	3,238.99	3,051
RR5	1.0	88	466.64	428
Subtotal		***1,356***	***4,649***	***5,851***
Total		**1,877**	**5,402.89**	**11,357**

Note: Development capacity on multifamily land is conservatively estimated at 80 percent of the allowable density.

Source: County of Fresno, 2014.

Fifth Cycle Housing Element RHNA Analysis

For the fifth Housing Element update, the County of Fresno has been assigned a RHNA of 2,722 units, including 460 very low-income units, 527 low-income units, 589 moderate-income units, and 1,146 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 County of Fresno's RHNA can be reduced by the number of units built or under construction since January 1, 2013. The County issued building permits for 460 new housing units in the unincorporated areas between January 1, 2013 and December 2014, including 418 single family homes, four duplex units, and 38 mobile/manufactured homes. At market rate, the duplex and mobile/ manufactured homes should be at least affordable to the moderate-income households. Therefore, the County has a remaining fifth cycle RHNA of 2,262 units, including 460 very low-income units, 527 low-income units, 547 moderate-income units, and 728 above moderate-income units.

Vacant Sites Available

As shown earlier in Table 2A-3, the County's vacant sites inventory has an estimated capacity of 11,357 units, including 2,183 units feasible for lower-income housing, 3,323 units for moderate-income housing, and 5,851 units for above moderate-income housing. It is unlikely that new residential development within the next six months (remaining timeframe of the fourth cycle RHNA) would deplete the vacant sites inventory in any significant rate. The majority of these sites would be available to fully accommodate the County's fifth cycle RHNA.

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
01628116	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01628204	0.30	Central Business Commercial	C4	Vacant	18.0	4			4	None
01628206	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01628219	0.19	Central Business Commercial	C4	Vacant	18.0	2			2	None
01628223	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629208	0.24	Central Business Commercial	C4	Vacant	18.0	3			3	None
01629210	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629215	0.07	Central Business Commercial	C4	Vacant	18.0	1			1	None
01629408	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629411	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629412	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
1629413	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629414	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
1629415	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629501	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629502	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
01629505	0.22	Central Business Commercial	C4	Vacant	18.0	3			3	None
01629519	0.07	Central Business Commercial	C4	Vacant	18.0	1			1	None
01629521	0.22	Central Business Commercial	C4	Vacant	18.0	3			3	None
02512026	0.24	Agriculture - Non Conforming	C4	Vacant	18.0	3			3	None
03033104	0.13	Central Business Commercial	C4	Vacant	18.0	1			1	None
03033304	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None
03034302	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None
04308307	0.12	Central Business Commercial	C4	Vacant	18.0	1			1	None
04308327	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None
04310123	0.09	Central Business Commercial	C4	Vacant	18.0	1			1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
04310234	0.17	Central Business Commercial	C4	Vacant	18.0	2			2	None
04310306	0.26	Central Business Commercial	C4	Vacant	18.0	3			3	None
04310335S	0.34	Central Business Commercial	C4	Vacant	18.0	4			4	None
04310336S	0.17	Central Business Commercial	C4	Vacant	18.0	2			2	None
04315106	0.17	Central Business Commercial	C4	Vacant	18.0	2			2	None
04315127	0.18	Central Business Commercial	C4	Vacant	18.0	2			2	None
04315223S	0.24	Central Business Commercial	C4	Vacant	18.0	3			3	None
04316217	0.62	Central Business Commercial	C4	Vacant	18.0	8			8	None
04316218	0.25	Central Business Commercial	C4	Vacant	18.0	3			3	None
05331307	0.44	Central Business Commercial	C4	Vacant	18.0	6			6	None
05331318	0.50	Central Business Commercial	C4	Vacant	18.0	7			7	None
05331510	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None
05331712	0.17	Central Business Commercial	C4	Vacant	18.0	2			2	None
05332206	0.13	Central Business Commercial	C4	Vacant	18.0	1			1	None
05332208	0.20	Central Business Commercial	C4	Vacant	18.0	2			2	None
05332227	0.24	Central Business Commercial	C4	Vacant	18.0	3			3	None
05332407	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None
05715205	0.17	Central Business Commercial	C4	Vacant	18.0	2			2	None
05718111	0.23	Central Business Commercial	C4	Vacant	18.0	3			3	None
11842261	4.67	Mountain Urban	C4	Vacant	18.0	67			67	None
12015108	0.23	Mountain Commercial	C4	Vacant	18.0	3			3	None
12015109	0.50	Mountain Commercial	C4	Vacant	18.0	7			7	None
12023603	0.25	Mountain Commercial	C4	Vacant	18.0	3			3	None
12023605	0.31	Mountain Commercial	C4	Vacant	18.0	4			4	None
12023610	0.22	Mountain Commercial	C4	Vacant	18.0	3			3	None
12034102	0.13	Mountain Commercial	C4	Vacant	18.0	1			1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12034208	0.96	Mountain Commercial	C4	Vacant	18.0	13			13	None
18528038	0.97	Mountain Urban	C4	Vacant	18.0	13			13	None
18528042	0.71	Mountain Urban	C4	Vacant	18.0	10			10	None
18528043	0.39	Mountain Urban	C4	Vacant	18.0	5			5	None
30034024S	4.70	Central Business Commercial	C4	Vacant	18.0	67			67	None
30034028S	12.81	Central Business Commercial	C4	Vacant	18.0	184			184	None
33419027	0.18	Central Business Commercial	C4	Vacant	18.0	2			2	None
33419028	0.30	Central Business Commercial	C4	Vacant	18.0	4			4	None
33419073	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
33420129	0.32	Central Business Commercial	C4	Vacant	18.0	4			4	None
35010321	0.43	Central Business Commercial	C4	Vacant	18.0	6			6	None
35010407	0.15	Central Business Commercial	C4	Vacant	18.0	2			2	None
35012112	0.21	Central Business Commercial	C4	Vacant	18.0	3			3	None
35012201	0.21	Central Business Commercial	C4	Vacant	18.0	3			3	None
35012202	0.14	Central Business Commercial	C4	Vacant	18.0	2			2	None
48022040	2.11	Limited Industrial	C4	Vacant	18.0	30			30	None
05331207	0.22	Low Density Residential	C4	Vacant	18.0	3			3	None
03034110	0.72	Medium High Density Residential	C4	Vacant	18.0	10			10	None
12880009	8.63	Mountain Urban	C4	Vacant	18.0	124			124	None
Subtotal	*49.49*					*687*	*0*	*0*	*687*	
46227007	0.32	Medium Density Residential	CP	Vacant	18.0	4			4	None
50104108	0.44	Office Commercial	CP	Vacant	18.0	6			6	None
50104109	0.37	Office Commercial	CP	Vacant	18.0	5			5	None
50104110	0.40	Office Commercial	CP	Vacant	18.0	5			5	None
50104126	0.35	Office Commercial	CP	Vacant	18.0	5			5	None
50104127	0.34	Office Commercial	CP	Vacant	18.0	4			4	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
50104130	0.29	Office Commercial	CP	Vacant	18.0	4			4	None
50104131	0.64	Office Commercial	CP	Vacant	18.0	9			9	None
50104132	0.40	Office Commercial	CP	Vacant	18.0	5			5	None
50104133	0.40	Office Commercial	CP	Vacant	18.0	5			5	None
50104135	0.39	Office Commercial	CP	Vacant	18.0	5			5	None
Subtotal	*4.34*					*57*	*0*	*0*	*57*	
05338050S	4.51	Medium High Density Residential	R2	Vacant	18.0	64			64	None
30035027S	23.00	Medium High Density Residential	R2	Vacant	18.0	331			331	None
05516121S	3.55	Medium High Density Residential	R2	Vacant	18.0	51			51	None
01648030	1.00	Medium Density Residential Reserve	R2	Vacant	18.0	14			14	None
05330217	0.13	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05332103	0.16	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05333008S	0.08	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05711212	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05711213	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05711215	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05712203	0.21	Medium High Density Residential	R2	Vacant	18.0	3			3	None
05712212	0.21	Medium High Density Residential	R2	Vacant	18.0	3			3	None
05712215	0.21	Medium High Density Residential	R2	Vacant	18.0	3			3	None
05712309	0.07	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05713209	0.20	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05713312	0.10	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05713315	0.20	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05714005	0.31	Medium High Density Residential	R2	Vacant	18.0	4			4	None
05715107	0.34	Medium High Density Residential	R2	Vacant	18.0	4			4	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
05717023	0.31	Medium Density Residential	R2	Vacant	18.0	4			4	None
05718114	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05718202	0.09	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05718210	0.09	Medium High Density Residential	R2	Vacant	18.0	1			1	None
05718211	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05718216	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05718310	0.17	Medium High Density Residential	R2	Vacant	18.0	2			2	None
05721211	0.50	Medium Density Residential	R2	Vacant	18.0	7			7	None
05721215	0.47	Medium Density Residential	R2	Vacant	18.0	6			6	None
05721216	0.47	Medium Density Residential	R2	Vacant	18.0	6			6	None
12030121	0.38	Mountain Residential	R2	Vacant	18.0	5			5	None
33117101	0.32	Medium High Density Residential	R2	Vacant	18.0	4			4	None
47206006	0.64	Low Density Residential	R2	Vacant	18.0	9			9	None
Subtotal	*38.74*					*544*	*0*	*0*	*544*	
05351206S	0.50	Medium Density Residential	R2A	Vacant	18.0	7			7	None
03034110	0.72	Medium High Density Residential	R2A	Vacant	18.0	10			10	None
04309218	0.23	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
05713208	0.21	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
30013004	0.48	Medium High Density Residential	R2A	Vacant	18.0	6			6	None
30013005	0.69	Medium High Density Residential	R2A	Vacant	18.0	9			9	None
30014016	0.41	Medium High Density Residential	R2A	Vacant	18.0	5			5	None
33423049	0.40	Medium High Density Residential	R2A	Vacant	18.0	5			5	None
42505111	0.22	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
42512146	0.22	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
42525128	0.08	Medium High Density Residential	R2A	Vacant	18.0	1			1	None
42525133	0.45	Medium High Density Residential	R2A	Vacant	18.0	6			6	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
42609129	0.17	Medium High Density Residential	R2A	Vacant	18.0	2			2	None
47405217	0.25	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
47405218	0.22	Medium High Density Residential	R2A	Vacant	18.0	3			3	None
48026107	0.87	Medium Density Residential	R2A	Vacant	18.0	12			12	None
48026119	0.22	Medium Density Residential	R2A	Vacant	18.0	3			3	None
48026218	0.26	Medium Density Residential	R2A	Vacant	18.0	3			3	None
48026220	0.29	Medium Density Residential	R2A	Vacant	18.0	4			4	None
48027418	0.17	Medium Density Residential	R2A	Vacant	18.0	2			2	None
48031411	0.22	Medium Density Residential	R2A	Vacant	18.0	3			3	None
48034430	0.13	Medium Density Residential	R2A	Vacant	18.0	1			1	None
Subtotal	*7.41*					*97*	*0*	*0*	*97*	
15822029	2.44	Medium Density Residential	TP	Vacant	18.0	35			35	Floodway
13003133	31.63	Open Space	TP	Vacant	18.0	455			455	None
13003134	20.97	Open Space	TP	Vacant	18.0	301			301	None
30039015	0.10	Medium Density Residential	TP	Vacant	18.0	1			1	None
30040054	0.40	Medium Density Residential	TP	Vacant	18.0	5			5	None
30040057	0.12	Medium Density Residential	TP	Vacant	18.0	1			1	None
Subtotal	*55.66*					*798*	*0*	*0*	*798*	
13003112	39.96	Mountain Residential	R1	Vacant	5.8		231		231	None
33420129	0.32	Central Business Commercial	R1	Vacant	5.8		1		1	None
30011052	0.81	General Industrial	R1	Vacant	5.8		4		4	None
01630014	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None
04317031S	2.50	Limited Industrial	R1	Vacant	5.8		14		14	None
01626228	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
01626401	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
01627021	0.28	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
01630027S	0.51	Medium Density Residential	R1	Vacant	5.8		2		2	None
03029057	1.30	Medium Density Residential	R1	Vacant	5.8		7		7	None
03032804S	0.38	Medium Density Residential	R1	Vacant	5.8		2		2	None
03032805	0.38	Medium Density Residential	R1	Vacant	5.8		2		2	None
03036302	0.43	Medium Density Residential	R1	Vacant	5.8		2		2	None
03043009	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
03043026	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
03043033	0.27	Medium Density Residential	R1	Vacant	5.8		1		1	None
03043036	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
03043039	0.69	Reserve Medium Density Residential	R1	Vacant	5.8		4		4	None
03829124S	0.23	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
04127014	0.43	Low Density Residential	R1	Vacant	5.8		2		2	None
04127042	0.21	Low Density Residential	R1	Vacant	5.8		1		1	None
04306054	1.09	Medium Density Residential	R1	Vacant	5.8		6		6	None
04306055	1.00	Medium Density Residential	R1	Vacant	5.8		5		5	None
04306062	1.52	Medium Density Residential	R1	Vacant	5.8		8		8	None
04306063S	8.58	Medium Density Residential	R1	Vacant	5.8		49		49	None
04306075	8.26	Medium Density Residential	R1	Vacant	5.8		47		47	None
04306081	0.85	Medium Density Residential	R1	Vacant	5.8		4		4	None
04307223S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
04312422S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
04313032	0.47	Medium Density Residential	R1	Vacant	5.8		2		2	None
04315341	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
04317034S	5.16	Reserve Limited Industrial	R1	Vacant	5.8		29		29	None
04320126	4.75	Reserve Medium Density Residential	R1	Vacant	5.8		27		27	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
04328010	9.80	Agriculture - Non Conforming	R1	Vacant	5.8		56		56	None
05328144	0.75	Rural Residential	R1	Vacant	5.8		4		4	None
05330309	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
05331207	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
05334010	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
05334024	0.78	Medium Density Residential	R1	Vacant	5.8		4		4	None
05349016S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
05350001S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
05350030S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
05350047S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
05350056S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351110S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351111S	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351201S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351204S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351205S	0.50	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351206S	0.50	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351207S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351314S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351318S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351319S	0.44	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351320S	0.49	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351321S	0.49	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351322S	0.44	Medium Density Residential	R1	Vacant	5.8		2		2	None
05351323S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
05351327S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
05351611	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
05516121S	3.55	Medium Density Residential	R1	Vacant	5.8		20		20	None
05703081	0.59	Medium Density Residential	R1	Vacant	5.8		3		3	None
05716006	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
05716009	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
05719026	0.33	Medium Density Residential	R1	Vacant	5.8		1		1	None
05722323	1.65	Medium Density Residential	R1	Vacant	5.8		9		9	None
05729220	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
05729221	0.29	Medium Density Residential	R1	Vacant	5.8		1		1	None
11316216	0.50	Mountain Urban	R1	Vacant	5.8		2		2	None
11320201	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
11321104	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
11321107	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
11321108	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
11321203	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
11321206	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
12022809	0.20	Mountain Residential	R1	Vacant	5.8		1		1	None
12023001	0.48	Mountain Residential	R1	Vacant	5.8		2		2	None
12023002	0.37	Mountain Residential	R1	Vacant	5.8		2		2	None
12023202	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
12023218	0.20	Mountain Residential	R1	Vacant	5.8		1		1	None
12023219	0.38	Mountain Residential	R1	Vacant	5.8		2		2	None
12024228	0.22	Mountain Residential	R1	Vacant	5.8		1		1	None
12024304	0.30	Mountain Residential	R1	Vacant	5.8		1		1	None
12024309	0.21	Mountain Residential	R1	Vacant	5.8		1		1	None
12024618	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12025102	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
12025506	0.23	Mountain Residential	R1	Vacant	5.8		1		1	None
12025715	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
12025721	0.27	Mountain Residential	R1	Vacant	5.8		1		1	None
12025920	0.24	Mountain Residential	R1	Vacant	5.8		1		1	None
12028126	0.30	Mountain Residential	R1	Vacant	5.8		1		1	None
12029206	0.19	Mountain Residential	R1	Vacant	5.8		1		1	None
13068107	0.21	Mountain Residential	R1	Vacant	5.8		1		1	None
13068109	0.22	Mountain Residential	R1	Vacant	5.8		1		1	None
13068204	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
13070102	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
13070104	0.19	Mountain Residential	R1	Vacant	5.8		1		1	None
13070313	0.18	Mountain Residential	R1	Vacant	5.8		1		1	None
13073107	0.23	Mountain Residential	R1	Vacant	5.8		1		1	None
13073110	0.23	Mountain Residential	R1	Vacant	5.8		1		1	None
13073114	0.24	Mountain Residential	R1	Vacant	5.8		1		1	None
13073115	0.28	Mountain Residential	R1	Vacant	5.8		1		1	None
13078005	0.24	Mountain Residential	R1	Vacant	5.8		1		1	None
13078008	0.25	Mountain Residential	R1	Vacant	5.8		1		1	None
16512301	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16512304	0.20	Mountain Urban	R1	Vacant	5.8		1		1	None
16512305	0.54	Mountain Urban	R1	Vacant	5.8		3		3	None
16512407	0.26	Mountain Urban	R1	Vacant	5.8		1		1	None
16513305	0.19	Mountain Urban	R1	Vacant	5.8		1		1	None
16517008	0.29	Mountain Urban	R1	Vacant	5.8		1		1	None
16517024	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
16517034	0.30	Mountain Urban	R1	Vacant	5.8		1		1	None
16517035	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517037	0.20	Mountain Urban	R1	Vacant	5.8		1		1	None
16517038	0.28	Mountain Urban	R1	Vacant	5.8		1		1	None
16517039	0.34	Mountain Urban	R1	Vacant	5.8		1		1	None
16517040	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517043	0.23	Mountain Urban	R1	Vacant	5.8		1		1	None
16517044	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517045	0.23	Mountain Urban	R1	Vacant	5.8		1		1	None
16517046	0.25	Mountain Urban	R1	Vacant	5.8		1		1	None
16517048	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517050	0.23	Mountain Urban	R1	Vacant	5.8		1		1	None
16517051	0.21	Mountain Urban	R1	Vacant	5.8		1		1	None
16517052	0.19	Mountain Urban	R1	Vacant	5.8		1		1	None
16517054	0.31	Mountain Urban	R1	Vacant	5.8		1		1	None
16517056	0.28	Mountain Urban	R1	Vacant	5.8		1		1	None
16517057	0.30	Mountain Urban	R1	Vacant	5.8		1		1	None
16517058	0.25	Mountain Urban	R1	Vacant	5.8		1		1	None
16517059	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517060	0.37	Mountain Urban	R1	Vacant	5.8		2		2	None
16517061	0.37	Mountain Urban	R1	Vacant	5.8		2		2	None
16517062	0.23	Mountain Urban	R1	Vacant	5.8		1		1	None
16517063	0.30	Mountain Urban	R1	Vacant	5.8		1		1	None
16517068	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16517071	0.21	Mountain Urban	R1	Vacant	5.8		1		1	None
16517073	0.18	Mountain Urban	R1	Vacant	5.8		1		1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
16517076	0.73	Mountain Urban	R1	Vacant	5.8		4		4	None
16517077	0.85	Mountain Urban	R1	Vacant	5.8		4		4	None
16517078	0.52	Mountain Urban	R1	Vacant	5.8		3		3	None
16519007	0.29	Mountain Urban	R1	Vacant	5.8		1		1	None
16519022	0.31	Mountain Urban	R1	Vacant	5.8		1		1	None
16519024	0.24	Mountain Urban	R1	Vacant	5.8		1		1	None
16519032	0.25	Mountain Urban	R1	Vacant	5.8		1		1	None
16519033	0.26	Mountain Urban	R1	Vacant	5.8		1		1	None
16519036	0.25	Mountain Urban	R1	Vacant	5.8		1		1	None
16519037	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16519040	0.29	Mountain Urban	R1	Vacant	5.8		1		1	None
16519041	0.31	Mountain Urban	R1	Vacant	5.8		1		1	None
16520015	0.20	Mountain Urban	R1	Vacant	5.8		1		1	None
16520017	0.35	Mountain Urban	R1	Vacant	5.8		2		2	None
16520022	0.32	Mountain Urban	R1	Vacant	5.8		1		1	None
16520024	0.52	Mountain Urban	R1	Vacant	5.8		3		3	None
16520027	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16520031	0.20	Mountain Urban	R1	Vacant	5.8		1		1	None
16520034	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
16520039	0.19	Mountain Urban	R1	Vacant	5.8		1		1	None
16520040	0.21	Mountain Urban	R1	Vacant	5.8		1		1	None
16520041	0.21	Mountain Urban	R1	Vacant	5.8		1		1	None
16520042	0.19	Mountain Urban	R1	Vacant	5.8		1		1	None
16520044	0.20	Mountain Urban	R1	Vacant	5.8		1		1	None
16520045	0.23	Mountain Urban	R1	Vacant	5.8		1		1	None
16520049	0.19	Mountain Urban	R1	Vacant	5.8		1		1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
16520050	0.27	Mountain Urban	R1	Vacant	5.8		1		1	None
30011009	0.34	Medium Density Residential	R1	Vacant	5.8		1		1	None
30011011	0.30	Medium High Density Residential	R1	Vacant	5.8		1		1	None
30011014	0.62	Medium Density Residential	R1	Vacant	5.8		3		3	None
30012040	1.13	Flood Plain Open Space	R1	Vacant	5.8		6		6	Floodway
30012048	0.56	Medium Density Residential	R1	Vacant	5.8		3		3	None
30012053	1.03	Flood Plain Open Space	R1	Vacant	5.8		5		5	Floodway
30012075	0.75	Medium Density Residential	R1	Vacant	5.8		4		4	Floodway
30014011	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30015014	0.86	Medium Density Residential	R1	Vacant	5.8		4		4	None
30015028	0.47	Medium Density Residential	R1	Vacant	5.8		2		2	None
30063006S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063007S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063009S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063010S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063011S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063012S	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063014S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063015S	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063017S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063018S	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063020S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
30063021S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064105S	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064107S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064108S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30064301S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064308S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064309S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064311S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064312S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064313S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064314S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064316S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064322S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064323S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064324S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064325S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064327S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064328S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064329S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064330S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064331S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064403S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064404S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064405S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064406S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064407S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064408S	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064409S	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064410S	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064411S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30064412S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064413S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
30064414S	0.24	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066013S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066014S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066015S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066016S	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066017S	0.20	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066019S	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066024S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066028S	0.25	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066029S	0.27	Medium Density Residential	R1	Vacant	5.8		1		1	None
30066032S	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
32715007S	0.26	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715008S	0.26	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715011S	0.25	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715016S	0.24	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715026S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715029S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715030S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715031S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715032S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715033S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715034S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715035S	0.40	Agriculture - Non Conforming	R1	Vacant	5.8		2		2	None
32715036S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
32715044S	0.78	Agriculture - Non Conforming	R1	Vacant	5.8		4		4	None
32715049S	0.19	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715052S	0.20	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715053S	0.23	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32715057S	0.19	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32921041	0.28	Agriculture - Non Conforming	R1	Vacant	5.8		1		1	None
32921055	2.48	Agriculture - Non Conforming	R1	Vacant	5.8		14		14	None
33118126	0.25	Medium High Density Residential	R1	Vacant	5.8		1		1	None
33419016	0.33	Medium Density Residential	R1	Vacant	5.8		1		1	None
33419033	0.50	Medium Density Residential	R1	Vacant	5.8		2		2	None
33419034	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None
33419038	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
33419042	0.45	Medium Density Residential	R1	Vacant	5.8		2		2	None
33419055	0.37	Medium Density Residential	R1	Vacant	5.8		2		2	None
33419056	0.36	Medium Density Residential	R1	Vacant	5.8		2		2	None
33420134	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None
33420137	0.50	Medium Density Residential	R1	Vacant	5.8		2		2	None
33420138	0.72	Medium Density Residential	R1	Vacant	5.8		4		4	None
33420139S	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
33420152	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
33420171	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
33421008	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
33422004	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None
33422007	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
33424005	0.39	Medium Density Residential	R1	Vacant	5.8		2		2	None
35009308	0.32	Medium Density Residential	R1	Vacant	5.8		1		1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
35012311	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None
41725104	0.80	Medium Density Residential	R1	Vacant	5.8		4		4	None
42528211	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
42616001	0.23	Medium Density Residential	R1	Vacant	5.8		1		1	None
44715309	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
44715317	0.22	Medium Density Residential	R1	Vacant	5.8		1		1	None
44716116	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
44720403	0.26	Medium Density Residential	R1	Vacant	5.8		1		1	None
44724550	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
46313229	0.19	Medium Density Residential	R1	Vacant	5.8		1		1	None
46313235	0.18	Medium Density Residential	R1	Vacant	5.8		1		1	None
46314032	0.38	Medium Density Residential	R1	Vacant	5.8		2		2	None
48026118	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
48026135	0.21	Medium Density Residential	R1	Vacant	5.8		1		1	None
49308110	0.69	Medium Density Residential	R1	Vacant	5.8		4		4	None
49314112	0.33	Medium Density Residential	R1	Vacant	5.8		1		1	None
49922117	0.35	Medium Density Residential	R1	Vacant	5.8		2		2	None
04313030	0.86	Medium Density Residential	R1	Vacant	5.8		4		4	None
13073211	0.28	Mountain Residential	R1	Vacant	5.8		1		1	None
13512015	11.79	Mountain Residential	R1	Vacant	5.8		68		68	None
16510025	0.22	Mountain Urban	R1	Vacant	5.8		1		1	None
Subtotal	*182.14*					*0*	*955*	*0*	*955*	
13512009	177.86	Mountain Residential	R1C	Vacant	5.8		1031		1031	None
13003136	25.02	Mountain Residential	R1C	Vacant	5.8		145		145	None
12016308	1.63	Mountain Residential	R1C	Vacant	5.8		9		9	None
11060004S	0.20	Medium Density Residential	R1C	Vacant	5.8		1		1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
11060005S	0.25	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060007S	0.29	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060008S	0.21	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060011S	0.31	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060012S	0.32	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060013S	0.23	Medium Density Residential	R1C	Vacant	5.8		1		1	None
11060015S	0.25	Medium Density Residential	R1C	Vacant	5.8		1		1	None
12014008	0.25	Mountain Residential	R1C	Vacant	5.8		1		1	None
12014015	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
12014105	0.34	Mountain Residential	R1C	Vacant	5.8		1		1	None
12014120	0.21	Mountain Residential	R1C	Vacant	5.8		1		1	None
12014127	0.80	Mountain Residential	R1C	Vacant	5.8		4		4	None
12015101	0.54	Mountain Residential	R1C	Vacant	5.8		3		3	None
12017105	0.25	Mountain Residential	R1C	Vacant	5.8		1		1	None
12017107	0.32	Mountain Residential	R1C	Vacant	5.8		1		1	None
12018501	0.20	Mountain Residential	R1C	Vacant	5.8		1		1	None
12018507	0.26	Mountain Residential	R1C	Vacant	5.8		1		1	None
12018602	0.23	Mountain Residential	R1C	Vacant	5.8		1		1	None
12018702	0.29	Mountain Residential	R1C	Vacant	5.8		1		1	None
12018718	0.33	Mountain Residential	R1C	Vacant	5.8		1		1	None
12020101	0.23	Mountain Residential	R1C	Vacant	5.8		1		1	None
12020707	0.72	Mountain Residential	R1C	Vacant	5.8		4		4	None
12021114	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
12021118	0.48	Mountain Residential	R1C	Vacant	5.8		2		2	None
12021124	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
12021402	0.21	Mountain Residential	R1C	Vacant	5.8		1		1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13003163	26.69	Mountain Residential	R1C	Vacant	5.8		154		154	None
13022206	0.41	Mountain Residential	R1C	Vacant	5.8		2		2	None
13022208	0.33	Mountain Residential	R1C	Vacant	5.8		1		1	None
13026202	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13026206	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13026212	0.44	Mountain Residential	R1C	Vacant	5.8		2		2	None
13026319	0.29	Mountain Residential	R1C	Vacant	5.8		1		1	None
13026321	0.38	Mountain Residential	R1C	Vacant	5.8		2		2	None
13030110	0.33	Mountain Residential	R1C	Vacant	5.8		1		1	None
13030207	0.24	Mountain Residential	R1C	Vacant	5.8		1		1	None
13031206	0.44	Mountain Residential	R1C	Vacant	5.8		2		2	None
13031211	0.37	Mountain Residential	R1C	Vacant	5.8		2		2	None
13032104	0.40	Mountain Residential	R1C	Vacant	5.8		2		2	None
13032106	0.39	Mountain Residential	R1C	Vacant	5.8		2		2	None
13032211	3.99	Mountain Residential	R1C	Vacant	5.8		23		23	None
13032221	0.37	Mountain Residential	R1C	Vacant	5.8		2		2	None
13033107	0.35	Mountain Residential	R1C	Vacant	5.8		2		2	None
13033112	0.34	Mountain Residential	R1C	Vacant	5.8		1		1	None
13033117	0.35	Mountain Residential	R1C	Vacant	5.8		2		2	None
13033118	0.37	Mountain Residential	R1C	Vacant	5.8		2		2	None
13073214	0.28	Mountain Residential	R1C	Vacant	5.8		1		1	None
13073215	0.26	Mountain Residential	R1C	Vacant	5.8		1		1	None
13078016	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
13078017	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
13078030	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None
13078032	0.22	Mountain Residential	R1C	Vacant	5.8		1		1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13083009	0.25	Mountain Residential	R1C	Vacant	5.8		1		1	None
13083010	0.27	Mountain Residential	R1C	Vacant	5.8		1		1	None
13083018	0.19	Mountain Residential	R1C	Vacant	5.8		1		1	None
13083023	0.23	Mountain Residential	R1C	Vacant	5.8		1		1	None
13084105	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13084106	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13084111	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13084203	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13084207	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13084209	0.30	Mountain Residential	R1C	Vacant	5.8		1		1	None
13092023	3.16	Mountain Residential	R1C	Vacant	5.8		18		18	None
13092024	5.32	Mountain Residential	R1C	Vacant	5.8		30		30	None
13092025	6.80	Mountain Residential	R1C	Vacant	5.8		39		39	None
13092026	7.40	Mountain Residential	R1C	Vacant	5.8		42		42	None
13092027	5.10	Mountain Residential	R1C	Vacant	5.8		29		29	None
13512001	36.10	Mountain Residential	R1C	Vacant	5.8		209		209	None
13512002	40.49	Mountain Residential	R1C	Vacant	5.8		234		234	None
13512014	2.57	Mountain Residential	R1C	Vacant	5.8		14		14	None
30065018S	0.29	Medium Density Residential	R1C	Vacant	5.8		1		1	None
30066002S	0.29	Medium Density Residential	R1C	Vacant	5.8		1		1	None
30066003S	0.29	Medium Density Residential	R1C	Vacant	5.8		1		1	None
33334113	1.18	Medium Density Residential	R1C	Vacant	5.8		6		6	None
33334115	0.47	Medium Density Residential	R1C	Vacant	5.8		2		2	None
33334212	0.61	Medium Density Residential	R1C	Vacant	5.8		3		3	None
33337103	0.49	Medium Density Residential	R1C	Vacant	5.8		2		2	None
33338103	0.57	Medium Density Residential	R1C	Vacant	5.8		3		3	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
41634122	0.68	Medium Density Residential	R1C	Vacant	5.8		3		3	None
45613130	0.32	Low Density Residential	R1C	Vacant	5.8		1		1	None
45613131	0.31	Low Density Residential	R1C	Vacant	5.8		1		1	None
45613316	1.40	Low Density Residential	R1C	Vacant	5.8		8		8	None
13014126	4.95	Mountain Residential	R1C	Vacant	5.8		28		28	None
13014127	5.00	Mountain Residential	R1C	Vacant	5.8		29		29	None
13014128	5.00	Mountain Residential	R1C	Vacant	5.8		29		29	None
13014130	5.00	Mountain Residential	R1C	Vacant	5.8		29		29	None
30054230	28.19	Medium Density Residential	R1C	Vacant	5.8		163		163	None
Subtotal	*416.11*					*0*	*2,368*	*0*	*2,368*	
13003112	39.96	Mountain Residential	R1A	Vacant	2.8			111	111	None
13039076	3.20	Reserve Residential	R1A	Vacant	2.8			8	8	None
13519027	2.99	Reserve Residential	R1A	Vacant	2.8			8	8	None
13040520	1.53	Mountain Residential	R1A	Vacant	2.8			4	4	None
13040523	0.92	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040524	0.77	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040525	1.17	Mountain Residential	R1A	Vacant	2.8			3	3	None
13040603	0.83	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040616	0.72	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040805	1.07	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040813	0.97	Mountain Residential	R1A	Vacant	2.8			2	2	None
13040816	3.73	Mountain Residential	R1A	Vacant	2.8			10	10	None
13043035	1.00	Mountain Residential	R1A	Vacant	2.8			2	2	None
13072002	1.27	Mountain Residential	R1A	Vacant	2.8			3	3	None
13072018	1.08	Mountain Residential	R1A	Vacant	2.8			3	3	None
13080302	0.71	Reserve Residential	R1A	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13080308	0.63	Reserve Residential	R1A	Vacant	2.8			1	1	None
13080316	0.58	Reserve Residential	R1A	Vacant	2.8			1	1	None
13080318	0.58	Reserve Residential	R1A	Vacant	2.8			1	1	None
13080326	0.63	Reserve Residential	R1A	Vacant	2.8			1	1	None
13080329	0.83	Reserve Residential	R1A	Vacant	2.8			2	2	None
13080331	0.70	Reserve Residential	R1A	Vacant	2.8			1	1	None
13081012	0.64	Reserve Residential	R1A	Vacant	2.8			1	1	None
13081018	0.76	Reserve Residential	R1A	Vacant	2.8			2	2	None
13085108	0.37	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085110	0.63	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085114	0.58	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085117	0.63	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085126	0.61	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085204	0.53	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085206	0.58	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085208	0.96	Reserve Residential	R1A	Vacant	2.8			2	2	None
13085301	0.62	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085305	0.51	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085308	0.92	Reserve Residential	R1A	Vacant	2.8			2	2	None
13085314	0.58	Reserve Residential	R1A	Vacant	2.8			1	1	None
13085510	0.82	Reserve Residential	R1A	Vacant	2.8			2	2	None
13093002	0.69	Reserve Residential	R1A	Vacant	2.8			1	1	None
13093005	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
13093008	0.61	Reserve Residential	R1A	Vacant	2.8			1	1	None
13093014	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
13093015	0.58	Reserve Residential	R1A	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13093018	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
13093020	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
13093021	0.63	Reserve Residential	R1A	Vacant	2.8			1	1	None
13093023	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
13519003	0.82	Reserve Residential	R1A	Vacant	2.8			2	2	None
13519004	0.75	Reserve Residential	R1A	Vacant	2.8			2	2	None
13519005	0.88	Reserve Residential	R1A	Vacant	2.8			2	2	None
13519006	0.69	Reserve Residential	R1A	Vacant	2.8			1	1	None
13519010	0.92	Reserve Residential	R1A	Vacant	2.8			2	2	None
13519024	1.18	Reserve Residential	R1A	Vacant	2.8			3	3	None
13635002	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635006	0.47	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635011	0.47	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635014	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635015	0.47	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635018	0.43	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635019	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635020	0.44	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635021	0.42	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635022	0.49	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635023	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635024	0.62	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635025	0.64	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635026	0.50	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635028	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None
13635029	0.41	Reserve Residential	R1A	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13636002	0.41	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636003	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636006	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636007	0.43	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636008	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636009	0.44	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636012	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636013	0.65	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636015	0.54	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636017	0.49	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636018	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636019	0.47	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636020	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636021	0.48	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636022	0.49	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636023	0.47	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636024	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636026	0.61	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636028	0.45	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636029	0.78	Reserve Residential	R1A	Vacant	2.8			2	2	None
13636030	0.59	Reserve Residential	R1A	Vacant	2.8			1	1	None
13636031	0.46	Reserve Residential	R1A	Vacant	2.8			1	1	None
40104507	0.51	Low Density Residential	R1A	Vacant	2.8			1	1	None
40616401	0.47	Low Density Residential	R1A	Vacant	2.8			1	1	None
13003135	36.08	Reserve Residential	R1A	Vacant	2.8			101	101	None
13040510	5.79	Mountain Residential	R1A	Vacant	2.8			16	16	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
Subtotal	*147.20*					*0*	*0*	*370*	*370*	
04306076	1.50	Low Density Residential	R1AH	Vacant	2.8			4	4	None
05721317	0.69	Low Density Residential	R1AH	Vacant	2.8			1	1	None
41513309	0.51	Low Density Residential	R1AH	Vacant	2.8			1	1	None
41514306	0.50	Low Density Residential	R1AH	Vacant	2.8			1	1	None
41523018	0.53	Low Density Residential	R1AH	Vacant	2.8			1	1	None
46311010	0.80	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47205020	1.00	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47214019	0.72	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47214027	0.51	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47304407	0.69	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47304630	0.70	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47304731	4.17	Low Density Residential	R1AH	Vacant	2.8			11	11	None
47410013	0.59	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47412028	0.56	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47412032	1.01	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47412034	1.01	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47415001	0.63	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47417003	0.59	Low Density Residential	R1AH	Vacant	2.8			1	1	None
47422201S	0.41	Low Density Residential	R1AH	Vacant	2.8			1	1	None
50025304	0.89	Low Density Residential	R1AH	Vacant	2.8			2	2	None
47206006	0.64	Low Density Residential	R1AH	Vacant	2.8			1	1	None
Subtotal	*18.65*					*0*	*0*	*40*	*40*	
57905018	5.06	Low Density Residential	R1B	Vacant	2.8			14	14	None
30038029	12.13	Low Density Residential	R1B	Vacant	2.8			33	33	None
13080110	10.14	Mountain Residential	R1B	Vacant	2.8			28	28	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13512005	48.41	Reserve Residential	R1B	Vacant	2.8			135	135	None
13519027	2.99	Reserve Residential	R1B	Vacant	2.8			8	8	None
04313023	0.44	Low Density Residential	R1B	Vacant	2.8			1	1	None
05313009S	1.29	Low Density Residential	R1B	Vacant	2.8			3	3	None
05313079S	0.37	Low Density Residential	R1B	Vacant	2.8			1	1	None
05313080S	0.42	Low Density Residential	R1B	Vacant	2.8			1	1	None
05338054S	1.25	Low Density Residential	R1B	Vacant	2.8			3	3	None
11320106	6.91	Low Density Residential	R1B	Vacant	2.8			19	19	None
11321101	14.33	Low Density Residential	R1B	Vacant	2.8			40	40	None
13041001	7.95	Reserve Residential	R1B	Vacant	2.8			22	22	None
13043028	23.43	Reserve Residential	R1B	Vacant	2.8			65	65	None
13056006	40.01	Reserve Residential	R1B	Vacant	2.8			112	112	None
13056007	40.06	Reserve Residential	R1B	Vacant	2.8			112	112	None
13056008	40.37	Reserve Residential	R1B	Vacant	2.8			113	113	None
13057004	40.29	Reserve Residential	R1B	Vacant	2.8			112	112	None
13057022	0.94	Reserve Residential	R1B	Vacant	2.8			2	2	None
13090104	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090105	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090106	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090111	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090112	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090206	0.92	Reserve Residential	R1B	Vacant	2.8			2	2	None
13090209	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090211	0.80	Reserve Residential	R1B	Vacant	2.8			2	2	None
13090212	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13090213	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13090216	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091104	0.57	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091105	0.57	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091106	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091107	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091108	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091110	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091112	0.78	Reserve Residential	R1B	Vacant	2.8			2	2	None
13091115	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091117	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091119	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091122	0.79	Reserve Residential	R1B	Vacant	2.8			2	2	None
13091211	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091301	0.63	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091302	0.43	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091306	0.57	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091403	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091405	0.47	Reserve Residential	R1B	Vacant	2.8			1	1	None
13091407	0.67	Reserve Residential	R1B	Vacant	2.8			1	1	None
13092030	5.20	Reserve Residential	R1B	Vacant	2.8			14	14	None
13092031	7.09	Reserve Residential	R1B	Vacant	2.8			19	19	None
13518001	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518004	0.63	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518005	0.71	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518006	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518008	0.40	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13518013	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518014	0.49	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518016	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518017	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518018	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518019	0.62	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518020	0.65	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518021	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518023	0.65	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518027	0.44	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518028	0.42	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518029	0.36	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518030	0.37	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518033	0.47	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518039	0.42	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518040	0.41	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518041	0.41	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518042	0.38	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518043	0.45	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518045	0.42	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518046	0.42	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518051	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518052	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13518055	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520001	0.73	Reserve Residential	R1B	Vacant	2.8			2	2	None
13520002	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13520003	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520004	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520006	0.61	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520007	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520009	0.88	Reserve Residential	R1B	Vacant	2.8			2	2	None
13520011	0.61	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520012	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520013	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520014	0.68	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520015	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520016	0.56	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520017	0.71	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520018	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520019	0.64	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520020	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520021	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520022	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520023	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520025	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520026	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520027	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520028	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520030	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520031	0.49	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520032	0.38	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520033	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13520034	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520035	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520037	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520038	0.56	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520039	0.47	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520040	0.47	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520041	0.47	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520043	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13520044	0.63	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613101	0.72	Reserve Residential	R1B	Vacant	2.8			2	2	None
13613110	0.74	Reserve Residential	R1B	Vacant	2.8			2	2	None
13613112	1.08	Reserve Residential	R1B	Vacant	2.8			3	3	None
13613113	0.49	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613114	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613115	0.65	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613116	0.72	Reserve Residential	R1B	Vacant	2.8			2	2	None
13613117	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613118	0.49	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613119	0.70	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613120	0.62	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613121	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13613122	0.86	Reserve Residential	R1B	Vacant	2.8			2	2	None
13614004	0.73	Reserve Residential	R1B	Vacant	2.8			2	2	None
13614009	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614011	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614013	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13614015	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614016	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614017	0.69	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614022	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614024	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614026	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614027	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614031	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13614032	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615202	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615203	0.64	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615204	0.65	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615205	1.02	Reserve Residential	R1B	Vacant	2.8			2	2	None
13615206	0.67	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615208	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615209	1.23	Reserve Residential	R1B	Vacant	2.8			3	3	None
13615210	0.76	Reserve Residential	R1B	Vacant	2.8			2	2	None
13615211	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615212	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615213	0.68	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615301	0.70	Reserve Residential	R1B	Vacant	2.8			1	1	None
13615304	0.72	Reserve Residential	R1B	Vacant	2.8			2	2	None
13615307	0.83	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637101	0.61	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637102	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637103	0.47	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13637104	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637105	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637106	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637107	0.46	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637108	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637109	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637110	0.47	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637111	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637112	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637113	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637114	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637115	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637116	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637117	0.57	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637118	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637119	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637120	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637121	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637122	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637123	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637124	0.56	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637125	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637126	0.50	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637127	0.49	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637128	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637129	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13637130	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637201	0.39	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637202	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637203	0.57	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637204	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637205	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637206	5.44	Reserve Residential	R1B	Vacant	2.8			15	15	None
13637207	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637208	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637209	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637210	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637211	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637213	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637214	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637215	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637216	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637217	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637218	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637219	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637220	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637221	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637222	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637223	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637301	0.55	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637302	0.75	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637303	0.90	Reserve Residential	R1B	Vacant	2.8			2	2	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13637304	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637305	0.56	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637306	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637307	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637308	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637310	0.44	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637311	0.44	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637312	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637313	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637314	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637315	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637316	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637401	5.39	Reserve Residential	R1B	Vacant	2.8			15	15	None
13637501	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637502	0.49	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637503	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637504	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637506	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637507	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637508	0.86	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637509	0.66	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637510	0.48	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637511	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637513	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637514	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637515	0.56	Reserve Residential	R1B	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13637516	0.60	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637517	0.52	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637518	0.54	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637519	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637520	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637521	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637522	0.51	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637523	0.53	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637524	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637525	0.73	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637526	0.73	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637527	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637528	0.59	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637529	0.79	Reserve Residential	R1B	Vacant	2.8			2	2	None
13637530	0.63	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637531	0.68	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637532	0.71	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637533	0.42	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637534	0.56	Reserve Residential	R1B	Vacant	2.8			1	1	None
13637535	0.58	Reserve Residential	R1B	Vacant	2.8			1	1	None
30021019S	12.96	Low Density Residential	R1B	Vacant	2.8			36	36	None
30043003S	0.79	Low Density Residential	R1B	Vacant	2.8			2	2	None
30044002S	0.36	Low Density Residential	R1B	Vacant	2.8			1	1	None
30044003S	0.81	Low Density Residential	R1B	Vacant	2.8			2	2	None
30044006S	0.52	Low Density Residential	R1B	Vacant	2.8			1	1	None
30044008S	0.43	Low Density Residential	R1B	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30044016S	0.40	Low Density Residential	R1B	Vacant	2.8			1	1	None
30044020S	2.55	Low Density Residential	R1B	Vacant	2.8			7	7	None
30045010S	0.51	Low Density Residential	R1B	Vacant	2.8			1	1	None
30045011S	0.45	Low Density Residential	R1B	Vacant	2.8			1	1	None
30045012S	0.40	Low Density Residential	R1B	Vacant	2.8			1	1	None
30047004S	0.46	Low Density Residential	R1B	Vacant	2.8			1	1	None
30047012S	0.60	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048004S	0.61	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048005S	0.60	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048006S	0.59	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048007S	0.60	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048009S	0.69	Low Density Residential	R1B	Vacant	2.8			1	1	None
30048014S	0.44	Low Density Residential	R1B	Vacant	2.8			1	1	None
30049016S	0.60	Low Density Residential	R1B	Vacant	2.8			1	1	None
30049022S	0.37	Low Density Residential	R1B	Vacant	2.8			1	1	None
30050006S	0.36	Low Density Residential	R1B	Vacant	2.8			1	1	None
30050007S	0.42	Low Density Residential	R1B	Vacant	2.8			1	1	None
30050010S	0.40	Low Density Residential	R1B	Vacant	2.8			1	1	None
30050011S	0.45	Low Density Residential	R1B	Vacant	2.8			1	1	None
30050012S	0.52	Low Density Residential	R1B	Vacant	2.8			1	1	None
30050015S	0.47	Low Density Residential	R1B	Vacant	2.8			1	1	None
30050016S	0.39	Low Density Residential	R1B	Vacant	2.8			1	1	None
30050017S	0.74	Low Density Residential	R1B	Vacant	2.8			2	2	None
30050037S	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30051002S	0.41	Low Density Residential	R1B	Vacant	2.8			1	1	None
30051003S	0.40	Low Density Residential	R1B	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30051004S	0.45	Low Density Residential	R1B	Vacant	2.8			1	1	None
30051005S	0.59	Low Density Residential	R1B	Vacant	2.8			1	1	None
30051006S	0.59	Low Density Residential	R1B	Vacant	2.8			1	1	None
30051008S	0.83	Low Density Residential	R1B	Vacant	2.8			2	2	None
30052005S	0.58	Low Density Residential	R1B	Vacant	2.8			1	1	None
30052006S	0.49	Low Density Residential	R1B	Vacant	2.8			1	1	None
30055003	1.02	Low Density Residential	R1B	Vacant	2.8			2	2	None
30055004	0.72	Low Density Residential	R1B	Vacant	2.8			2	2	None
30055005	0.45	Low Density Residential	R1B	Vacant	2.8			1	1	None
30055006	0.58	Low Density Residential	R1B	Vacant	2.8			1	1	None
30055007	0.52	Low Density Residential	R1B	Vacant	2.8			1	1	None
30055023	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None
30055024	0.59	Low Density Residential	R1B	Vacant	2.8			1	1	None
30055026	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30055027	0.71	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056002	0.57	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056003	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056004	0.52	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056005	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056006	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056007	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056008	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056009	0.62	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056010	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056011	0.52	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056012	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30056013	0.71	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056014	0.64	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056015	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056016	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056017	0.64	Low Density Residential	R1B	Vacant	2.8			1	1	None
30056022	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057001	0.78	Low Density Residential	R1B	Vacant	2.8			2	2	None
30057002	0.48	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057003	0.48	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057004	0.48	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057005	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057006	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057007	0.54	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057008	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057009	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057010	0.48	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057011	0.55	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057012	0.57	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057013	0.63	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057014	0.63	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057015	0.83	Low Density Residential	R1B	Vacant	2.8			2	2	None
30057016	0.66	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057017	0.62	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057018	0.63	Low Density Residential	R1B	Vacant	2.8			1	1	None
30057021	4.77	Low Density Residential	R1B	Vacant	2.8			13	13	None
30058001	0.79	Low Density Residential	R1B	Vacant	2.8			2	2	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30058002	0.70	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058003	0.54	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058004	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058005	0.53	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058006	0.48	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058007	0.42	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058008	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058009	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058010	0.57	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058011	0.78	Low Density Residential	R1B	Vacant	2.8			2	2	None
30058012	0.74	Low Density Residential	R1B	Vacant	2.8			2	2	None
30058013	0.44	Low Density Residential	R1B	Vacant	2.8			1	1	None
30058014	0.52	Low Density Residential	R1B	Vacant	2.8			1	1	None
42512149	0.58	Low Density Planned Unit Development Residential	R1B	Vacant	2.8			1	1	None
42512210	0.88	Low Density Planned Unit Development Residential	R1B	Vacant	2.8			2	2	None
42512212	0.43	Low Density Planned Unit Development Residential	R1B	Vacant	2.8			1	1	None
42517119	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None
42523222	0.51	Low Density Residential	R1B	Vacant	2.8			1	1	None
42525211	0.40	Low Density Planned Unit Development Residential	R1B	Vacant	2.8			1	1	None
42530115	0.54	Low Density Residential	R1B	Vacant	2.8			1	1	None
42530206	0.78	Low Density Residential	R1B	Vacant	2.8			2	2	None
42530209	0.41	Low Density Residential	R1B	Vacant	2.8			1	1	None
42605110	0.81	Low Density Residential	R1B	Vacant	2.8			2	2	None
42607109	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
42607227	0.54	Low Density Residential	R1B	Vacant	2.8			1	1	None
42613210	1.05	Low Density Residential	R1B	Vacant	2.8			2	2	None
42624119	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None
42629104	0.81	Low Density Residential	R1B	Vacant	2.8			2	2	None
42632112	0.46	Low Density Residential	R1B	Vacant	2.8			1	1	None
46215305	3.47	Low Density Residential	R1B	Vacant	2.8			9	9	None
46316032	0.50	Low Density Residential	R1B	Vacant	2.8			1	1	None
47212008	0.82	Low Density Residential	R1B	Vacant	2.8			2	2	None
47417032	0.45	Low Density Residential	R1B	Vacant	2.8			1	1	None
47420027	0.60	Low Density Residential	R1B	Vacant	2.8			1	1	None
50011020S	0.44	Medium Low Density Residential	R1B	Vacant	2.8			1	1	None
50103211	2.03	Medium Low Density Residential	R1B	Vacant	2.8			5	5	None
50103611	0.39	Medium Low Density Residential	R1B	Vacant	2.8			1	1	None
50103622	0.51	Medium Low Density Residential	R1B	Vacant	2.8			1	1	None
50106003S	0.50	Medium Low Density Residential	R1B	Vacant	2.8			1	1	None
57101033S	2.43	Low Density Residential	R1B	Vacant	2.8			6	6	None
57101035S	2.02	Low Density Residential	R1B	Vacant	2.8			5	5	None
57101036S	1.26	Low Density Residential	R1B	Vacant	2.8			3	3	None
57101037S	0.42	Low Density Residential	R1B	Vacant	2.8			1	1	None
57101038S	3.47	Low Density Residential	R1B	Vacant	2.8			9	9	None
57101039S	1.28	Low Density Residential	R1B	Vacant	2.8			3	3	None
57101043S	21.05	Low Density Residential	R1B	Vacant	2.8			58	58	None
57110102	2.03	Low Density Residential	R1B	Vacant	2.8			5	5	None
57110103	2.77	Low Density Residential	R1B	Vacant	2.8			7	7	None
57116023S	0.39	Low Density Residential	R1B	Vacant	2.8			1	1	None
57117010S	0.38	Low Density Residential	R1B	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
57117020S	0.37	Low Density Residential	R1B	Vacant	2.8			1	1	None
57118012S	0.39	Low Density Residential	R1B	Vacant	2.8			1	1	None
57120061S	2.00	Low Density Residential	R1B	Vacant	2.8			5	5	None
58009004	0.46	Low Density Residential	R1B	Vacant	2.8			1	1	None
58009009	0.47	Low Density Residential	R1B	Vacant	2.8			1	1	None
58009015	1.40	Low Density Residential	R1B	Vacant	2.8			3	3	None
58009016	0.41	Low Density Residential	R1B	Vacant	2.8			1	1	None
58010027	2.17	Low Density Residential	R1B	Vacant	2.8			6	6	None
58010028	1.30	Low Density Residential	R1B	Vacant	2.8			3	3	None
58010030	0.40	Low Density Residential	R1B	Vacant	2.8			1	1	None
58011002	0.45	Low Density Residential	R1B	Vacant	2.8			1	1	None
58011008	0.55	Low Density Residential	R1B	Vacant	2.8			1	1	None
58011032	3.78	Low Density Residential	R1B	Vacant	2.8			10	10	None
58012009	0.42	Low Density Residential	R1B	Vacant	2.8			1	1	None
58012035	1.21	Low Density Residential	R1B	Vacant	2.8			3	3	None
58013008	0.59	Low Density Residential	R1B	Vacant	2.8			1	1	None
58013019	0.56	Low Density Residential	R1B	Vacant	2.8			1	1	None
58013021	6.53	Low Density Residential	R1B	Vacant	2.8			18	18	None
58013025	1.05	Low Density Residential	R1B	Vacant	2.8			2	2	None
13092020	1.10	Mountain Residential	R1B	Vacant	2.8			3	3	None
13092022	5.36	Mountain Residential	R1B	Vacant	2.8			15	15	None
13092034	1.05	Mountain Residential	R1B	Vacant	2.8			2	2	None
13007226S	25.00	Mountain Residential	R1B	Vacant	2.8			70	70	None
13007231	5.00	Mountain Residential	R1B	Vacant	2.8			14	14	None
13007232	5.00	Mountain Residential	R1B	Vacant	2.8			14	14	None
13007233	5.00	Mountain Residential	R1B	Vacant	2.8			14	14	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13007234	5.00	Mountain Residential	R1B	Vacant	2.8			14	14	None
13057013	20.00	Mountain Residential	R1B	Vacant	2.8			56	56	None
30054232	6.25	Medium Low Density Residential	R1B	Vacant	2.8			17	17	None
Subtotal	*686.49*					*0*	*0*	*1,730*	*1,730*	
30029052	6.50	Low Density Residential	R1E	Vacant	2.8			18	18	None
30029045	1.00	Low Density Residential	R1E	Vacant	2.8			2	2	None
30029053	2.01	Low Density Residential	R1E	Vacant	2.8			5	5	None
40616126	0.97	Low Density 37,500 sq ft lot	R1E	Vacant	2.8			2	2	None
Subtotal	*10.48*					*0*	*0*	*27*	*27*	
40608118	1.16	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			3	3	None
40608137	2.56	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			7	7	None
40608146	2.28	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			6	6	None
40609147	2.27	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			6	6	None
41512035	0.97	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			2	2	None
41535020	0.90	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			2	2	None
41535021	0.92	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			2	2	None
41535023	1.01	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			2	2	None
41535025	0.88	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			2	2	None
41535027	0.79	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			2	2	None
41535030	0.40	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			1	1	None
41535032	1.01	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			2	2	None
41536015	1.03	Low Density 37,500 sq ft lot	R1EH	Vacant	2.8			2	2	None
Subtotal	*16.18*					*0*	*0*	*39*	*39*	
05323027S	4.30	Low Density Residential	RA	Vacant	2.8			12	12	None
04128049	0.48	Low Density Residential	RA	Vacant	2.8			1	1	None
04128051	0.45	Low Density Residential	RA	Vacant	2.8			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
04128054	0.66	Low Density Residential	RA	Vacant	2.8			1	1	None
04128087	0.77	Low Density Residential	RA	Vacant	2.8			2	2	None
04128089	1.07	Low Density Residential	RA	Vacant	2.8			2	2	None
05323006S	0.53	Low Density Residential	RA	Vacant	2.8			1	1	None
05323053	0.68	Low Density Residential	RA	Vacant	2.8			1	1	None
05716016	1.57	Low Density Residential	RA	Vacant	2.8			4	4	None
05719029	1.76	Medium Density Residential	RA	Vacant	2.8			4	4	None
05719031	2.12	Medium Density Residential	RA	Vacant	2.8			5	5	None
05722338	0.44	Medium Density Residential	RA	Vacant	2.8			1	1	None
05722347	0.92	Medium Density Residential	RA	Vacant	2.8			2	2	None
30014020	0.93	Medium Density Residential	RA	Vacant	2.8			2	2	None
30018034	8.10	Low Density Residential	RA	Vacant	2.8			22	22	None
30018035	7.29	Low Density Residential	RA	Vacant	2.8			20	20	None
30020002	0.37	Highway Commercial	RA	Vacant	2.8			1	1	None
30041002	0.82	Low Density Residential	RA	Vacant	2.8			2	2	None
30041011	1.01	Low Density Residential	RA	Vacant	2.8			2	2	None
30041014	0.83	Low Density Residential	RA	Vacant	2.8			2	2	None
33412053	2.27	Low Density Residential	RA	Vacant	2.8			6	6	None
33416013	16.91	Low Density Residential Reserve	RA	Vacant	2.8			47	47	None
41628405	0.39	Medium Low Density Residential	RA	Vacant	2.8			1	1	None
45604710	0.75	Low Density Residential	RA	Vacant	2.8			2	2	None
45604824	1.19	Low Density Residential	RA	Vacant	2.8			3	3	None
46309011	1.63	Medium Density Residential	RA	Vacant	2.8			4	4	None
46309059	1.42	Medium Density Residential	RA	Vacant	2.8			3	3	None
46314001	1.83	Medium Density Residential	RA	Vacant	2.8			5	5	None
46314003	1.99	Medium Density Residential	RA	Vacant	2.8			5	5	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
46314009	0.89	Medium Density Residential	RA	Vacant	2.8			2	2	None
Subtotal	*64.37*					*0*	*0*	*166*	*166*	
13825023	1.34	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
30828007	0.12	Rural Residential	RR	Vacant	1.0			2	2	None
56601305	0.07	Rural Residential	RR	Vacant	1.0			4	4	None
58116003	10.00	Rural Residential	RR	Vacant	1.0			10	10	None
13825024	1.95	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11820354	2.62	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12881001	0.73	Foothill Rural Residential	RR	Vacant	1.0			0	0	None
12881015	0.63	Foothill Rural Residential	RR	Vacant	1.0			0	0	None
5338026	1.15	Rural Residential	RR	Vacant	1.0			1	1	None
11011001	6.15	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
11602002	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
11602003	17.26	Foothill Rural Residential	RR	Vacant	1.0			17	17	None
11614012	4.49	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11802090	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11820217	3.15	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
11820224	1.37	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11820226	1.84	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11820246	1.83	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11820311	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11820327	5.02	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11820340	25.47	Foothill Rural Residential	RR	Vacant	1.0			25	25	None
11820348	3.45	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
11820352	2.50	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
11820355	1.52	Foothill Rural Residential	RR	Vacant	1.0			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
11820356	4.24	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11824125	10.05	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
11824126	10.08	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
11824129	5.03	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11841357	1.18	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11841367	5.27	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11842215	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11842250	8.46	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
11842257	40.08	Foothill Rural Residential	RR	Vacant	1.0			40	40	None
11853002	4.35	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11854038	5.27	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11854042	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11854043	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11854044	4.45	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11854052	20.45	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
11854057	5.42	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11854059	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11854060	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11855028	4.95	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
11855061	3.10	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
11855066	15.16	Foothill Rural Residential	RR	Vacant	1.0			15	15	None
11855067	14.31	Foothill Rural Residential	RR	Vacant	1.0			14	14	None
11855072	2.95	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
11858007	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11858017	15.15	Foothill Rural Residential	RR	Vacant	1.0			15	15	None
11858030	5.13	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
11861008	7.60	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
11861009	7.60	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
11861018	6.99	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
11861019	2.52	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
11861020	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11861024	1.04	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
11861026	2.91	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
11861035	5.82	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
11861036	9.90	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12809123	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12809145	5.24	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12809154	5.22	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12809155	5.04	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12809156	18.74	Foothill Rural Residential	RR	Vacant	1.0			18	18	None
12809166	2.50	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12812115	5.03	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12812118	8.43	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12812127	5.05	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12812129	5.05	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12812133	7.59	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
12812141	2.15	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12814006S	9.31	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12815043	2.42	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12815056	17.56	Foothill Rural Residential	RR	Vacant	1.0			17	17	None
12817002	6.23	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
12817003	10.79	Foothill Rural Residential	RR	Vacant	1.0			10	10	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12817006	2.08	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12817007	1.71	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12817013	1.75	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12817014	1.29	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12817036	1.07	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12818004	4.48	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12818010	1.67	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12819002	2.56	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12819004	3.10	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12819008	2.48	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12819020	3.21	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12819024	2.38	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12819025	2.98	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12819028	1.15	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12821033	1.31	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12823039	20.00	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
12823040	20.00	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
12824306	1.21	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12824507	1.47	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12827032	1.04	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12830101	6.94	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
12830103	4.16	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12830107	7.10	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
12830110	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12830111	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12830115	4.89	Foothill Rural Residential	RR	Vacant	1.0			4	4	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12830120	1.63	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12830125	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12830133	5.07	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12830138	2.26	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12830145	4.95	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12830205	5.06	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12830207	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12830208	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12830213	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12830214	2.25	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12830215	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12831010	1.37	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831011	3.55	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12831012	1.34	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831013	1.29	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831017	3.70	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12831026	1.10	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831027	1.11	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831028	1.10	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831030	1.42	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12831034	2.41	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12832038	5.12	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12832046	3.29	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12832066	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12832068	2.94	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12833006	19.44	Foothill Rural Residential	RR	Vacant	1.0			19	19	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12833007	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12833011	4.69	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12833013	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12833019	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12833031	4.55	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12833039	3.82	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12833040	1.50	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12833041	5.63	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12833042	2.12	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12833043	5.45	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12834005	6.63	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
12834008	3.12	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12834009	2.08	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12834014	2.55	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12834015	2.55	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12834033	4.25	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12834051	2.35	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12834054	8.29	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12834055	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12834057	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12834060	9.57	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12834069	1.03	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12834070	14.43	Foothill Rural Residential	RR	Vacant	1.0			14	14	None
12834072	19.40	Foothill Rural Residential	RR	Vacant	1.0			19	19	None
12835002	40.00	Foothill Rural Residential	RR	Vacant	1.0			40	40	None
12835004	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12835005	2.93	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12835027	4.50	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12835030	4.50	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12835031	5.52	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12835032	5.52	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12835034	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12835055	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12835056	12.02	Foothill Rural Residential	RR	Vacant	1.0			12	12	None
12835058	10.00	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12835080	2.16	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12835083	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12835090	9.85	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12835093	4.40	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12843047	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12843054	4.95	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12843068	2.28	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12843071	14.74	Foothill Rural Residential	RR	Vacant	1.0			14	14	None
12843073	14.51	Foothill Rural Residential	RR	Vacant	1.0			14	14	None
12844147	4.05	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12844154	5.10	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12845045	4.55	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12845046	5.14	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12845061	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12846101	9.38	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12846114	5.21	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12846138	5.22	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12846141	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12846142	4.98	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12846147	1.30	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12847074	18.00	Foothill Rural Residential	RR	Vacant	1.0			18	18	None
12848015	5.47	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12852002	2.77	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12852006	7.96	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
12854036	7.40	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
12854043	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12854044	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12854059	3.46	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12855047	1.40	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12855053	4.41	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12855058	1.07	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12855062	2.45	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12856006	3.25	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12859021	2.18	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12860014	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12860018	5.29	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12860020	5.23	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12860022	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12860024	21.61	Foothill Rural Residential	RR	Vacant	1.0			21	21	None
12863037	1.25	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12868014	8.85	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12868017	10.86	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12868020	5.48	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12868037	14.71	Foothill Rural Residential	RR	Vacant	1.0			14	14	None
12868045	5.96	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12868049	15.01	Foothill Rural Residential	RR	Vacant	1.0			15	15	None
12868051	6.21	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
12868053	5.23	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12868065	10.58	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12868066	10.60	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12868078	5.30	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12868079	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12869005	4.50	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12869019	10.33	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12871002	17.34	Foothill Rural Residential	RR	Vacant	1.0			17	17	None
12871009	17.49	Foothill Rural Residential	RR	Vacant	1.0			17	17	None
12871010	17.49	Foothill Rural Residential	RR	Vacant	1.0			17	17	None
12871018	18.73	Foothill Rural Residential	RR	Vacant	1.0			18	18	None
12871020	19.54	Foothill Rural Residential	RR	Vacant	1.0			19	19	None
12871024	20.18	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
12871026	19.62	Foothill Rural Residential	RR	Vacant	1.0			19	19	None
12871030	8.32	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12871031	8.10	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12871032	9.85	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
12871035	4.46	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12871036	3.96	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12871037	3.88	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12871038	5.05	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12871039	5.97	Foothill Rural Residential	RR	Vacant	1.0			5	5	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12871040	8.98	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12871043	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12871044	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12871048	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12871050	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12874004	2.37	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12874007	4.95	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12874008	4.87	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12874014	2.67	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12874018	2.10	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12874021	2.21	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12877001	4.67	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12877002	4.27	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
12877008	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12877023	6.83	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
12877034	10.10	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12877044	2.60	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12877054	2.43	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12877056	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12877057	1.99	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
12880001	21.48	Foothill Rural Residential	RR	Vacant	1.0			21	21	None
12880002	10.63	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12880003	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12880004	5.08	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12880005	10.79	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
12880006	10.67	Foothill Rural Residential	RR	Vacant	1.0			10	10	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
12880007	5.42	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12880008	5.39	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
12880009	8.63	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
12881004	3.45	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12881005	3.41	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
12881006	2.50	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12881008	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12881009	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12881010	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
12881013	2.11	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13015028	1.30	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13015072	42.09	Foothill Rural Residential	RR	Vacant	1.0			42	42	None
13015081	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13018028	3.52	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
13019112	4.75	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13019114	2.69	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13019214	2.33	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13019217	4.22	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13019228	37.64	Foothill Rural Residential	RR	Vacant	1.0			37	37	None
13019229S	2.59	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13034111	1.60	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13037010	5.62	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13037020	5.59	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13037021	2.35	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13039024	1.66	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13039025	1.91	Foothill Rural Residential	RR	Vacant	1.0			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13039028	1.45	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13039045	1.46	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13040507	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13045008	1.95	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13045039	5.25	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13046026	9.76	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
13046035	4.15	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13046046	20.00	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
13046047	20.00	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
13046049	6.59	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
13046050	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13046051	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13046052	8.28	Foothill Rural Residential	RR	Vacant	1.0			8	8	None
13048018	10.54	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
13048044	2.29	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13048047	7.98	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
13048048	5.26	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13048049	10.20	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
13048052	6.17	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
13048053	6.84	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
13048054	5.01	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13048056	6.63	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
13050013	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13050027	33.00	Foothill Rural Residential	RR	Vacant	1.0			33	33	None
13050029	4.96	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13050033	2.56	Foothill Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13050037	7.63	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
13055012	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13055020	5.13	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13055023	2.27	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13055024	2.73	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13071002	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13071005	7.17	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
13071007	9.39	Foothill Rural Residential	RR	Vacant	1.0			9	9	None
13077012	33.92	Foothill Rural Residential	RR	Vacant	1.0			33	33	None
13094006	4.00	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13094009	4.29	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
13094010	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13816040	2.63	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13816045	16.80	Foothill Rural Residential	RR	Vacant	1.0			16	16	None
13823007	20.22	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
13823012	5.08	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13823024	2.98	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
13823033	5.12	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13823035	5.14	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13823050	10.68	Foothill Rural Residential	RR	Vacant	1.0			10	10	None
13823053	5.04	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13823055	5.32	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13826007	5.08	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13826010	5.17	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13826020	5.15	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
13846005	1.41	Foothill Rural Residential	RR	Vacant	1.0			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13846006	1.63	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
13846007	7.98	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
13846010	3.59	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
14003167	5.10	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14003168	5.10	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14003169	5.11	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14003173	5.12	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14023142	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14023161	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
14023175	4.94	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
14023184	2.39	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
14025231	4.94	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
14025238	2.54	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
14025402	4.79	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
14025414	2.06	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
14028134	5.03	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14028141	2.51	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
14036003	20.45	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
14036004	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
14036005	5.42	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
15031001S	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15031006S	5.88	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
15032006S	2.04	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15032010S	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15032011S	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15032012S	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
15032024S	1.88	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
15033006	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	Floodway
15033007	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	Floodway
15033008	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	Floodway
15033009	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	Floodway
15033010	2.20	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15033013	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15033015	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15033017	3.67	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
15033024	1.98	Foothill Rural Residential	RR	Vacant	1.0			1	1	Floodway
15033025	1.98	Foothill Rural Residential	RR	Vacant	1.0			1	1	Floodway
15033029	1.98	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
15308054	6.92	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
15308061	6.46	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
15320036	5.00	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
15321011	1.49	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
15321013	1.50	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
15321021	2.49	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15322020S	5.70	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
15322021S	4.31	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
15322022S	2.37	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
15325006	3.09	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
15325010	1.00	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
15327017	4.61	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
16025004	1.17	Mountain Urban	RR	Vacant	1.0			1	1	None
16025054	6.00	Mountain Urban	RR	Vacant	1.0			6	6	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
18527023	5.68	Mountain Urban	RR	Vacant	1.0			5	5	None
18527031	2.43	Mountain Urban	RR	Vacant	1.0			2	2	None
18527049	7.45	Mountain Urban	RR	Vacant	1.0			7	7	None
18527050	2.53	Mountain Urban	RR	Vacant	1.0			2	2	None
18527051	2.02	Mountain Urban	RR	Vacant	1.0			2	2	None
18527052	3.00	Mountain Urban	RR	Vacant	1.0			3	3	None
18545005	4.16	Mountain Urban	RR	Vacant	1.0			4	4	None
18545014	5.00	Mountain Urban	RR	Vacant	1.0			5	5	None
19011004	1.33	Mountain Urban	RR	Vacant	1.0			1	1	None
19011018	2.00	Mountain Urban	RR	Vacant	1.0			2	2	None
19011068	2.92	Mountain Urban	RR	Vacant	1.0			2	2	None
19011081	4.90	Mountain Urban	RR	Vacant	1.0			4	4	None
30023006	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023007	2.14	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023008	2.22	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023009	2.21	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023010	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023011	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023012	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023013	2.18	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30023014	2.07	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024026	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024027	2.20	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024028	2.22	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024029	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024030	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30024031	2.23	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024032	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024033	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024034	2.04	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024035	2.16	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30024036	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30036015	14.13	Foothill Rural Residential	RR	Vacant	1.0			14	14	None
30036016	13.24	Foothill Rural Residential	RR	Vacant	1.0			13	13	None
30036019	7.24	Foothill Rural Residential	RR	Vacant	1.0			7	7	None
30036020	1.45	Foothill Rural Residential	RR	Vacant	1.0			1	1	None
30036021	15.20	Foothill Rural Residential	RR	Vacant	1.0			15	15	None
30036022	3.67	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
30036025	4.35	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
30036026	15.51	Foothill Rural Residential	RR	Vacant	1.0			15	15	None
30036028	6.18	Foothill Rural Residential	RR	Vacant	1.0			6	6	None
30036037	19.17	Foothill Rural Residential	RR	Vacant	1.0			19	19	None
30036038	4.84	Foothill Rural Residential	RR	Vacant	1.0			4	4	None
30037032	21.35	Foothill Rural Residential	RR	Vacant	1.0			21	21	None
30037033	20.56	Foothill Rural Residential	RR	Vacant	1.0			20	20	None
30053002	1.35	Rural Residential	RR	Vacant	1.0			1	1	None
30059001	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059002	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059003	2.04	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059004	2.07	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059006	2.42	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059007	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30059008	2.43	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059010	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059011	2.06	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059012	2.05	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059013	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059014	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059015	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059019	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059020	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059021	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059022	3.23	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
30059023	2.17	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059033	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059035	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059037	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30059038	2.12	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060001	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060002	2.27	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060003	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060004	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060005	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060008	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060009	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060010	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060011	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060012	2.07	Foothill Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30060013	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060014	2.18	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060015	2.24	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060016	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060017	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060018	2.16	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060019	2.27	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30060020	2.14	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061001	2.27	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061002	2.12	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061003	2.22	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061004	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061005	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061006	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061007	2.48	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061008	2.43	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061009	2.03	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061010	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061011	2.06	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061012	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061013	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061014	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061015	2.16	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30061016	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30062001	2.02	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30062004	4.47	Foothill Rural Residential	RR	Vacant	1.0			4	4	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30062005	3.73	Foothill Rural Residential	RR	Vacant	1.0			3	3	None
30062006	2.68	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30062007	5.68	Foothill Rural Residential	RR	Vacant	1.0			5	5	None
30062008	2.01	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30062009	2.00	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30062010	2.04	Foothill Rural Residential	RR	Vacant	1.0			2	2	None
30803626	0.13	Rural Residential	RR	Vacant	1.0			0	0	None
30805226	2.04	Rural Residential	RR	Vacant	1.0			2	2	None
30805228	2.04	Rural Residential	RR	Vacant	1.0			2	2	None
30805260	1.80	Rural Residential	RR	Vacant	1.0			2	2	None
30805286	2.13	Rural Residential	RR	Vacant	1.0			2	2	None
30805314	2.04	Rural Residential	RR	Vacant	1.0			2	2	None
30808128S	2.08	Rural Residential	RR	Vacant	1.0			2	2	None
30808130S	2.13	Rural Residential	RR	Vacant	1.0			2	2	None
30808131S	2.24	Rural Residential	RR	Vacant	1.0			2	2	None
30808133S	3.51	Rural Residential	RR	Vacant	1.0			3	3	None
30808134S	3.56	Rural Residential	RR	Vacant	1.0			3	3	None
30808135S	3.08	Rural Residential	RR	Vacant	1.0			3	3	None
30815021	9.93	Rural Residential	RR	Vacant	1.0			10	10	None
30815045	2.92	Rural Residential	RR	Vacant	1.0			2	2	None
30815053	2.18	Rural Residential	RR	Vacant	1.0			2	2	None
30816019	2.12	Rural Residential	RR	Vacant	1.0			2	2	None
30816029	4.68	Rural Residential	RR	Vacant	1.0			4	4	None
30817025	2.13	Rural Residential	RR	Vacant	1.0			2	2	None
30818222	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30822003S	2.39	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30822024S	2.23	Rural Residential	RR	Vacant	1.0			2	2	None
30822048S	1.99	Rural Residential	RR	Vacant	1.0			2	2	None
30823101S	3.60	Rural Residential	RR	Vacant	1.0			3	3	None
30823102S	4.87	Rural Residential	RR	Vacant	1.0			4	4	None
30823411S	2.24	Rural Residential	RR	Vacant	1.0			2	2	None
30823427S	2.60	Rural Residential	RR	Vacant	1.0			2	2	None
30826136S	7.00	Rural Residential	RR	Vacant	1.0			6	6	None
30827019S	2.32	Rural Residential	RR	Vacant	1.0			2	2	None
30827076	2.98	Rural Residential	RR	Vacant	1.0			3	3	None
30831078	2.07	Rural Residential	RR	Vacant	1.0			2	2	None
30831079	2.11	Rural Residential	RR	Vacant	1.0			2	2	None
30831080	2.12	Rural Residential	RR	Vacant	1.0			2	2	None
30832148	2.19	Rural Residential	RR	Vacant	1.0			2	2	None
30832155	1.97	Rural Residential	RR	Vacant	1.0			2	2	None
30832162	2.08	Rural Residential	RR	Vacant	1.0			2	2	None
30832164	2.00	Rural Residential	RR	Vacant	1.0			1	1	None
30832165	2.03	Rural Residential	RR	Vacant	1.0			1	1	None
30832168S	2.08	Rural Residential	RR	Vacant	1.0			2	2	None
30832169S	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30832201	4.03	Rural Residential	RR	Vacant	1.0			4	4	None
30832202	1.99	Rural Residential	RR	Vacant	1.0			2	2	None
30832214	2.47	Rural Residential	RR	Vacant	1.0			1	1	None
30832415S	2.30	Rural Residential	RR	Vacant	1.0			2	2	None
30832416S	2.33	Rural Residential	RR	Vacant	1.0			2	2	None
30834005	2.30	Rural Residential	RR	Vacant	1.0			2	2	None
30834016	2.29	Rural Residential	RR	Vacant	1.0			1	1	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30834017	2.30	Rural Residential	RR	Vacant	1.0			2	2	None
30834027	2.23	Rural Residential	RR	Vacant	1.0			2	2	None
30836002S	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30836010S	1.97	Rural Residential	RR	Vacant	1.0			2	2	None
30836013S	2.06	Rural Residential	RR	Vacant	1.0			2	2	None
30838001S	2.06	Rural Residential	RR	Vacant	1.0			2	2	None
30839038	2.32	Rural Residential	RR	Vacant	1.0			2	2	None
30839044	1.73	Rural Residential	RR	Vacant	1.0			1	1	None
30839049S	7.45	Rural Residential	RR	Vacant	1.0			7	7	None
30903503S	2.33	Rural Residential	RR	Vacant	1.0			2	2	None
30906107	13.04	Rural Residential	RR	Vacant	1.0			13	13	None
30906136	2.47	Rural Residential	RR	Vacant	1.0			2	2	None
30914015	2.43	Rural Residential	RR	Vacant	1.0			2	2	None
30914044	2.74	Rural Residential	RR	Vacant	1.0			2	2	None
30914063	2.57	Rural Residential	RR	Vacant	1.0			2	2	None
30914066	2.06	Rural Residential	RR	Vacant	1.0			2	2	None
30918047	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
30918049	2.03	Rural Residential	RR	Vacant	1.0			2	2	None
30918050S	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30918051S	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30918052S	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30924213	2.09	Rural Residential	RR	Vacant	1.0			2	2	None
30924256	3.91	Rural Residential	RR	Vacant	1.0			3	3	None
30924259	2.46	Rural Residential	RR	Vacant	1.0			2	2	None
30925123	3.93	Rural Residential	RR	Vacant	1.0			3	3	None
30925131	1.85	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30925153	2.52	Rural Residential	RR	Vacant	1.0			2	2	None
30925164S	2.03	Rural Residential	RR	Vacant	1.0			2	2	None
30925165S	1.96	Rural Residential	RR	Vacant	1.0			2	2	None
30926032	5.13	Rural Residential	RR	Vacant	1.0			4	4	None
30926042	1.20	Rural Residential	RR	Vacant	1.0			1	1	None
30926059S	2.29	Rural Residential	RR	Vacant	1.0			2	2	None
30926060S	2.37	Rural Residential	RR	Vacant	1.0			2	2	None
30926062S	2.24	Rural Residential	RR	Vacant	1.0			2	2	None
30926071	2.04	Rural Residential	RR	Vacant	1.0			2	2	None
30926072	2.06	Rural Residential	RR	Vacant	1.0			2	2	None
30926073	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30926074	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30926082	2.17	Rural Residential	RR	Vacant	1.0			2	2	None
30926084	1.94	Rural Residential	RR	Vacant	1.0			2	2	None
30926086	2.03	Rural Residential	RR	Vacant	1.0			2	2	None
30927204	2.31	Rural Residential	RR	Vacant	1.0			2	2	None
30927241	1.71	Rural Residential	RR	Vacant	1.0			1	1	None
30927250	1.89	Rural Residential	RR	Vacant	1.0			1	1	None
30934007S	2.48	Rural Residential	RR	Vacant	1.0			2	2	None
30934057S	2.21	Rural Residential	RR	Vacant	1.0			2	2	None
30935118	1.97	Rural Residential	RR	Vacant	1.0			2	2	None
30935206	1.99	Rural Residential	RR	Vacant	1.0			2	2	None
30936010S	2.24	Rural Residential	RR	Vacant	1.0			2	2	None
30937003	7.85	Rural Residential	RR	Vacant	1.0			7	7	None
30937010	2.91	Rural Residential	RR	Vacant	1.0			2	2	None
30937014	2.38	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30937021	2.10	Rural Residential	RR	Vacant	1.0			2	2	None
30938018S	7.37	Rural Residential	RR	Vacant	1.0			7	7	None
30938029	4.69	Rural Residential	RR	Vacant	1.0			4	4	None
30939003	2.20	Rural Residential	RR	Vacant	1.0			2	2	None
30939005	2.14	Rural Residential	RR	Vacant	1.0			2	2	None
30939006	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30939007	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30939009	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30939011	2.04	Rural Residential	RR	Vacant	1.0			2	2	None
30939012	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30939013	2.53	Rural Residential	RR	Vacant	1.0			2	2	None
30939014	2.05	Rural Residential	RR	Vacant	1.0			2	2	None
30939015	2.06	Rural Residential	RR	Vacant	1.0			2	2	None
30939016	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30939017	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30939018	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30939019	2.03	Rural Residential	RR	Vacant	1.0			2	2	None
30939020	2.41	Rural Residential	RR	Vacant	1.0			2	2	None
30939021	2.46	Rural Residential	RR	Vacant	1.0			2	2	None
30939022	2.26	Rural Residential	RR	Vacant	1.0			2	2	None
30939023	2.49	Rural Residential	RR	Vacant	1.0			2	2	None
30939024	2.03	Rural Residential	RR	Vacant	1.0			2	2	None
30939025	2.06	Rural Residential	RR	Vacant	1.0			2	2	None
30939026	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30939027	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30939029	2.01	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30939031	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30939032	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940001	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940002	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940003	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940004	2.05	Rural Residential	RR	Vacant	1.0			2	2	None
30940005	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30940006	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30940007	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30940008	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940009	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30940010	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940011	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940012	2.08	Rural Residential	RR	Vacant	1.0			2	2	None
30940013	2.07	Rural Residential	RR	Vacant	1.0			2	2	None
30940014	2.02	Rural Residential	RR	Vacant	1.0			2	2	None
30940015	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940016	2.01	Rural Residential	RR	Vacant	1.0			2	2	None
30940017	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30940018	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
30941023	2.49	Rural Residential	RR	Vacant	1.0			2	2	None
30941024	1.96	Rural Residential	RR	Vacant	1.0			2	2	None
30941026	1.95	Rural Residential	RR	Vacant	1.0			2	2	None
30941027	1.98	Rural Residential	RR	Vacant	1.0			2	2	None
30941028	1.99	Rural Residential	RR	Vacant	1.0			2	2	None
30941029	1.99	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
33423116	3.06	Rural Density Residential	RR	Vacant	1.0			4	4	None
40409033	2.10	Rural Residential	RR	Vacant	1.0			2	2	None
55303013	4.94	Rural Residential	RR	Vacant	1.0			4	4	None
55305208	2.46	Rural Residential	RR	Vacant	1.0			9	9	None
55305209	2.46	Rural Residential	RR	Vacant	1.0			2	2	None
55305210	2.48	Rural Residential	RR	Vacant	1.0			2	2	None
55306011	2.03	Rural Residential	RR	Vacant	1.0			2	2	None
55306012	2.04	Rural Residential	RR	Vacant	1.0			2	2	None
55306013	2.24	Rural Residential	RR	Vacant	1.0			2	2	None
55306023	1.91	Rural Residential	RR	Vacant	1.0			2	2	None
55306024	1.88	Rural Residential	RR	Vacant	1.0			2	2	None
55306025	1.94	Rural Residential	RR	Vacant	1.0			2	2	None
55306045	3.62	Rural Residential	RR	Vacant	1.0			3	3	None
55702101	2.00	Rural Residential	RR	Vacant	1.0			2	2	None
55704101S	5.99	Rural Residential	RR	Vacant	1.0			6	6	None
55704201S	5.87	Rural Residential	RR	Vacant	1.0			6	6	None
56502001	2.47	Rural Residential	RR	Vacant	1.0			2	2	None
56502040	2.33	Rural Residential	RR	Vacant	1.0			2	2	None
56503005	2.45	Rural Residential	RR	Vacant	1.0			2	2	None
56504221	1.98	Rural Residential	RR	Vacant	1.0			2	2	None
56601306	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601307	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601308	2.42	Rural Residential	RR	Vacant	1.0			1	1	None
56601309	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601310	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601311	2.42	Rural Residential	RR	Vacant	1.0			2	2	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
56601312	1.21	Rural Residential	RR	Vacant	1.0			1	1	None
56601313	1.21	Rural Residential	RR	Vacant	1.0			1	1	None
56601314	1.21	Rural Residential	RR	Vacant	1.0			1	1	None
56601315	1.21	Rural Residential	RR	Vacant	1.0			1	1	None
56601420	4.85	Rural Residential	RR	Vacant	1.0			4	4	None
56601421	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601422	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601423	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601424	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601425	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56601426	2.42	Rural Residential	RR	Vacant	1.0			2	2	None
56602110	3.45	Rural Residential	RR	Vacant	1.0			3	3	None
56604029S	1.81	Rural Residential	RR	Vacant	1.0			1	1	None
57906048	2.05	Rural Residential	RR	Vacant	1.0			2	2	None
57906051	2.10	Rural Residential	RR	Vacant	1.0			2	2	None
58108036	0.86	Rural Residential	RR	Vacant	1.0			1	1	None
58108041	2.30	Rural Residential	RR	Vacant	1.0			2	2	None
58114010	2.18	Rural Residential	RR	Vacant	1.0			2	2	None
58116017	2.54	Rural Residential	RR	Vacant	1.0			2	2	None
58116065	5.67	Rural Residential	RR	Vacant	1.0			6	6	None
30825004	0.20	Rural Residential	RR	Vacant	1.0			5	5	None
56602111	0.06	Rural Residential	RR	Vacant	1.0			5	5	None
Subtotal	*3,238.99*					*0*	*0*	*3,051*	*3,051*	
12865020	7.87	Medium Density Residential	RR5	Vacant	1.0			7	7	None
12878034	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
30033003	20.08	Medium Density Residential	RR5	Vacant	1.0			20	20	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13040102	5.10	Medium Density Residential	RR5	Vacant	1.0			5	5	None
56601302	4.55	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13851002	6.46	Medium Density Residential	RR5	Vacant	1.0			6	6	None
13851003	6.63	Medium Density Residential	RR5	Vacant	1.0			6	6	None
13046062	10.00	Medium Density Residential	RR5	Vacant	1.0			10	10	None
12882005S	4.09	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12875013	4.97	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12875026	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
12875047S	5.79	Medium Density Residential	RR5	Vacant	1.0			5	5	None
12875050S	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
12876009S	4.74	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12876010S	5.02	Medium Density Residential	RR5	Vacant	1.0			5	5	None
12876011S	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
12876014S	6.57	Medium Density Residential	RR5	Vacant	1.0			6	6	None
12876015S	6.07	Medium Density Residential	RR5	Vacant	1.0			6	6	None
12878001	4.37	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878005	4.35	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878008	4.65	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878009	4.37	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878014	4.33	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878020	4.96	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878025	4.90	Medium Density Residential	RR5	Vacant	1.0			4	4	None
12878030	4.38	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13046012	6.52	Medium Density Residential	RR5	Vacant	1.0			6	6	None
13046032	4.72	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13046033	4.12	Medium Density Residential	RR5	Vacant	1.0			4	4	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
13046057	2.00	Medium Density Residential	RR5	Vacant	1.0			2	2	None
13046059	3.23	Medium Density Residential	RR5	Vacant	1.0			3	3	None
13059012	1.52	Medium Density Residential	RR5	Vacant	1.0			1	1	None
13853003	4.30	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13853005	4.96	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13853007	4.60	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13853012	4.64	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13854001	3.96	Medium Density Residential	RR5	Vacant	1.0			3	3	None
13854003	4.15	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13854004	4.37	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13854006	5.24	Medium Density Residential	RR5	Vacant	1.0			5	5	None
13854008	4.85	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13854009	5.64	Medium Density Residential	RR5	Vacant	1.0			5	5	None
13854011	4.85	Medium Density Residential	RR5	Vacant	1.0			4	4	None
13854015	9.82	Medium Density Residential	RR5	Vacant	1.0			9	9	None
15320032	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
15321032	5.37	Medium Density Residential	RR5	Vacant	1.0			5	5	None
15331003	3.16	Medium Density Residential	RR5	Vacant	1.0			3	3	None
15331005	5.20	Medium Density Residential	RR5	Vacant	1.0			5	5	None
15331007	11.59	Medium Density Residential	RR5	Vacant	1.0			11	11	None
15331009	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
15331010	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
15831020	3.26	Medium Density Residential	RR5	Vacant	1.0			3	3	Floodway
30033012	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
30033014	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
30033015	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30033016	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
30033018	4.21	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30033019	4.24	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30033020	7.23	Medium Density Residential	RR5	Vacant	1.0			7	7	None
30033021	5.51	Medium Density Residential	RR5	Vacant	1.0			5	5	None
30804109	4.84	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30804117	4.65	Medium Density Residential	RR5	Vacant	1.0			4	4	Floodway
30804118	4.59	Medium Density Residential	RR5	Vacant	1.0			4	4	Floodway
30804181	4.13	Medium Density Residential	RR5	Vacant	1.0			4	4	Floodway
30804183	4.70	Medium Density Residential	RR5	Vacant	1.0			4	4	Floodway
30810105	4.99	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30810131	9.55	Medium Density Residential	RR5	Vacant	1.0			9	9	None
30810135	10.00	Medium Density Residential	RR5	Vacant	1.0			10	10	None
30810174	2.52	Medium Density Residential	RR5	Vacant	1.0			2	2	None
30818213	5.03	Medium Density Residential	RR5	Vacant	1.0			5	5	None
30819024	4.37	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30819047	4.79	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30819072	5.33	Medium Density Residential	RR5	Vacant	1.0			5	5	Floodway
30820011	6.46	Medium Density Residential	RR5	Vacant	1.0			6	6	None
30820033	4.83	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30820038	4.77	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30820054	9.95	Medium Density Residential	RR5	Vacant	1.0			9	9	None
30821027S	4.85	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30824023	3.18	Medium Density Residential	RR5	Vacant	1.0			3	3	None
30825023	4.95	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30829011	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	Floodway

Table 2A-4 Vacant Sites, Fresno County, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
30829014	4.95	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30829031	4.77	Medium Density Residential	RR5	Vacant	1.0			4	4	None
30832161	3.98	Medium Density Residential	RR5	Vacant	1.0			3	3	None
30832166	1.97	Medium Density Residential	RR5	Vacant	1.0			1	1	None
58105057S	4.98	Medium Density Residential	RR5	Vacant	1.0			4	4	None
58116002	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
58116049S	5.00	Medium Density Residential	RR5	Vacant	1.0			5	5	None
Subtotal	*4,66.64*					*0*	*0*	*428*	*428*	
Total	**5,402.89**					**2,183**	**3,323**	**5,851**	**11,357**	

Source: Fresno County (2015)

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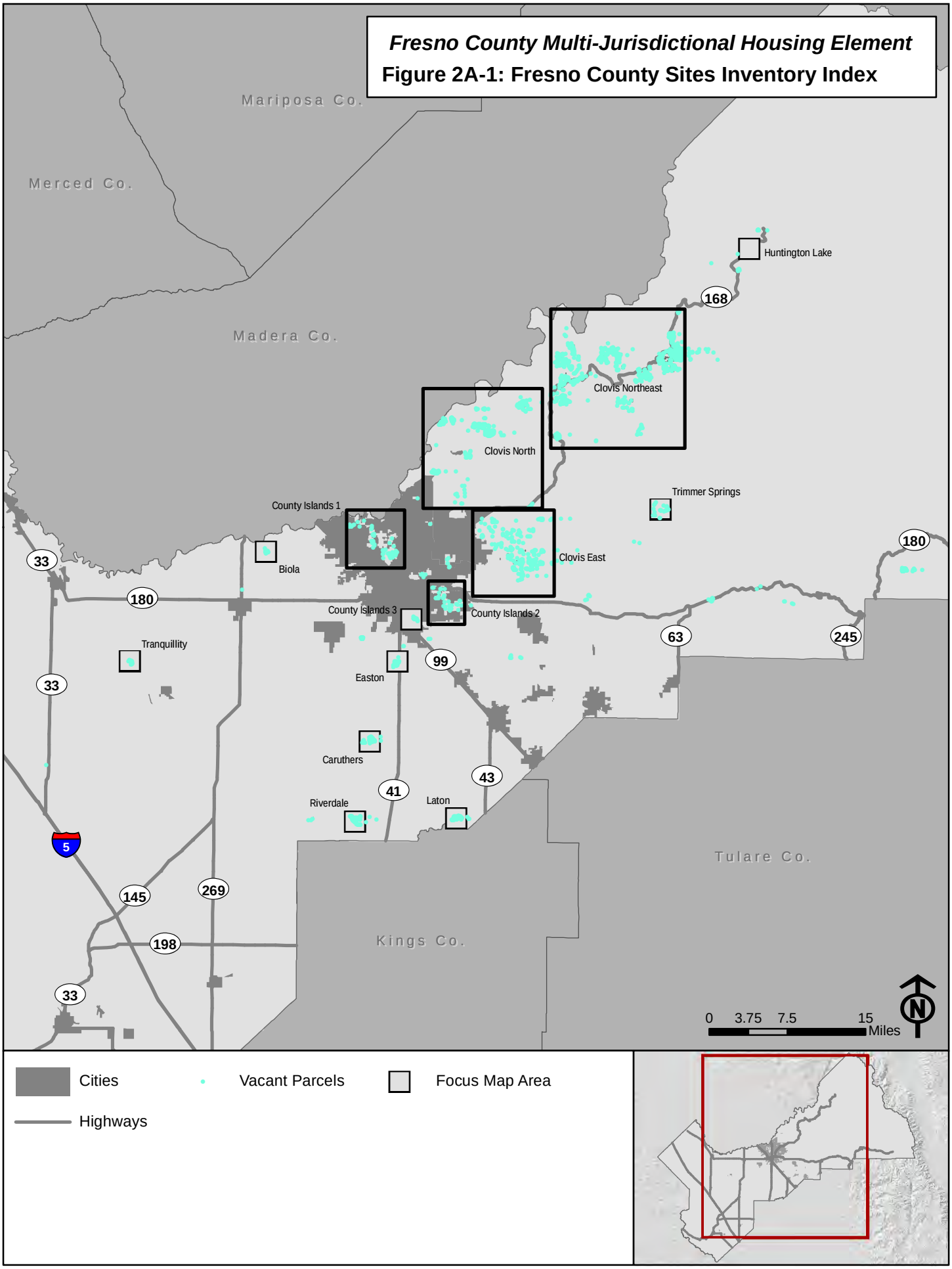
Fresno County Multi-Jurisdictional Housing Element
Figure 2A-1: Fresno County Sites Inventory Index
Mariposa Co.
Merced Co.
Madera Co.
Kings Co.
Tulare Co.
Huntington Lake
168
Clovis Northeast
Clovis North
Trimmer Springs
County Islands 1
Biola
Clovis East
180
33
County Islands 3
County Islands 2
63
245
Tranquillity
99
Easton
Caruthers
43
41
Riverdale
Laton
5
145
269
198
0 3.75 7.5 15 Miles
N
Cities
Vacant Parcels
Focus Map Area
Highways

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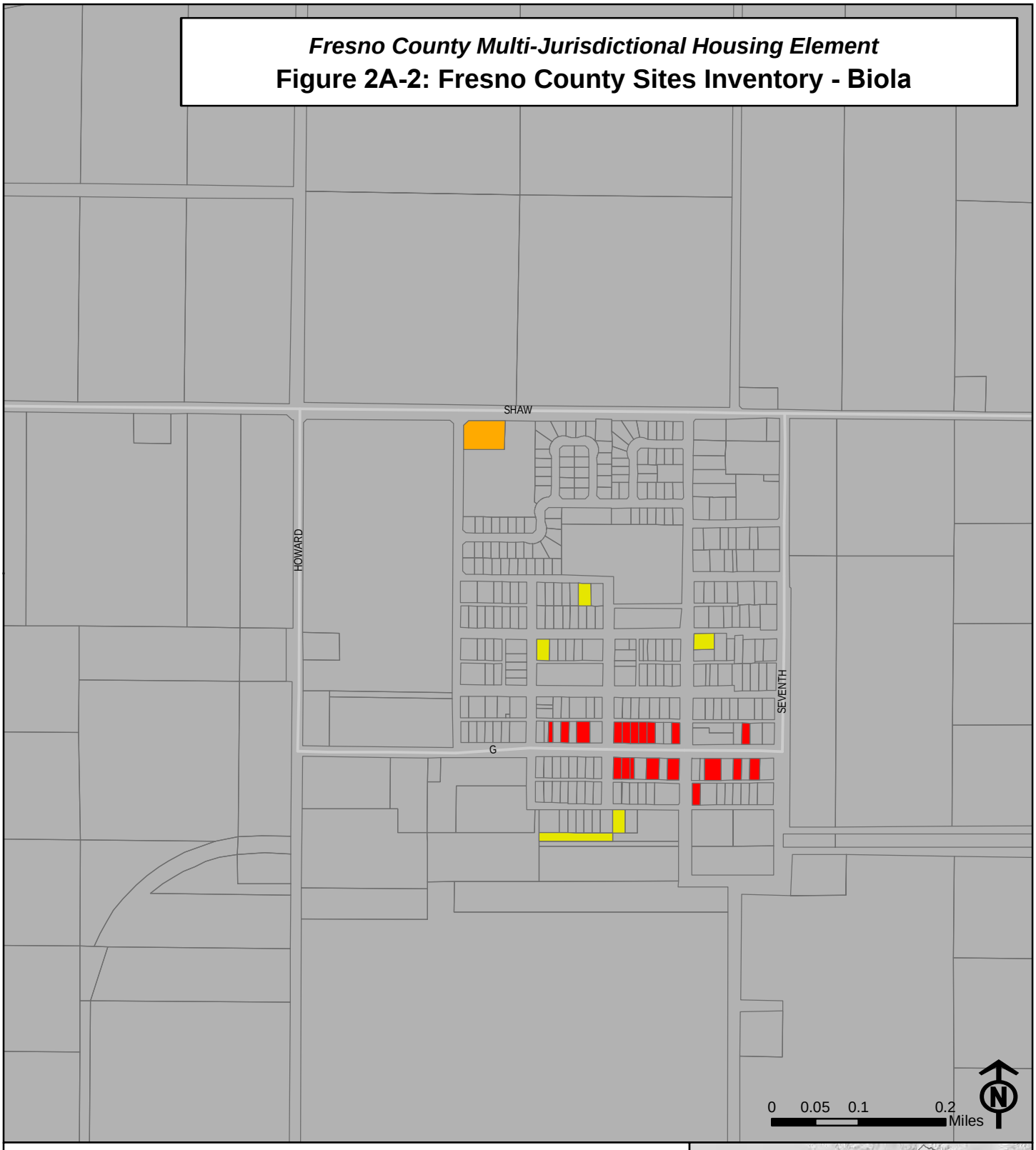
Fresno County Multi-Jurisdictional Housing Element

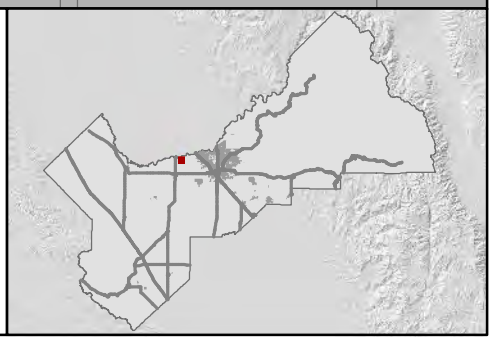
Figure 2A-2: Fresno County Sites Inventory - Biola



City Limits
Highways

Vacant Parcels

RR
RR5
RA
R1AH
R1B
R1
R1A
R1C
R1E
R1EH
R2
R2A
TP
CP
C4



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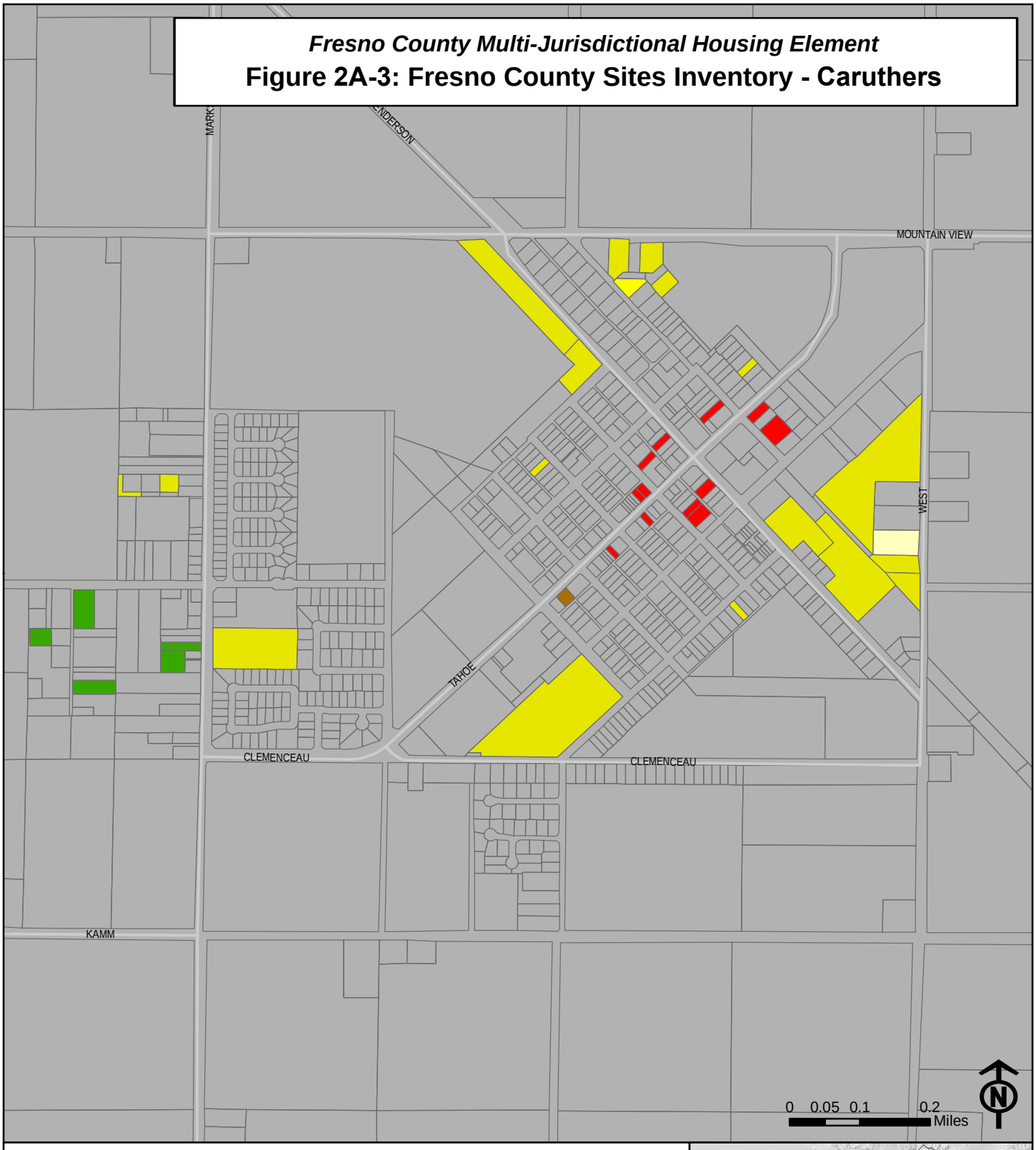
Fresno County Multi-Jurisdictional Housing Element

Figure 2A-3: Fresno County Sites Inventory - Caruthers



City Limits
Highways

Vacant Parcels

RR
RR5
RA
R1AH
R1B
R1
R1A
R1C
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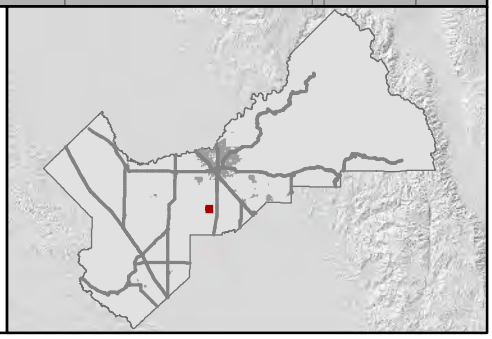
R1EH
R2
R2A
TP
CP
C4



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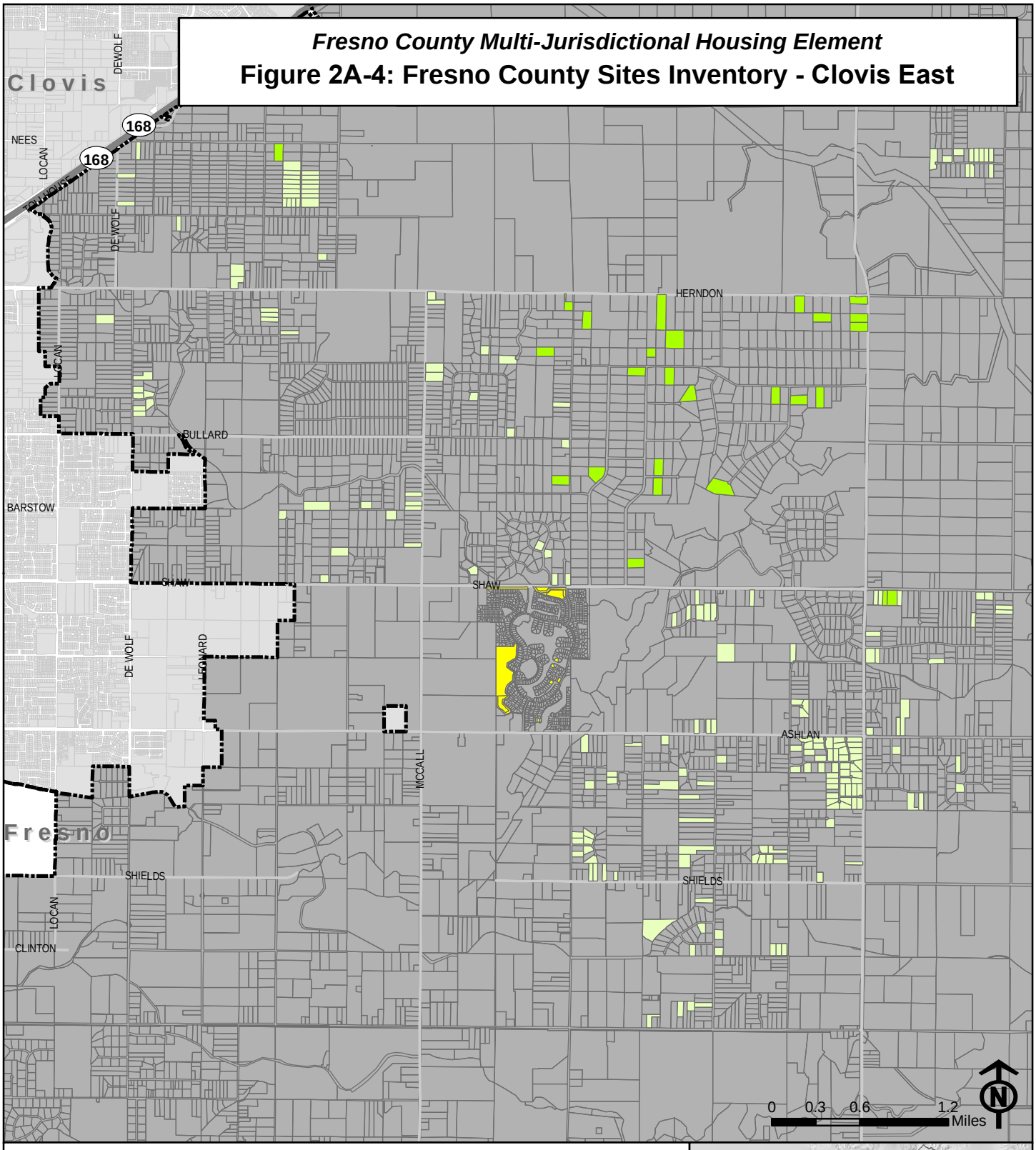
Fresno County Multi-Jurisdictional Housing Element

Figure 2A-4: Fresno County Sites Inventory - Clovis East



City Limits
Highways

Vacant Parcels

RR
RR5
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R1AH
R1B
R1
R1A
R1C
R1E
R1EH
R2
R2A
TP
CP
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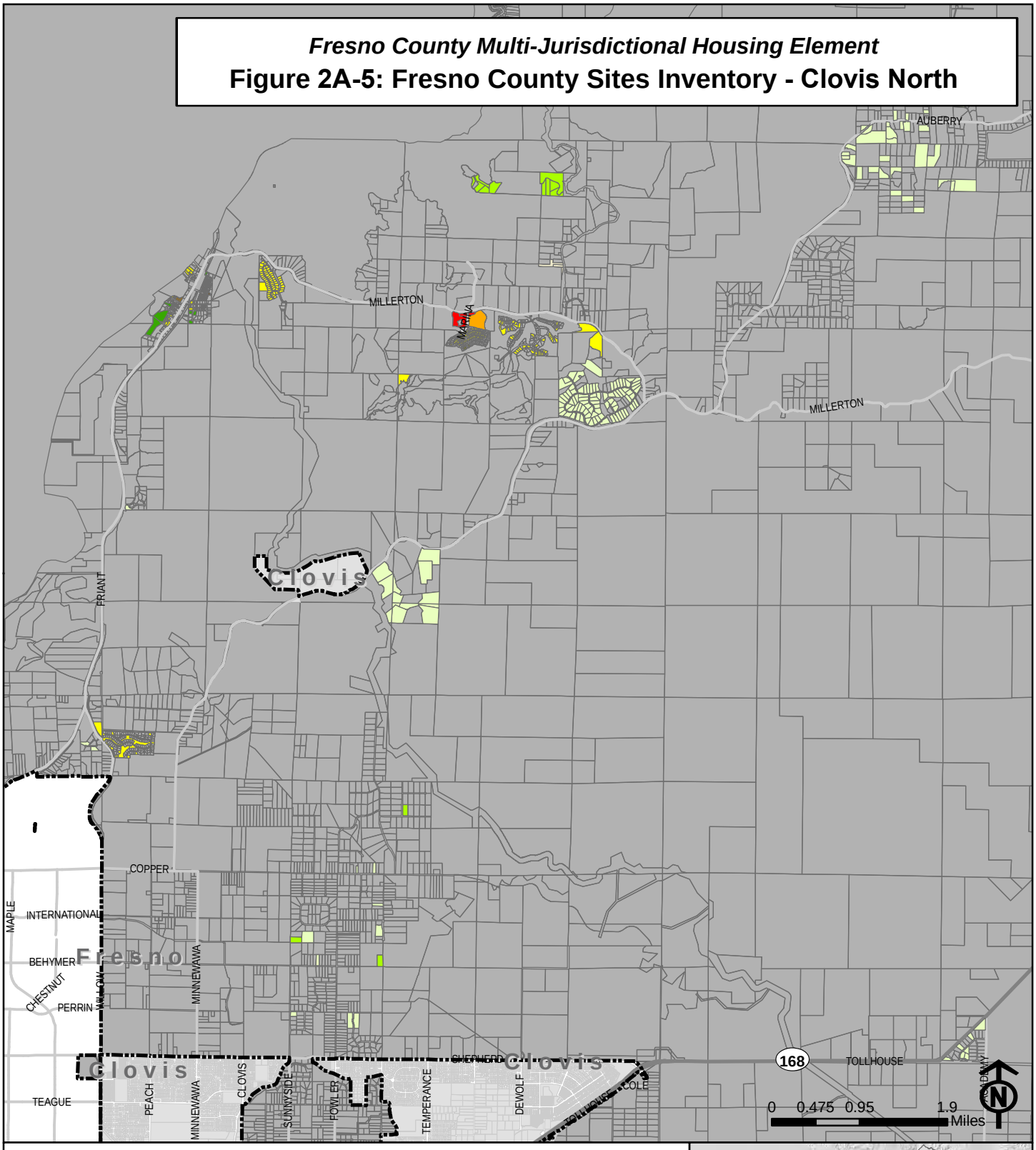
Fresno County Multi-Jurisdictional Housing Element

Figure 2A-5: Fresno County Sites Inventory - Clovis North



City Limits
Highways

Vacant Parcels

RR
RR5
RA
R1AH
R1B
R1
R1A
R1C
R1E
R1EH
R2
R2A
TP
CP
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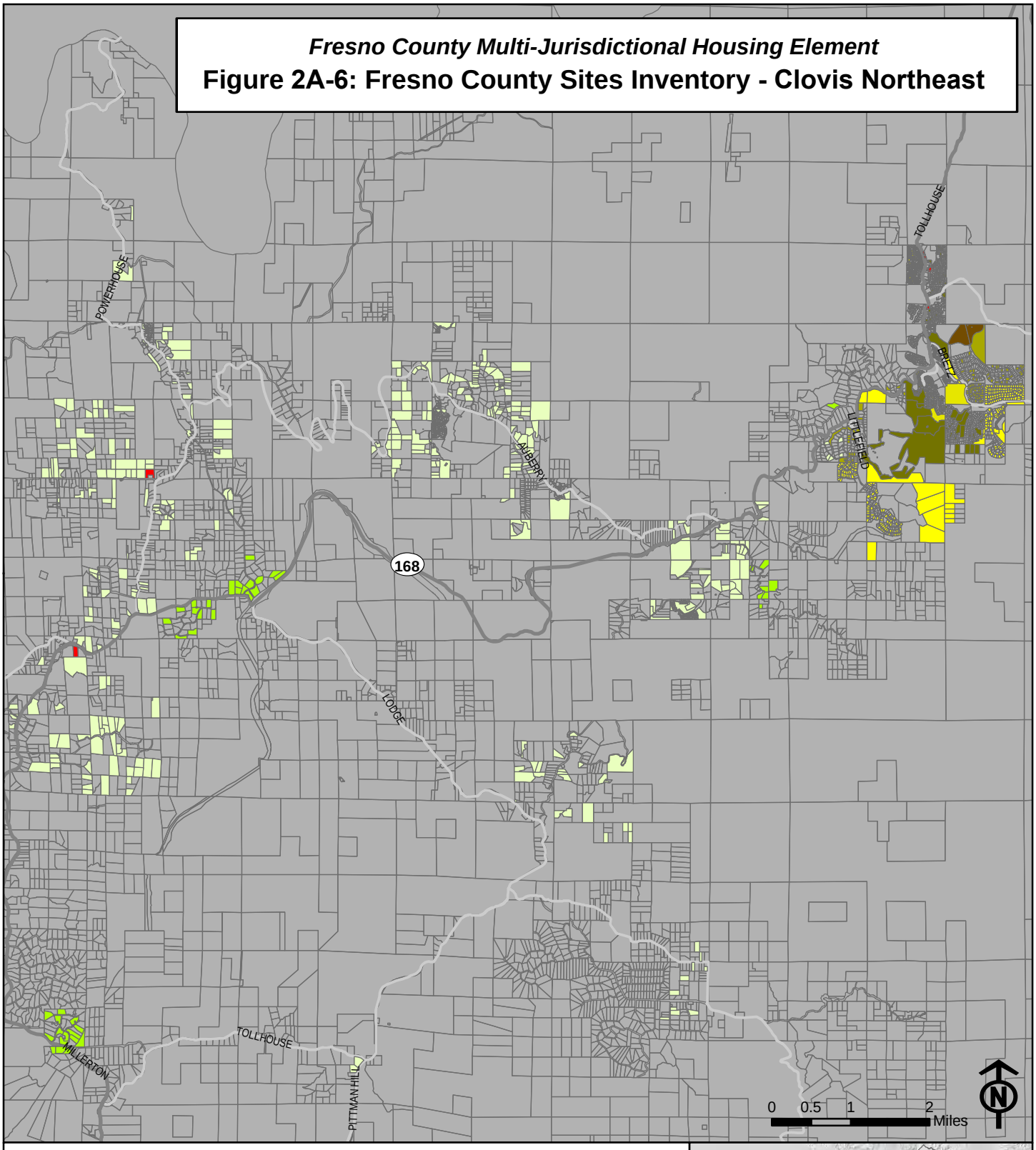
Fresno County Multi-Jurisdictional Housing Element

Figure 2A-6: Fresno County Sites Inventory - Clovis Northeast



City Limits
Highways

Vacant Parcels

RR
RR5
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R1AH
R1B
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R1A
R1C
R1E
R1EH
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R2A
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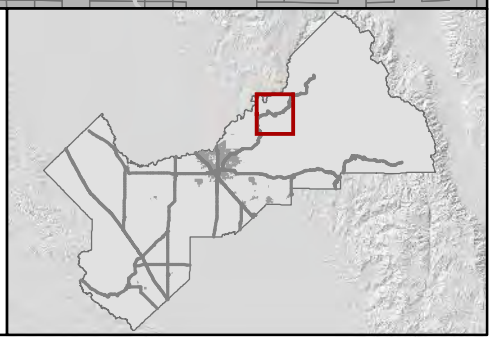
C4



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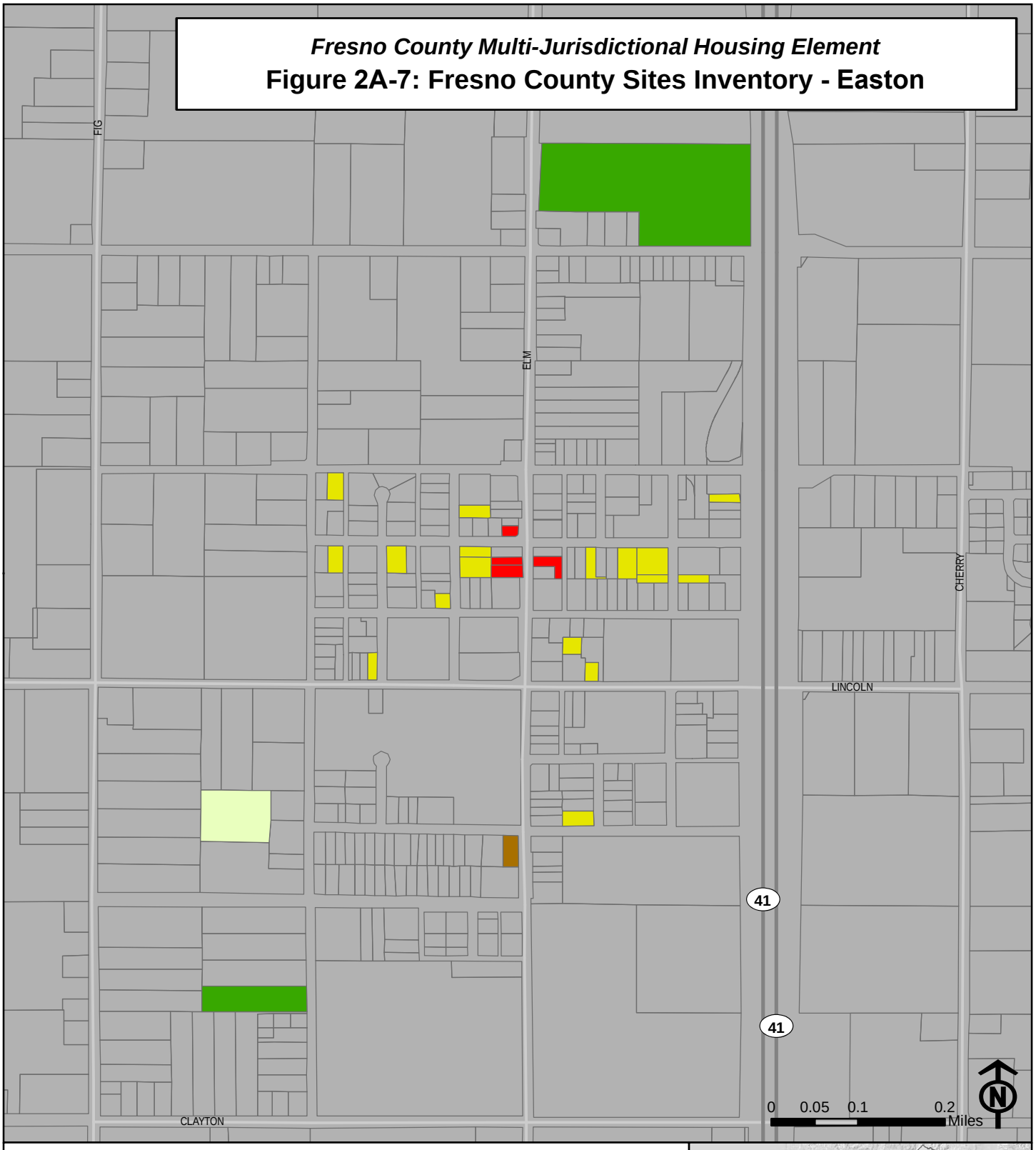
Fresno County Multi-Jurisdictional Housing Element

Figure 2A-7: Fresno County Sites Inventory - Easton



City Limits
Highways

Vacant Parcels

RR
RR5
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R1B
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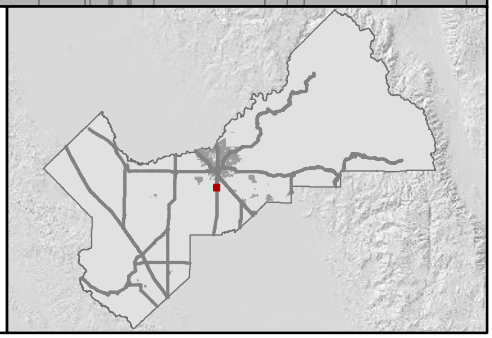
R1A
R1C
R1E
R1EH
R2
R2A
TP
CP
C4



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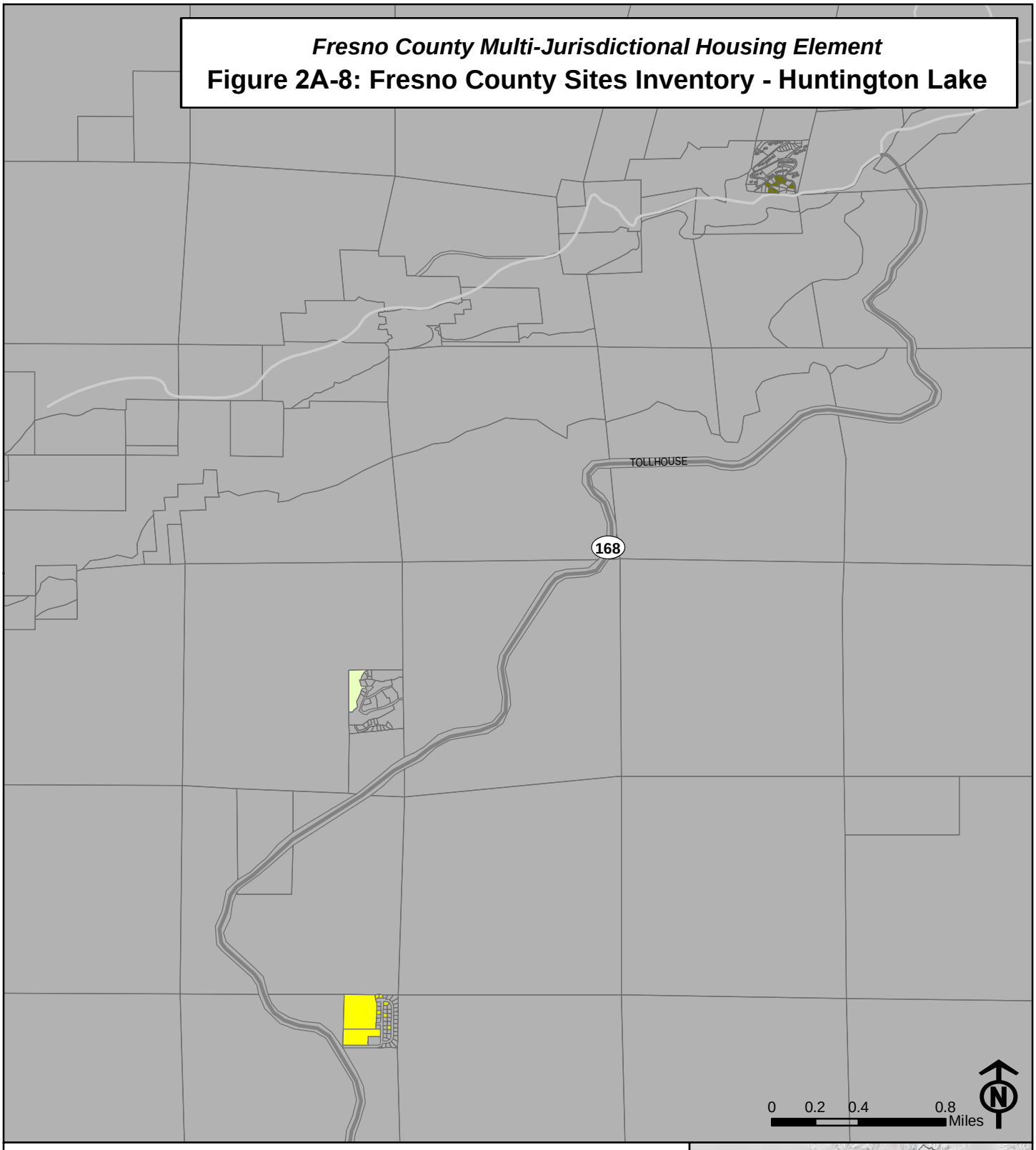
Fresno County Multi-Jurisdictional Housing Element

Figure 2A-8: Fresno County Sites Inventory - Huntington Lake



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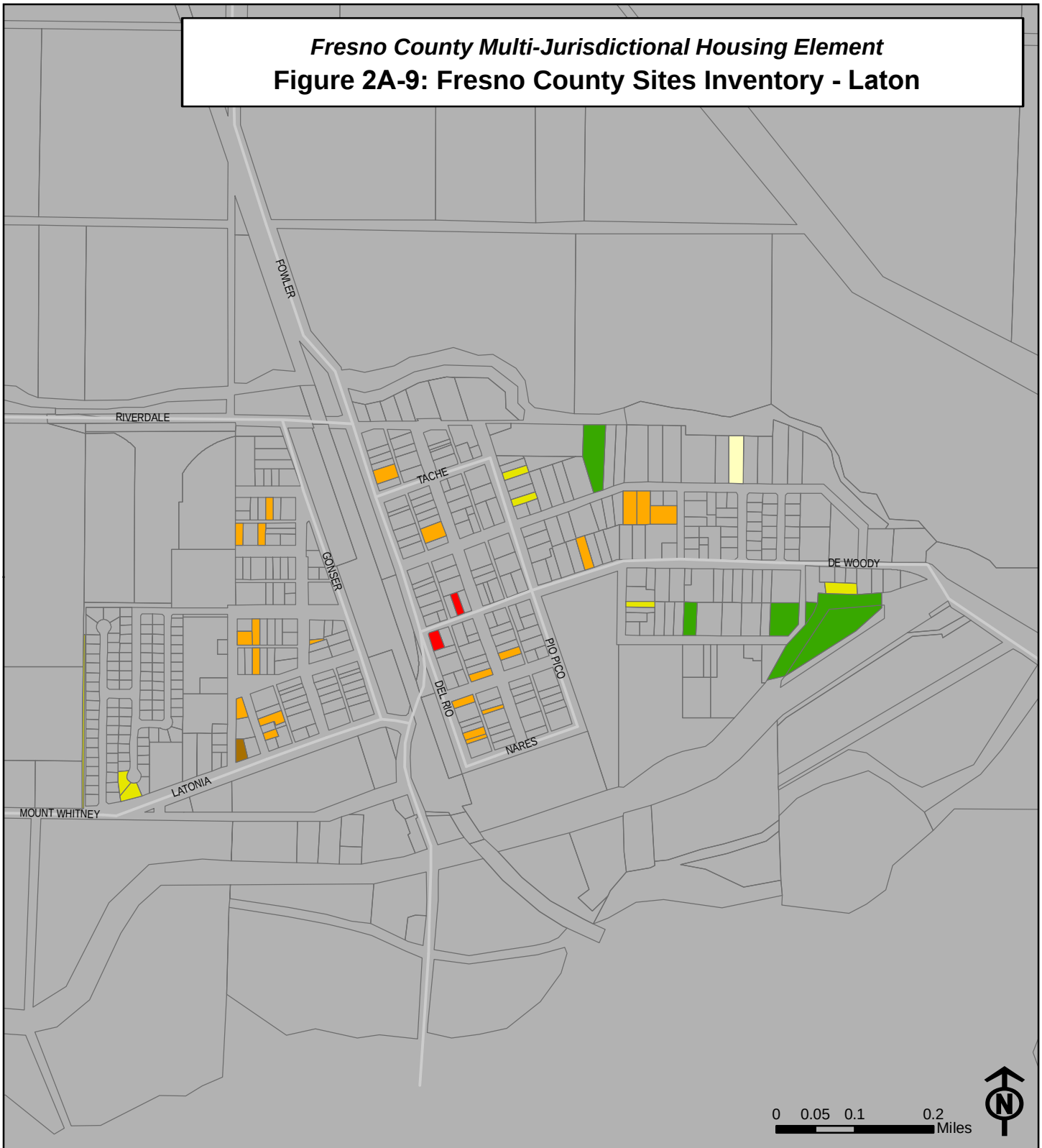
Fresno County Multi-Jurisdictional Housing Element

Figure 2A-9: Fresno County Sites Inventory - Laton



City Limits
Highways

Vacant Parcels

RR
RR5
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R1B
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R2
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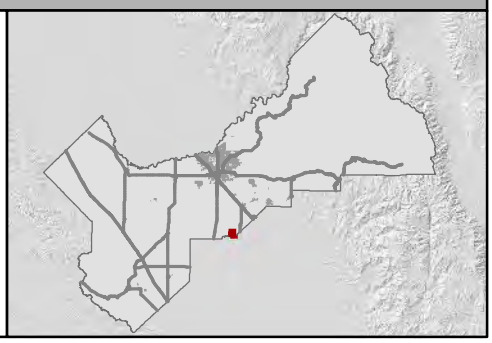
C4



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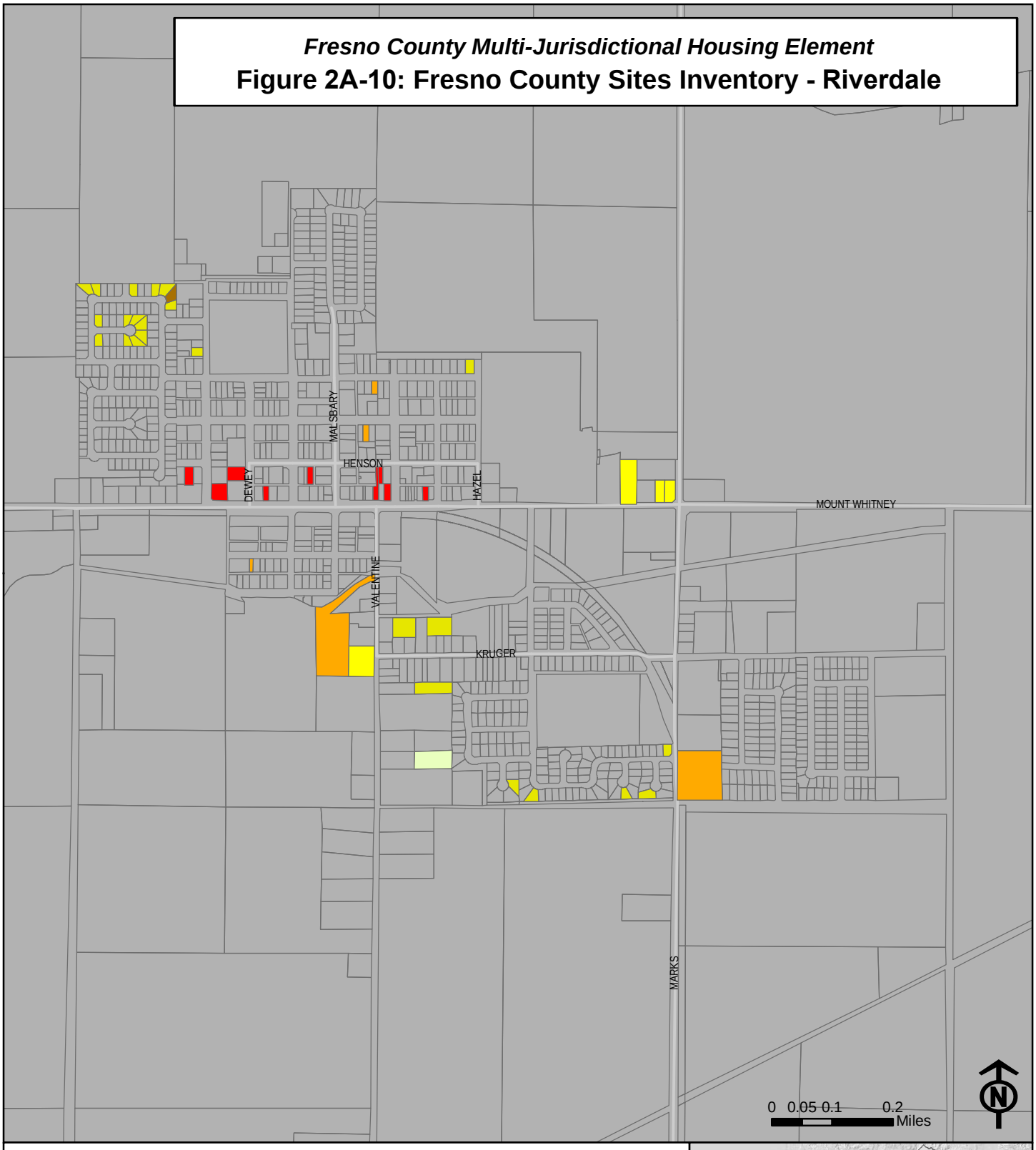
Fresno County Multi-Jurisdictional Housing Element

Figure 2A-10: Fresno County Sites Inventory - Riverdale



City Limits
Highways

Vacant Parcels

RR
RR5
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R1C
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R1EH
R2
R2A
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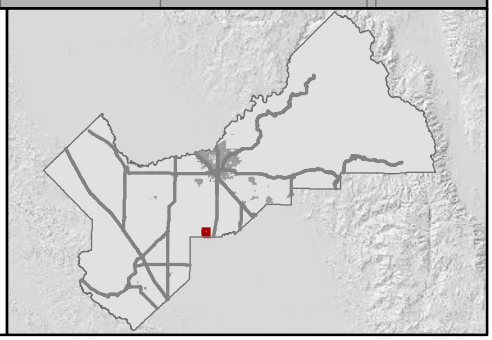

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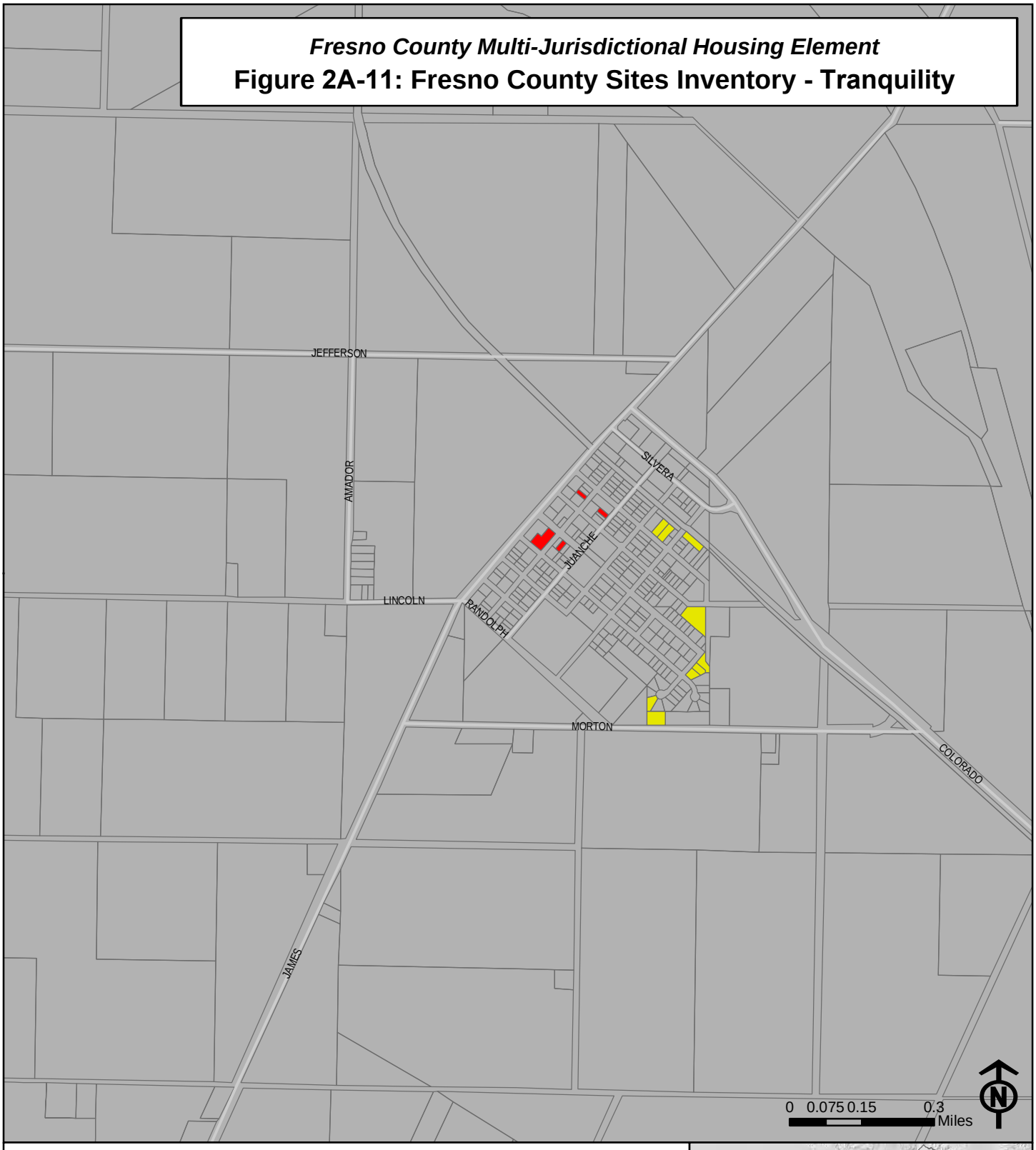
Fresno County Multi-Jurisdictional Housing Element

Figure 2A-11: Fresno County Sites Inventory - Tranquility



City Limits
Highways

Vacant Parcels

RR
RR5
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R1B
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R1C
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R1EH
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R2A
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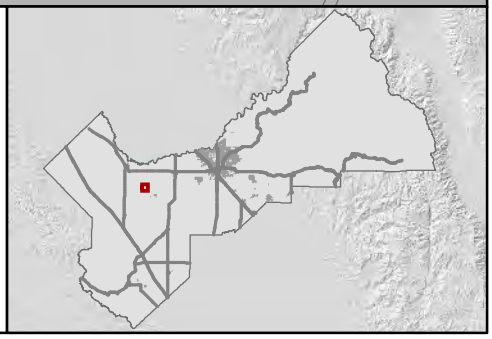

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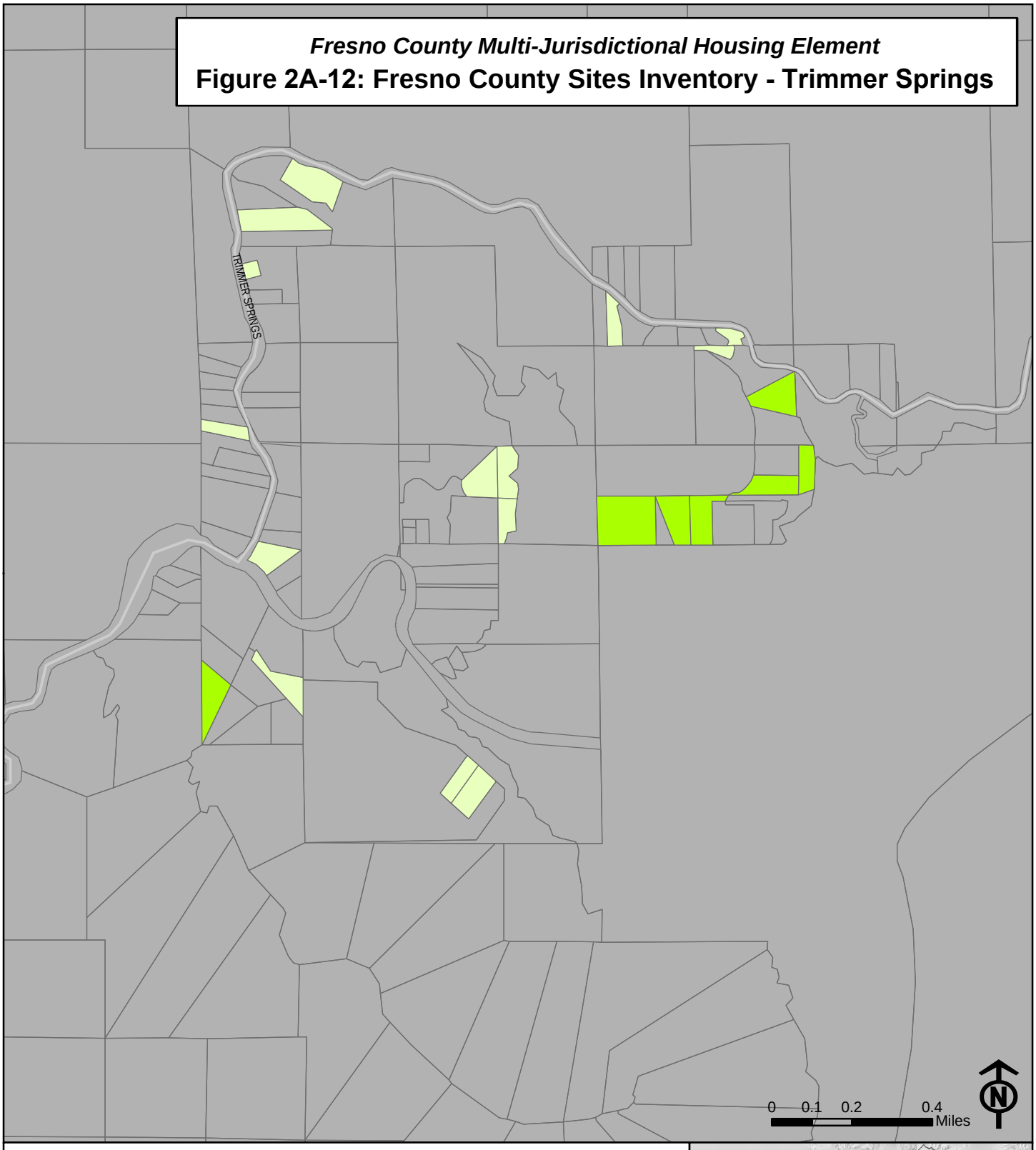
Fresno County Multi-Jurisdictional Housing Element

Figure 2A-12: Fresno County Sites Inventory - Trimmer Springs



City Limits
Highways

Vacant Parcels

RR
RR5
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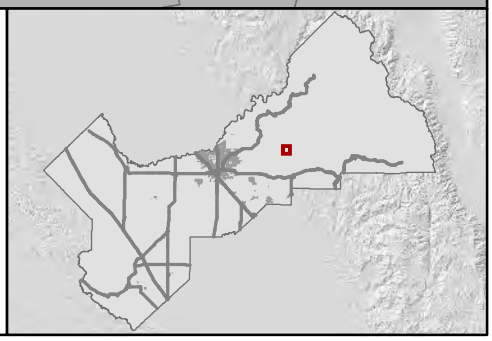
R1AH
R1B
R1
R1A
R1C
R1E
R1EH
R2
R2A
TP
CP
C4



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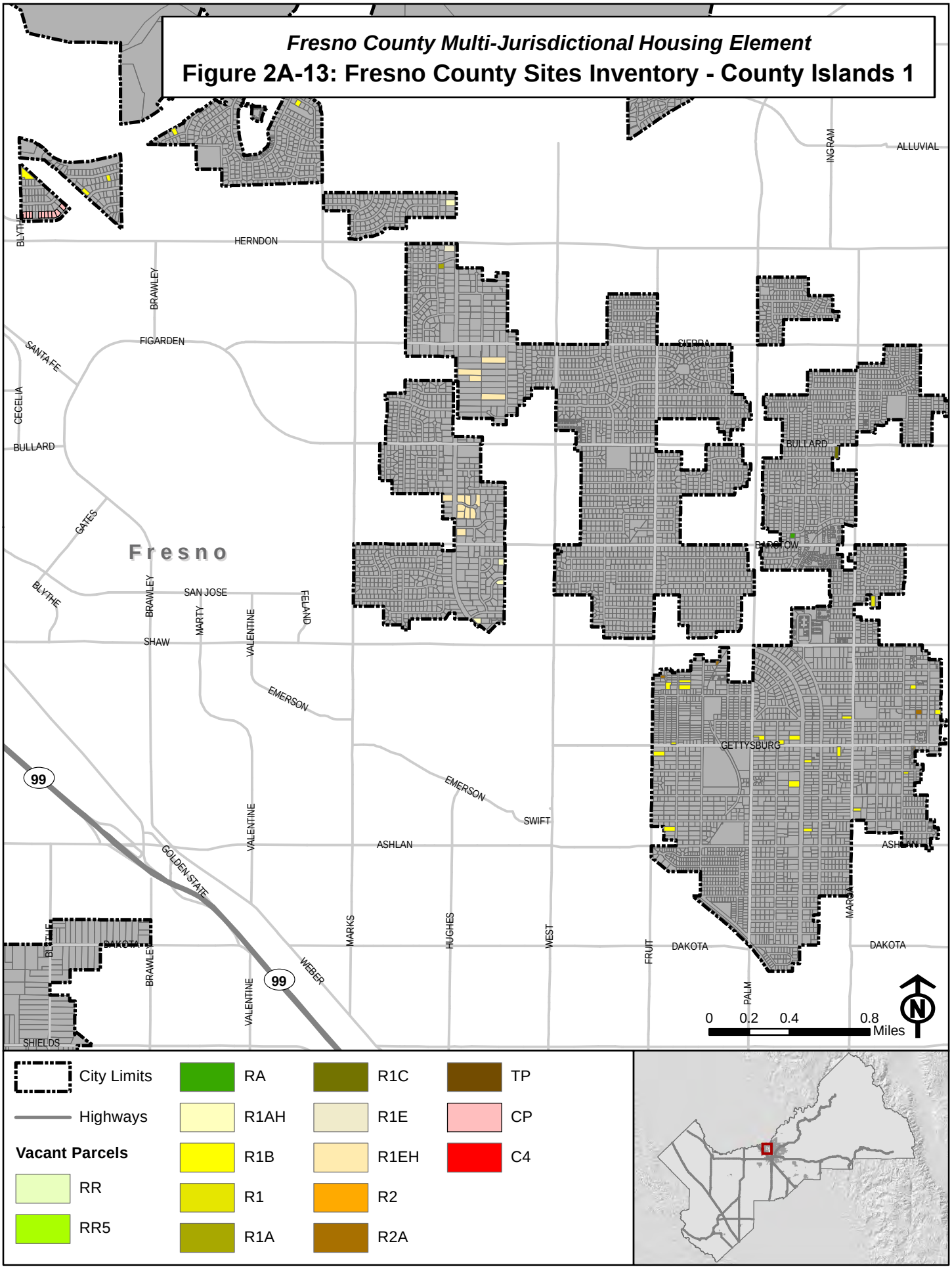
Fresno County Multi-Jurisdictional Housing Element

Figure 2A-13: Fresno County Sites Inventory - County Islands 1



City Limits
Highways

Vacant Parcels

RR
RR5
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R1AH
R1B
R1
R1A
R1C
R1E
R1EH
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R2A
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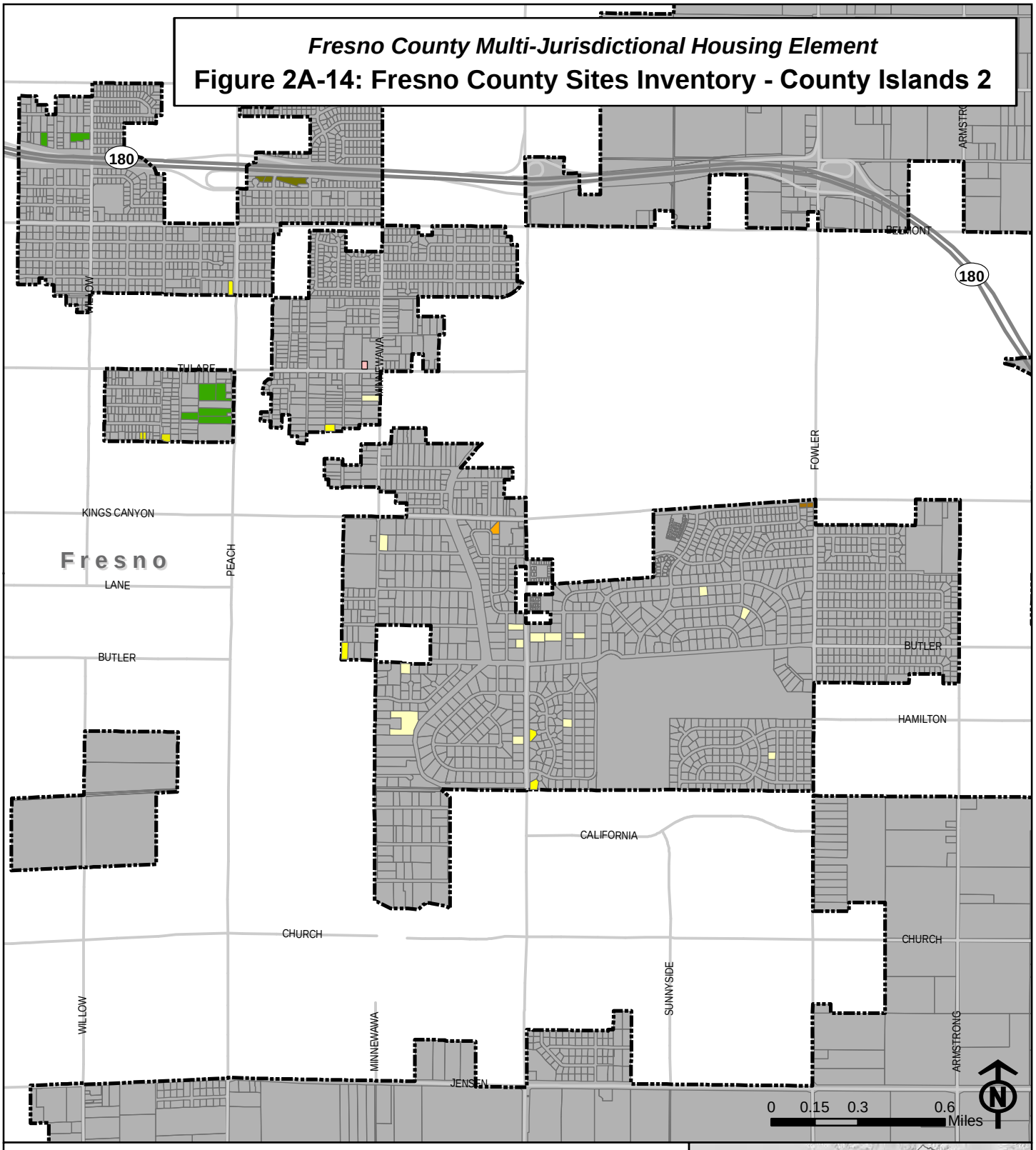
Fresno County Multi-Jurisdictional Housing Element

Figure 2A-14: Fresno County Sites Inventory - County Islands 2



City Limits
Highways

Vacant Parcels

RR
RR5
RA
R1AH
R1B
R1
R1A
R1C
R1E
R1EH
R2
R2A
TP
CP
C4

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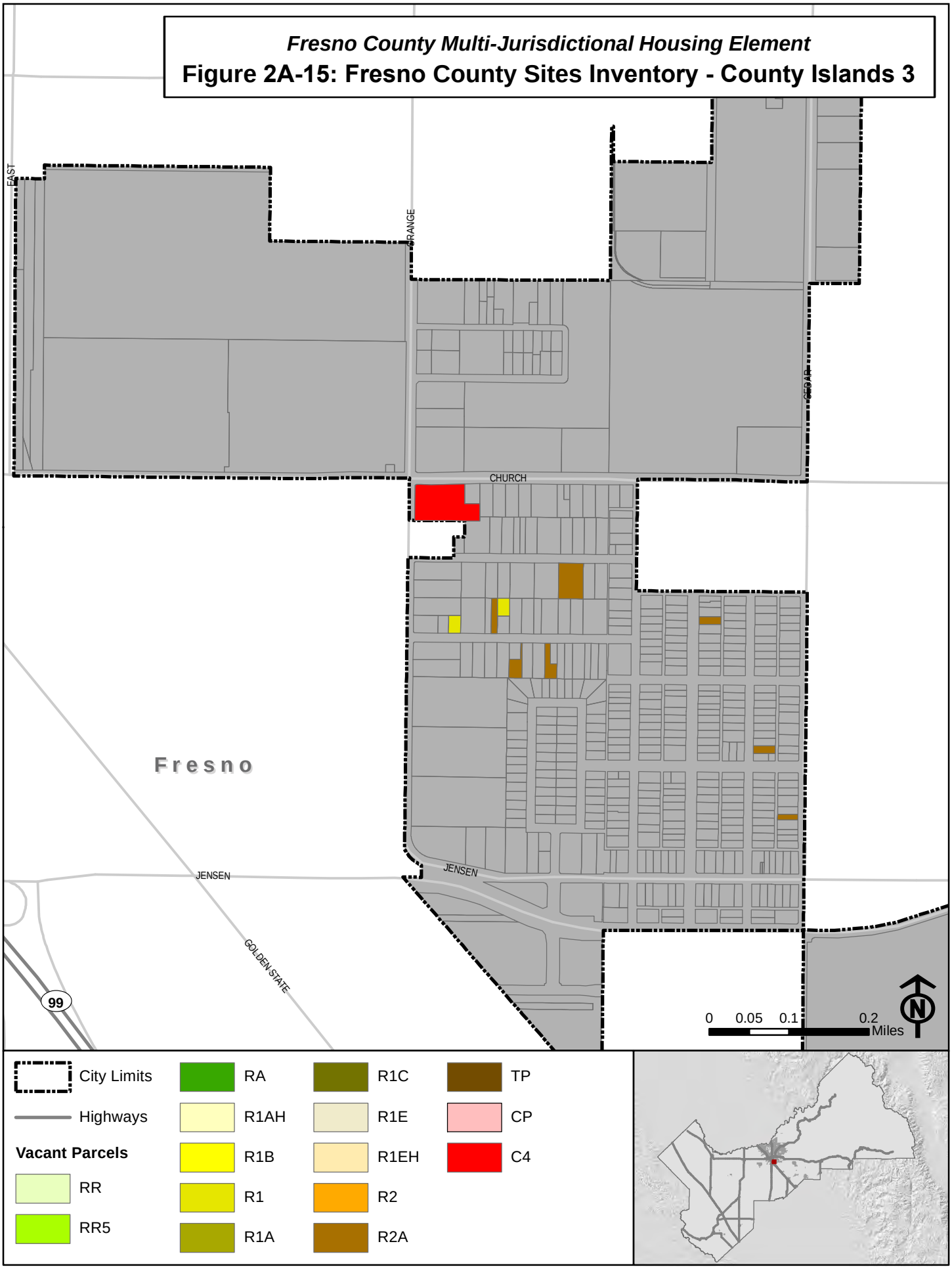
Fresno County Multi-Jurisdictional Housing Element

Figure 2A-15: Fresno County Sites Inventory - County Islands 3



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RHNA Summary

Table 2A-5 provides a summary of the County's ability to meet the 2013-2023 RHNA. The total RHNA for the 2013-2023 RHNA is 2,722 units, including 460 very low-income units, 527 low-income units, 589 moderate-income units, and 1,146 above moderate-income units. After accounting for units built or under construction, planned and approved projects, and capacity on vacant sites, the County has a surplus capacity of over 9,000 units.

Table 2A-5 RHNA Summary, Fresno County, December 2014

	Units by Income Level				Total Units
	ELI/VLI	LI	M	AM	
2013-2023 RHNA	460	527	589	1,146	2,722
Units Built or Under Construction	--	--	42	418	460
Capacity on Vacant Sites (Table 2A-1)	2,201		3,329	6,003	11,533
Surplus Capacity	**1,214**		**2,782**	**5,275**	**9,271**

Source: County of Fresno, 2014

SECTION 2A-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The County of Fresno General Plan contains the following residential land use designations:

- **Agriculture/Irrigated Agriculture:** Up to one unit per 20 acres
- **Westside and Eastside Rangeland/Open Space:** Up to one unit per 40 acres
- **Rural Residential:** One dwelling unit per two to five acres
- **Mountain Residential/Mountain Urban:** One dwelling unit per five to 14.5 acres
- **Rural Settlement Area/Planned Rural Community:** One dwelling unit per two acres to two dwelling units per acre
- **Low Density Residential:** 0.9-2.8 dwelling units per acre
- **Medium Density Residential:** 2.8-5.8 dwelling units per acre
- **Medium High Density Residential:** 5.8-14.5 dwelling units per acre
- **Neighborhood Commercial/Office Commercial/Community Commercial/Central Business Commercial/Service Commercial:** 5.8-14.5 dwelling units per acre

In addition to the range of residential units that are allowed in the designations outlined in the table above, the County allows planned unit developments (PUDs) in areas designated as residential. A PUD may include a combination of different dwelling types and/or a variety of land uses which are made to complement each other and harmonize with existing and proposed land uses in the vicinity, by design. A PUD may be located in any area designated and zoned for residential use upon the granting of a use permit in accordance with the provisions of the Zoning Ordinance.

Conclusion

The County is in the process of preparing a technical update to the General Plan to achieve consistency between the General Plan and Zoning Ordinance.

Recommended Action

Complete technical update to the General Plan.

Zoning Ordinance

Analysis

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

- ***Single Family Residential (R-A, R-R, R-1-A, R-1-AH, R-1-B, R-1-C, R-1-E, R-1-EH, R-1):*** These districts are intended to provide for the development of single family residential units.
- ***Multi-Family Residential (R-2, R-3, R-4)*:** These districts are intended primarily for the development of multifamily residential structures at densities consistent with policies of the General Plan.

In addition, the County's Zoning Ordinance allows residential uses in the following nonresidential zones:

- ***Commercial Districts (C-P, C-4, C-6):*** These districts are intended primarily for commercial activities.
- ***Mixed Use Districts (R-P, RCC):*** These districts are intended to act as a transition between residential neighborhoods and various intensities of commercial activities.
- ***Agricultural Districts (AE, AL):*** These districts are intended primarily for agricultural uses.
- ***Conservation Districts (R-C, R-E, RS):*** These districts are intended primarily to provide for recreation opportunities and the conservation and protection of natural resources and natural habitat areas.

Conclusion

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

Recommended Action

No specific action is required. However, the County is processing an amendment to the Zoning Ordinance to increase the R2, R2A, RP allowable density to 20 units per acre. The amendment is being processed concurrent with this Housing Element update.

Residential Development Standards

Analysis

Table 2A-6 and Table 2A-7 lists and describes the zoning districts in the County of Fresno Zoning Ordinance that allow residential development. These development standards are typical and consistent with standards established in surrounding communities.

Table 2A-6 Development Standards for Residential Zones

Development Standard	Zoning Designation									
	R-A	R-R	R-1-A/ R-1-AH	R-1-B	R-1-C	R-1-E/ R-1-EH	R-1	R-2/ R-2A	R-3/ R-3A	R-4
Minimum Parcel Size	36,000 s.f.	2 acres	20,000 s.f.	12,500 s.f.	9,000 s.f.	37,500 s.f.	6,000 s.f.	6,600 s.f.	7,500 s.f.	10,000 s.f.
Density Maximum (du/acre)	1.2 du/ac	1 unit/ 2 ac	2.1 du/ac	3.4 du/ac	4.8 du/ac	1.1 du/ac	7.2 du/ac	18.1 du/ac	29.0 du/ac	43.5 du/ac
Minimum Parcel Width	130 ft.	165 ft.	110 ft.	80 ft.	70 ft.	150 ft.	60 ft.	60 ft.	60 ft.	65 ft.
Maximum Parcel Coverage	30%	None	30%	35%	40%	30%	40%	50%	50%	60%
Minimum Setbacks (feet):										
Front[a]	35 ft.	35 ft.	35 ft.	35 ft.	25 ft.	50 ft.	20 ft.	20 ft.	15 ft.	15 ft.
Side	15 ft.	20 ft.	10 ft.	10 ft.	7 ft.	15 ft.	5 ft.	5 ft.	5 ft.	5 ft.
Rear	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	15 ft.
Maximum Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	25 ft.	20-35 ft.	20-40 ft.	50 ft.

Note: s.f. = square feet; ac = acre

Source: County of Fresno, 2014.

Table 2A-7 Development Standards for Non-Residential Zones

Development Standard	Zoning Designation									
	C-P	C-4	C-6	R-P	RCC[1]	AE[2]	AL[3]	R-C	R-E	RS[4]
Minimum Parcel Size	10,000 s.f.	None	None	7,500 s.f.	2 acres	Varies (2-160 acres)	Varies (20-40 acres)	Varies	2 acres	36,000 s.f. - 2 acres
Density Maximum (du/acre)	18 du/ac	18 du/ac	18 du/ac	18 du/ac	1 du/ 2 ac	1 du/ 20 ac	1 du/ 20 ac	1 du/lot	1 du/ 2 acres	1 du/lot
Minimum Lot Width	65 ft.	None	None	65 ft.	165 ft.	None	None	None	165 ft.	165 ft.
Maximum Parcel Coverage	None	None	None	50%	30%	None	None	1-10%	50%	30%
Minimum Setbacks (feet)										
Front[a]	10 ft.	0-10 ft.	0-10 ft.	15 ft.	10 ft./varies	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Side	0-10 ft.	0-10 ft.	0-10 ft.	10 ft.	0-20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	10 ft.
Rear	0-10 ft.	0-10 ft.	0-10 ft.	10 ft.	0-20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Maximum Height	40 ft.	75 ft.	35 ft.	20 ft.	35 ft.	35 ft.	35 ft.	35 ft.	25 ft.	35 ft.

Note: C-1, C-2, C-3 and C-M zones allow existing residential uses only.

1. Minimum (Front) Setback varies
2. Density Maximum varies depending on Minimum Parcel Size acreage (2-160 acres)
3. Density Maximum varies depending on Minimum Parcel Size acreage (20-40 acres)
4. Minimum Parcel Size varies (36,000ft – 2 acres)

s.f. = square feet

ac = acre

Source: County of Fresno, 2014.

Parking

Table 2A-8 shows residential parking requirements in the County, which vary by housing type.

Table 2A-8 Fresno County Parking Requirements

Use	Parking Requirement
Residential Care Facility (7+ persons)	1 space for each 400 sq.ft. of GFA, plus 1 space for every 3 employees
Mobile Home Park	1 space for each mobile home space and 1 guest space for every 10 mobile home spaces, or fraction thereof
Multi-Family Dwelling	1 space for each unit
Second Dwelling Unit	2 spaces, one of which shall be covered
Single-Family Dwelling	2 spaces, one of which shall be covered on the same site with the primary structure
Emergency Shelter	2 spaces for each staff member plus one space for each six occupants allowed at the maximum capacity of the facility

Source: County of Fresno Municipal Code, 2014.

Open Space and Park Requirements

The County's Zoning Ordinance does not prescribe open space and park requirements.

Conclusion

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

Recommended Action

None required.

Growth Management

Analysis

All jurisdictions in Fresno County are subject to the City-County memorandum of understanding (MOU). The MOU is an agreement establishing procedures for annexation, and also outlines the distribution of property and sales taxes between the cities and Fresno County. The City/County Memorandum of Understanding encourages urban development to take place within cities where urban services and facilities are available in order to reduce sprawl. The MOU standards for annexation require that a minimum of 50 percent of annexation areas have an approved tentative subdivision map or site plan. Therefore, annexation requests are primarily triggered by private developers who are interested in developing certain parcels.

Conclusion

This policy diverts urban development to incorporated cities and is the basis of the FCOG's RHNA distribution.

Recommended Action

This is a cooperative agreement; no specific action for the County individually.

Density Bonus

Analysis

The County's density bonus ordinance does not comply with State law. The County 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 County's density bonus provisions do not meet current State law requirements.

Recommended Action

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

Zoning for a Variety of Housing Types

Analysis

The Fresno County Zoning Ordinance regulates residential development in the unincorporated areas. Table 2A-9 and Table 2A-10 summarize the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 2A-9 Use Regulations for Residential Districts

Uses	R-A	R-R	R-1-A/ R-1-AH	R-1-B	R-1-C	R-1-E/ R-1-EH	R-1	R-2	R-3	R-4
Single Family Dwellings	P	P	P	P	P	P	P	P	P	P
Multifamily Dwellings	NP	NP	NP	NP	NP	NP	NP	P	P	P
Manufactured Housing	P	P	P	P	P	P	P	P	P	P
Farmworker/Employee Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Second Dwelling Unit	D	D	D	D	D	D	D	NP	NP	NP
Residential Care Facility (6 or less)	P	P	P	P	P	P	P	P	P	P
Residential Care Facility (7 or more)	NP	NP	NP	NP	NP	NP	NP	NP	D	D
Emergency Shelter	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Transitional Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Supportive Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Single Room Occupancy	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

Source: County of Fresno Zoning Ordinance and proposed amendments, 2015.

P = Permitted; D= Director Review and Approval required; C = Conditional Use Permit required; NP = Not permitted

Table 2A-10 Use Regulations for Non-Residential Districts

Uses	C-P	C-4	C-6	R-P	RCC	AE	AL	R-C	R-E	RS
Single-Family Dwellings	NP	NP	NP	P	P	P	P	P	NP	P
Multi-Family Dwellings	P	C	C	P	NP	NP	NP	NP	NP	NP
Manufactured Housing	NP	NP	NP	P	P	P	P	P	NP	P
Farmworker/Employee Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Second Dwelling Unit	NP	NP	NP	NP	D	D	D	NP	NP	D
Transitional Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Supportive Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Single Room Occupancy	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

Source: County of Fresno Zoning Ordinance and proposed amendments, 2015.

P = Permitted; D= Director Review and Approval required; C = Conditional Use Permit required; NP = Not permitted

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

Multifamily

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

Manufactured Housing

The County permits manufactured housing in all residential districts where single family dwellings are permitted by right.

Farmworker/Employee Housing

Currently, the Zoning Ordinance does not contain provisions for farmworker housing that are consistent with the Employee Housing Act. Specifically, the County permits agricultural uses in all of its agricultural zones, as well as in the R-A, R-R, and R-1 zones; however, farm labor housing is not similarly permitted in these zones.

Emergency Shelters

The Zoning Ordinance does not currently contain provisions for emergency shelters. The County will amend the Zoning Ordinance to permit emergency shelters by right in the R-3, R-4 and C-4 zones. Currently, no parcels are zoned R-3 or R-4. However, the County is in the process of updating its Zoning Ordinance. As part of this update, additional opportunities for multifamily development in the R-3 and R-4 zones may be provided.

Transitional and Supportive Housing

The Zoning Ordinance does not currently contain provisions for transitional or supportive housing.

Single Room Occupancy (SRO) Units

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

Residential Care Facilities

Currently, the Zoning Ordinance does not specifically address the provision of residential care facilities for six or fewer persons. Large residential care facilities for more than six persons are permitted in the R-3 and R-4 zones, with Director Review and Approval.

Second Units

Subject to the streamlined Site Plan Review (SPR) approval, the Zoning Ordinance allows one secondary dwelling unit per lot in 10 residential zones: RR, RA, R-1, R-1-B, R-1-C, R-1-A/R-1-AH, R-1-E/R-1-EH, and RS. Second units are also permitted in four agricultural districts: AE, AL, A-1 and A-2, subject to the streamlined Director Review and approval process.

Conclusion

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

- **Residential Care Facilities:** The Zoning Ordinance needs to be updated to comply with the Lanterman Act and allow group homes for six or fewer persons in all residential zones. The Zoning Ordinance also needs to make provisions for large residential care facilities for more than six persons.
- **Emergency Shelters:** The Zoning Ordinance does not currently contain provisions for emergency shelters.
- **Transitional/Supportive Housing:** The Zoning Ordinance does not currently contain provisions for transitional and supportive housing.
- **Single Room Occupancy (SRO) Housing:** The Zoning Ordinance does not currently contain provisions for SRO housing.
- **Farmworker/Employee Housing:** The Fresno County Zoning Ordinance is not consistent with State law requirements for farmworker and employee housing.

Recommended Action

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

NOTE TO READER: The County of Fresno is currently amending its Zoning Ordinance to comply with State law requirements for emergency shelters, transitional and supportive housing. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

On/Off-Site Improvements

Analysis

Site improvements are regulated by the County Subdivision Ordinance and through conditions and standards imposed through the County Site Plan Review process. Site improvements include such things as required off-street parking, landscaping, walls, sewerage and water systems, and curbs and gutters. The review is typically an administrative review to ensure compliance with the County's development standards. In order to reduce costs for affordable housing, the County provides reduced property standards that allow development at a higher density such as smaller lot areas as usable yard, smaller front yard setbacks for garage doors.

In some circumstances, such as when the development borders or is traversed by an existing street, it may be necessary to dedicate all rights-of-way to widen the street(s) to its ultimate width as shown on any master or precise plan of streets and highways; install curbs, gutters, drainage, sidewalks, street trees, street signs, street lights, required utilities; and grade and improve from curb to existing pavement. Requirements to comply with the development standards for affordable housing may result in constraints, but are required to comply with State or federal health and safety guidelines. For example, private roads, where proposed, are allowed to reduce pavement widths, but the right-of-way width may increase as a result, so that sewer and water systems become more expensive to design.

In addition, the County may require the installation of physical improvements off-site to mitigate the adverse environmental impacts of housing development within the jurisdiction. These off-site improvements can include traffic control measures or capacity enhancements, the development of park facilities, water or sewer capacity enhancements, or other enhancements to impacted infrastructure. These requirements add to the total cost of developing housing in the unincorporated County.

On and off-site improvement standards may be considered a constraint to affordable housing. However, the County limits these constraints by permitting affordable housing projects that include only those improvements needed for health and safety reasons.

Conclusion

Development requirements of the County of Fresno are considered standard in the Central Valley and are comparable to surrounding cities. In order to reduce housing costs, the County 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 fees are summarized in Table 2A-11.

Table 2A-11 Schedule of Typical Residential Development Processing Fees

Action	Fee
Conditional Use Permit	$9,123
General Plan Amendment	$7,000-15,000 (depends on the complexity)
Amendment Application (Rezone)	$7,552
Director Review and Approval (DRA)	$1,570
Minor Variance	$1,613
Tentative Tract Map	$4,490 + $457 per lot
Variance	$3,204
Environmental Review	$259
Environmental Assessment	$5,151
Property Line Adjustment	$1,050
Parcel Map	$4,292 + $127 per parcel
Final Map	$4,666 + $233 per lot
Site Plan Review	$1,942 - $3,921 + $31.50 per unit

Source: County of Fresno, 2014.

Table 2A-12 Development Impact Fees

Fee Type	Unincorporated County*		Coalinga-Huron Library District	
	Single-Family	Multi-Family	Single-Family	Multi-Family
Countywide Public Protection	$1,644	$1,208	$1,644	$1,208
General Government	$1,424	$1,046	$1,424	$1,046
Library	$485	$356	--	--
Health and Human Services	$417	$306	$417	$306
Sherriff	$257	$189	$257	$189
County Parks	$65	$48	$65	$48
Administration	$107	$79	$95	$70

Note: * Does not include areas within the Coalinga-Huron Library District.

Source: County of Fresno, 2014.

Based on recent development proposals in the unincorporated County, a developer can expect to pay approximately $36,625 per single family unit and $4,400 per multifamily unit in fees (including planning and development impact fees). However, the County Board of Supervisors suspended the collection of development impact fees in 2012 and extended the suspension in 2015; this suspension will be in effect until 2016.

Conclusion

In summary, the fees for plan check, permits, and development impact total approximately $36,625 per single family unit and $4,400 per multifamily unit. The County's development impact fees have been suspended until 2016 and, even when in effect, constituted a relatively small proportion of total development cost. Therefore, they do not constitute a constraint to the production or improvement of housing.

Recommended Action

None required.

Processing and Permit Procedures

Analysis

The Public Works and Planning Department is responsible for application intake, permit issuance, plan checking, and inspection services for public and private projects. The Department provides public counter services, subdivision processing, various entitlements associated with development, and engineering and technical staff support to commercial and residential projects. Working in tandem, the primary objective is expeditious review and approval of all development projects. County staff encourages applicants to contact them prior to completing applications, particularly for large projects. This allows permitting and zoning issues to be discussed by the applicant and staff, resulting in more efficient processing.

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

	Single-Family	Single-Family (2–4 units)	Single-Family (5+ units)	Multi-Family (2–4 units)	Multi-Family (5+ units)	Mixed Use
Approvals Required	Staff	Director	Planning Commission	Director/PC	Director/PC	Director/Planning Commission
Processing Time	10 days	3 months	4-5 months	9 months	2-3 months	3-5 months

Conclusion

The County does not have a lengthy project review process.

Recommended Action

None required.

Building Codes

Analysis

The Building and Safety Unit, a part of the Development Services Division of the County's Public Works and Planning Department, is responsible for the administration of various codes covering the standards for construction, alterations, additions, and relocation of structures, including the appropriate building, mechanical, plumbing, and electrical regulations to ensure the public's safety.

In November 2013, the County adopted the following codes:

- 2013 California Building Code
- 2013 California Fire Code
- 2013 California Electrical Code
- 2013 California Mechanical Code
- 2013 California Plumbing Code
- 2013 California Residential Code
- 2013 California Green Building Standards Code

Conclusion

No major 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 County adopted the 2013 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities.

Definition of Family

The Fresno County Zoning Ordinance defines a family as "one person living alone or two or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit." This definition is not overly restrictive and does not constrain access to, or the development of, housing.

Zoning and Land Use Policies

Currently, the Zoning Ordinance does not specifically address the provision of residential care facilities for six or fewer persons. Large residential care facilities for more than six persons are permitted in the R-3 and R-4 zones, with Director Review and Approval.

Reasonable Accommodation

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

Conclusion

Amendments to the County's Zoning Ordinance are required to address the provision of residential care facilities and reasonable accommodation procedures.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address the provision of residential care facilities and reasonable accommodation procedures.

SECTION 2A-4: REVIEW OF PAST ACCOMPLISHMENTS

The County of Fresno is concurrently pursuing compliance with the Housing Element law with a separate fourth cycle Housing Element. This section reviews and evaluates the County's progress in implementing the 2008-2015 Housing Element that is in draft form as of the writing of this Regional Housing Element.

Table 2A-14 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
1	**Housing Assistance Rehabilitation Program (HARP)** This program provides loans to qualifying homeowners in the unincorporated County and participating cities for the rehabilitation of their homes. 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.	Ongoing	Housing Assistance Rehabilitation Program (HARP) is implemented through a variety of venues. HARP is marketed to all unincorporated area residents, including at specific venues throughout the year to outreach to the disabled and the elderly. County staff continues to meet with community groups, including senior and handicapped residents, and rehabilitation work is designed to accommodate the specific needs of the residents. Fliers about the program are provided in the Development Services Division at the counter where the public can access them. The County's Housing Assistance Rehabilitation Program (HARP) has assisted 21 families in the unincorporated County with low interest loans for the rehabilitation of their primary residence since 2008.	Continue to the 2015-2023 Regional Housing Element.
Relevant Policies: Policy H-E.2, Policy H-E.4, Policy H-E.6, Policy H-G.1, Policy H-G.4, Policy H-G.6, Policy H-G.7, Policy H-G.8				

Table 2A-14 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
2	**Rental Rehabilitation Program (RRP)** This program provides no interest loans to qualifying property owners for making improvements to their rental properties occupied by eligible tenants. 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.	Ongoing	Approximately 1,250 flyers are mailed monthly to areas found to have substandard housing. In addition, housing information workshops are conducted at least twice a year in various locations throughout the County. County CDBG housing funds are specifically used for activities in Fresno County's unincorporated areas. HOME funds may be used in unincorporated areas and in the County's six partner cities. Since 2008, one rental housing unit has been rehabilitated through the Affordable Housing Programs in the unincorporated County. The County will continue to promote these programs to residents.	Continue to the 2015-2023 Regional Housing Element.
Relevant Policies: Policy H-E.2, Policy H-E.4, Policy H-E.6, Policy H-G.1, Policy H-G.4, Policy H-G.6, Policy H-G.7, Policy H-G.8				
3	**Code Enforcement** The Department of Public Works and Planning is responsible for the enforcement of County and State Ordinances and codes relating to parking, signs, weed abatement, health and housing codes. One of the main goals of the Code Enforcement program is to bring to the attention of residential owners any existing ordinance or code violation which could have a negative impact on their neighborhood. County staff investigates violations of property maintenance standards and encourages property owners to seek assistance through available housing rehabilitation programs.	Ongoing	The County continues to enforce zoning and building codes to assure compliance with land use ordinances and safety codes. Staff may initiate cases in some instances, and will respond to complaints as well. Staff reviews building permits, zoning requests, and applications for rehabilitation. The County Zoning Ordinance includes fines and other punitive measures for those found in violation of established codes. Since 2006, 1,919 building and zoning code cases were opened and 1,474 cases were closed.	Continue to the 2015-2023 Regional Housing Element.
Relevant Policies: Policy H-E.2, Policy H-E.4, Policy H-E.6, Policy H-G.1, Policy H-G.2, Policy H-G.3, Policy H-G.4, Policy H-G.6, Policy H-G.7, Policy H-G.8				

Table 2A-14 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
4	**Homebuyer Assistance Program (HAP)** 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.	Ongoing	The County receives an annual allocation of HOME funds which are used to provide homeownership assistance to low- and moderate-income households. Since 2008, the County has provided assistance to 22 households in the unincorporated County through the Homebuyer Assistance Program.	Continue to the 2015-2023 Regional Housing Element.
Relevant Policies: Policy H-A.2, Policy H-A.4, Policy H-C.1, Policy H-C.2, Policy H-C.7				
5	**Housing Choice Voucher Rental Assistance** The Housing Choice Voucher 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 U.S. Department of Housing and Urban Development (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. Given the continued need for rental assistance, the County supports and encourages the provision of additional subsidies through the Housing Choice Voucher Program.	Ongoing	The County supports the efforts of the City and County of Fresno Housing Authority (Agency) in offering Section 8 and other rental assistance programs. In addition to displaying notices when Section 8 applications are open, the County reviews and certifies the Housing Authority's five-year and annual plans for consistency with the County's Consolidated Plan. The County does not provide rental assistance directly through programs administered by the Department.	Continue to the 2015-2023 Regional Housing Element
Relevant Policies: Policy H-A.2, Policy H-E.2, Policy H-E.5, Policy H-E.6, Policy H-E.7, Policy H-F.2, Policy H-F.3				

Table 2A-14 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
6	**Affordable Housing Development** The County will provide loan funds as gap financing to eligible affordable housing developers to expand the supply of units affordable to lower-income households, including extremely low-income households. The County will offer assistance to other agencies in accessing local, state, and federal funding for affordable housing by adopting and sending resolutions and letters of support for these agencies' efforts.	Ongoing	In 2005, HOME funds were used to develop the 48-unit Villa Del Rey Apartments. The 44-unit Biola Village Apartments were also completed in 2007. Since 2007, the County has not funded any affordable housing projects in the unincorporated County. However, the following housing developments in partner cities have been assisted with HOME funds: • Kearney Palms II Senior Apartments (20 units) in 2009 (City of Kerman) • Granada Commons Apartments (16 units) in 2010 (City of Kerman) • Cordova Apartments (81 units) in 2011 (City of Selma) • Kearney Palms III Senior Apartments (44 units) in 2012 (City of Kerman) • Hacienda Heights (69 units) in 2013 (City of Kerman)	Continue to the 2015-2023 Regional Housing Element
Relevant Policies: Policy H-A.3, Policy H-A.4, Policy H-A.5, Policy H-A.6, Policy H-C.1, Policy H-E.5, Policy H-E.6, Policy H-E.7, Policy H-F.2, Policy H-F.3				
7	**Preservation of At-Risk Housing** The County has a few affordable rental housing projects in the unincorporated areas, and none is considered at risk of converting to market-rate housing. Nevertheless, the County will continue to monitor status of affordable housing projects and other affordable housing agreements (such as density bonus agreements).	Ongoing	No units were at risk of converting to market rate housing.	Continue to the 2015-2023 Regional Housing Element
Relevant Policies: Policy H-A.3, Policy H-A.5, Policy H-C.1, Policy H-E.5, Policy H-E.6, Policy H-E.7, Policy H-F.3				

Table 2A-14 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
8	**Adequate Sites Program** The County will provide for a variety of housing types and ensure that there are adequate sites available to meet its Regional Housing Needs Allocation (RHNA). In support of this Housing Element, the County 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 County's current and future residents. Currently technical inconsistencies exist between the General Plan and Zoning Ordinance. The County's practice is to honor the allowable densities in the Zoning Ordinance, if requested by the project applicants. The County is in the process of comprehensive review of its General Plan and Zoning Ordinance update to bring consistency between the land use policies and development regulations.	Ongoing	The County has successfully developed a system to maintain residential land inventory for any land that can be considered for housing development. Data are stored electronically, and can be reviewed on a semi-annual basis to assure that any changes to land use, annexations, and other removal or addition to the inventory is current.	Continue to the 2015-2023 Regional Housing Element
Relevant Policies: Policy H-A.2, Policy H-A.4, Policy H-B.1, Policy H-B.3, Policy H-B.4, Policy H-B.5, Policy H-B.6, Policy H-B.7, Policy H-B.8, Policy H-C.1, Policy H-C.2, Policy H-C.3, Policy H-C.4, Policy H-C.5, Policy H-C.6, Policy H-C.7, Policy H-D.1, Policy H-D.2, Policy H-D.3				
9	**Zoning Ordinance** The County is currently in the process of amending its Zoning Ordinance. The process is expected to be completed by the end of 2015. The amendments will include housing for the homeless and other special needs groups. The County will continue to monitor the effectiveness and appropriateness of the Zoning	Ongoing	As part of the 2015 Regional Housing Element efforts, the County is processing amendments to the Zoning Ordinance to address special needs housing, including emergency shelters, density bonus, transitional housing, supportive housing, reasonable accommodation, and farmworker housing consistent with State law. The amendment is expected to be completed by 2015.	Continue to the 2015-2023 Regional Housing Element

Table 2A-14 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program	Status	Evaluation	Recommendation
Ordinance in facilitating housing for the homeless and other persons with special needs and make amendments as necessary. Specifically, the Zoning Ordinance amendments will address the following: • Density Bonus: Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. • Farmworker/Employee Housing – Comply with the Employee Housing Act which requires farmworker housing up to 12 units or 36 beds be considered an agricultural use and permitted in any zone that permits agricultural uses, and employee housing for six or fewer employees are be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone. • Emergency Shelters for the Homeless – Identify a zone or zones where emergency shelters will be permitted by right and establish development standards as permitted by State law. • Reasonable Accommodation – Establish a reasonable accommodation procedure to provide flexibility in policies, rules, and regulations in		.	

Table 2A-14 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
	order to allow persons with disabilities access to housing. • Transitional/Supportive Housing – Consistent with Government Code, address the provision of transitional and supportive housing in the same manner as similar uses in the same zones.			
Relevant Policies: Policy H-A.4, Policy H-B.5, Policy H-C.1, Policy H-H.1, Policy H-H.3, Policy H-H.5, Policy H-H.7				
10	**Energy Conservation** Go Green Fresno County is a comprehensive package of environmental practices that the Fresno County Board of Supervisors adopted as county policy on July 8, 2008. The 'Go Green' policy includes seven components: • Power Green: Promote energy efficiency by encouraging the use of compact fluorescent lights (CFL's); by attaining leadership in energy and environmental design certification for all new county facilities, and; by requiring the use of energy-conserving landscaping on County-owned properties. The County will also consider PG&E's climate smart program to make Fresno County a "climate neutral" operation. • Build Green: Foster a unified, regional approach to green design and construction and will instill consumer awareness. County staff will work with the building industry to develop standards that will promote sustainable building. Tree preservation and tree planting efforts will also be required during the entitlement process and site plan review.	Ongoing	The County makes every effort to incorporate "green building" and energy efficient components in housing being rehabilitated when practical and acceptable to the client.	Continue to the 2015-2023 Regional Housing Element

Table 2A-14 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program	Status	Evaluation	Recommendation
• Commute Green: A comprehensive employee commute program intended to mitigate congestion on Fresno County's roads and help employees rethink the way driving impacts air quality. The program also aims to make Fresno County the first Central California County to have commuter programs and/or policies that allow telecommuting and alternative-work schedules. • Purchase Green: Establishes environmentally-friendly purchasing practices. Fresno County is a very large consumer of goods and services whose employees' and contractors' purchasing decisions impact the environment. The goal is to minimize environmental impacts by considering product standards including; biodegradable, carcinogen free, reusable, low toxicity and more. • Operate Green: Procure fuel-efficient and low emission vehicles, including community service officer vehicles. • Work Green: Establish the expectation that employees will participate in waste reduction and recycling programs as part of their regular work procedures. • Share Green: Engage local media participation in Go Green Fresno County through a public service announcement campaign to educate residents and business about County efforts. Pursue environmental outreach grants to further outreach efforts to schools, businesses and the community as a whole. Conduct a yearly Go Green Fresno			

Table 2A-14 Evaluation of County of Fresno 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
	County art contest for all Fresno County schools with scholarships to be provided by community businesses and organizations.			
Relevant Policies: Policy H-D.1, Policy H-D.2, Policy H-D.3, Policy H-I.1, Policy H-I.2, Policy H-I.3, Policy H-I.4, Policy H-J.1, Policy H-J.2, Policy H-J.3, Policy H-J.4, Policy H-J.5				
11	**Equal Housing Opportunity** Impediments to fair housing in Fresno County are identified in the County's updated Analysis of Impediments, which was submitted and accepted by the U.S. Department of Housing and Urban Development (HUD) in May 2010. Impediments included: accessibility, education, financing, public policy, affordable housing, and language. The County is well aware of these potential impediments and focuses available resources toward mitigating obstacles through its housing programs and services.	Ongoing	The County focuses available resources toward mitigating obstacles through its housing programs and services. Information on fair housing rights and responsibilities is available at public counters.	Continue to the 2015-2023 Regional Housing Element
Relevant Policies: Policy H-H.1, Policy H-H.2, Policy H-H.6				

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). For the 2008-2015 Housing Element update for the County of Fresno, FCOG assigned a RHNA of 2,786 units for the planning period, in the following income distribution:

- Very Low Income: 943 units
- Low Income: 518 units
- Moderate Income: 518 units
- Above Moderate Income: 808 units

Table 2A-15 summarizes the County's accomplishments in meeting the RHNA during the previous RHNA projection period. The County provided the majority of affordable housing funds to develop affordable housing in the incorporated cities. As such, few affordable units were constructed in the unincorporated areas. However, a portion of the single family homes and mobile homes at market rate are affordable to lower- and moderate-income households.

Table 2A-15 Units Built During 2006-2013 RHNA Projection Period, Fresno County

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	943	518	518	808	**2,786**
Units Built 2006-2015	22	142	693	1,418	2,275
Percent of RHNA Met	2%	27%	134%	175%	82%

Source: County of Fresno, 2014.

SECTION 2A-5: AT RISK

Table 2A-16 shows assisted housing units in the unincorporated areas. There are 196 assisted affordable units in the unincorporated areas and no units are at risk of expiring in the next 10 years.

Table 2A-16 Assisted Housing Developments, Fresno County

Project	Total Units	Number of Affordable Units	Funding Source	Earliest Termination Date	Risk Level
Biola Village 4692 Third St., Biola	44	44	• Federal/State LIHTC, Alliant Capital L.P. • State of California HCD Multifamily Housing Program • State of California HCD Serna Program • County of Fresno HOME Program • Neighborworks America	2062	Not at risk
Villa Del Rey 10563 E. Jefferson, Del Rey	48	48	• Federal/State LIHTC, Alliant Capital L.P. • USDA-RD Section 515 with 100% Rental Assistance • State of California HCD Serna Program • County of Fresno HOME Program • Neighborworks America.	2059	Not at risk
Fresno 2007 Portfolio 21424 S. Mark Ave., Riverdale	168	42	• Section 515 • Rural Development Rental Assistance • LIHTC	2063	Not at risk
Biola Apartments 4955 North 7th Ave., Biola	12	12	• Public Housing	In perpetuity	Not at risk
Del Rey Apartments 5622 South Oak Lane Ave., Del Rey	30	30	• Public Housing	In perpetuity	Not at risk
Laton Apartments 6701 East Latonia Street, Laton	20	20	• Public Housing	In perpetuity	Not at risk
Total	**322**	**196**			

NA = Information not available

Source: County of Fresno, 2014.

APPENDIX 2B: CITY OF CLOVIS

SECTION 2B-1: ACTION PLAN

Adequate Sites

Program 1: Provision of Adequate Sites

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

Timeframe and Objectives:

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

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 2: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Timeframe and Objectives:

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

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

Affordable Housing Development and Preservation

Program 3: 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.

Timeframe and Objectives:

- Assist interested developers in identifying affordable housing opportunities through new construction, acquisition, and/or rehabilitation.
- Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development.
- Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development.
- Continue to streamline the environmental review process for housing developments, using

available State categorical exemptions and Federal categorical exclusions, when applicable.

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

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

Program 4: Preserving Assisted Housing

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

Timeframe and Objectives:

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

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

Removal of Governmental Constraints

Program 5: Zoning Code Amendments

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

- **Farmworker/Employee Housing:** Comply the Employee Housing Act which requires farmworker housing up to 12 units or 36 beds be considered an agricultural use and permitted in any zone that permits agricultural uses, and employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone.
- **Reasonable Accommodation:** Establish a reasonable accommodation procedure to provide flexibility in policies, rules, and regulations in order to allow persons with disabilities access to housing.
- **Definition of Family:** Remove the definition of family in the Zoning Code, or amend the definition to ensure it does not differentiate between related and unrelated individuals, or impose a numerical limit on the number of persons in a family.
- **Single Room Occupancy:** Amend the Zoning Code to address the provision of SRO housing.

Timeframe and Objectives:

- Amend Zoning Code within one year of Housing Element adoption.
- Annually review the effectiveness and appropriateness of the Zoning Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

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

Program 6: Housing Rehabilitation Program

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

Timeframe and Objectives:

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

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

Program 7: Code Enforcement

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

Timeframe and Objectives:

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

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

Housing Assistance

Program 8: Homebuyer Assistance Program

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

Timeframe and Objectives:

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

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

Program 9: First-Time Homebuyer Resources

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

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

- **CalHFA Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.

Timeframe and Objectives:

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

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

Program 10: Energy Conservation

The City promotes energy conservation in housing development and rehabilitation.

Timeframe and Objectives:

- Consider incentives by 2018 to promote green building techniques and features.
- Continue to promote HERO program.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- Continue to incorporate conservation measures in housing rehabilitation programs.
- Expedite review and approval of alternative energy devices.

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

Program 11: Housing Choice Vouchers

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

Timeframe and Objectives:

- Prepare promotional materials by 2016 and provide information on the HCV program on City website and at public counters.
- Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.

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

Program 12: Fair Housing

Residents in the Central Valley, including Fresno County, can access fair housing services provided by the Fair Housing Council of Central California. 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:

- Provide education to lenders, real estate professionals, and the community at large.
- Provide information and written materials in English and Spanish.
- Refer fair housing complaints to HUD, DEFH, and other housing agencies.

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

Quantified Objectives

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

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

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

SECTION 2B-2: SITES INVENTORY

AB 1233 Carry-Over Analysis

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

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

Progress Toward the RHNA

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

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

Affordability Methodology	Units by Income Level			Total Units
	LI	MI	AMI	
Deed-restricted affordable	86			121
Market-rate multifamily development		120		120
Market-rate single family			3,032	3,032
Total	**86**	**120**	**3,032**	**3,238**

Source: City of Clovis, 2014.

2008 Housing Element Vacant and Underutilized Land

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

Rezoned Sites

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

Action 10.1.7 C committed the City to actively pursue annexation of specific plan growth areas to meet the remaining unaccommodated need in the lower-income RHNA categories. The Memorandum of Understanding (MOU) between the City and the County for annexation requires at least 50 percent of annexation areas must have an approved tentative subdivision map or site plan. The MOU relies on the private sector to stimulate annexation requests. The City successfully annexed some land within the Loma Vista Community Centers North and South Master Plan areas, which are located in the center of the Loma Vista Specific Plan. However, in other areas, both within and outside the Loma Vista Community Centers North and South Master Plan, Clovis has prezoned sites in order to encourage future annexation, but annexation has not yet been initiated by the land owners. Since the City has done all that it can to facilitate annexation by prezoning these parcels, the sites inventory treats these areas the same as an annexation site. Table 2B-3 shows the land that has been either annexed or prezoned within the Loma Vista Master Plan. This land provides capacity for 3,189 lower-income units.

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

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

Planning Areas[1]	Acres[2]	Designation	Zoning	Density Range	Assumed Density	Units by Income Level			Total Units
						LI	MI	AMI	
Planning Areas 2, 3, 7	23.9	HDR	R-3	25-43	20	717			717
Planning Areas 6, 8	66.5	VHDR	R-4	15-25	30	1,330			1,330
Planning Areas 1, 5, 9	57.1	MU-V	C-3	7-25	20	1,142			1,142
Total						**3,189**			**3,189**

[1] Planning areas 1, 2, and 3 are prezoned and planning areas 5, 6, 7, 8, and 9 are already annexed

[2] Acres taken directly from Master Plan

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

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

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

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

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
49103019 (portion) 49103023 (portion) 49103040 (portion) 49111002 49111025 (portion) 49111029 (portion) 49111030 *Subtotal*	0.34 3.20 2.19 1.40 0.22 1.80 1.64 *10.79*	GC	P-C-C	Vacant	15-25	216			216	Located within Mixed Use Overlay (Focus Area 2).
49902133	18.57	GC	C-2	Vacant	25	371			371	Located within Mixed Use Overlay (Focus Area 3).
43050053	6.25	GC	C-2	Vacant	25	125			125	Located within Mixed Use Overlay (Focus Area 3).
43050019	2.52	GC	C-2	Vacant	25	50			50	Located within Mixed Use Overlay (Focus Area 3).
43003138S	2.19	GC	C-2	Vacant		44			44	Located within Mixed Use Overlay (Focus Area 3).
42004036T 42004056T 42004046T 42004055T 42004050T 49902136 Subtotal	2.23 1.02 1.01 1.01 0.98 0.78 7.03	GC GC GC GC GC GC	C-2 C-2 C-2 C-2 C-2 C-2	Vacant	25	141			141	Located within Mixed Use Overlay (Focus Area 3).
56403215	19.55	MU-BC	R1-AH	Vacant	25	391			391	Located within Mixed Use Overlay (Focus Area 6, R and T Business Park Phase 3, Locan Ave).
56403211S	1.95	MU-BC	R1-AH	Vacant	25	39			39	Located within Mixed Use Overlay (Focus Area 6, R and T Business

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
										Park Phase 3, Locan Ave).
56403213S	2.39	MU-BC	R1-AH	Vacant	25	48			48	Located within Mixed Use Overlay (Focus Area 6, R and T Business Park Phase 3, Locan Ave).
56501105	2.22	MU-BC	R1-AH	Vacant	25	44			44	Located within Mixed Use Overlay (Focus Area 6, R and T Business Park Phase 3, Locan Ave).
55503208	19.75	MHDR	R-2	Vacant	7-15		237		237	Annexed
55503207	19.75	MHDR	R-2	Vacant	7-15		237		237	Annexed
55503206	19.20	MHDR	R-2	Vacant	7-15		230		230	Annexed
55503205	19.20	MHDR	R-2	Vacant	7-15		230		230	Annexed
31030062	18.56	MHDR	R-2	Vacant	7-15		222		222	Annexed
55405153	2.45	MDR	R-2	Vacant	4-7		12		12	Annexed
55405161	2.34	MDR	R-2	Vacant	4-7		11		11	Annexed
55405159	2.08	MDR	R-2	Vacant	4-7		10		10	Annexed
55405171	1.20	MDR	R-2	Vacant	4-7		6		6	Annexed
55405148	1.11	MDR	R-2	Vacant	4-7		5		5	Annexed
5540514227	0.21	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514218	0.16	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514213	0.15	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514231	0.15	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514010	0.15	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514216	0.14	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514228	0.13	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514202	0.13	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514226	0.13	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514232	0.13	MDR	R-2	Vacant	4-7		1		1	Annexed

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540515201	0.13	MDR	R-2	Vacant	4-7		1		1	Annexed
5540517101	0.13	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514215	0.12	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514203	0.12	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514224	0.12	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514011	0.12	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514204	0.11	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514214	0.11	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510817	0.11	MDR	R-2	Vacant	4-7		1		1	Annexed
5540517102	0.11	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514009	0.11	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514019	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514013	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514020	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514025	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514017	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514018	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514014	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514212	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514807	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514808	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514210	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514806	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514805	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514209	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514803	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540514804	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514208	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514207	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514802	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514801	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514221	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514222	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514231	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514220	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515211	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514225	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515220	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514224	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514228	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514233	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515210	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515201	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514223	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515212	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540517103	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540517104	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540517105	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514226	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514225	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514227	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514229	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540514230	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514001	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514012	0.10	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514022	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514023	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514021	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514024	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514218	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514219	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514206	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514205	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514230	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514229	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515212	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515213	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515214	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515215	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515216	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515217	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515218	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515219	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515209	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515208	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515207	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515206	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515205	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540515204	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515203	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515202	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515211	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515210	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515209	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515208	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515207	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515206	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515205	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515204	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515203	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540515202	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514008	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514008	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514007	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514006	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514005	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514004	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514003	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514002	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540514016	0.09	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510816	0.07	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510616	0.06	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510818	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510819	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540510815	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510814	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510820	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510821	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510677	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510676	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510675	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510674	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510673	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510712	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510711	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510710	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510709	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510708	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510813	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510707	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510701	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510657	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510682	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510812	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510822	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510823	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510672	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510671	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510670	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510669	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540510668	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510706	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510705	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510704	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510703	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510702	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510811	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510810	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510824	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510825	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510667	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510666	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510665	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510664	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510663	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510662	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510661	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510660	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510659	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510658	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510809	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510608	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510808	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510826	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510827	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510656	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540510655	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510654	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510653	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510652	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510651	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510650	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510649	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510648	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510647	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510646	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510607	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510807	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510606	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510806	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510828	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510829	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510645	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510644	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510643	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510642	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510605	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510805	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510641	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510640	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510639	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510638	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540510637	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510804	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510604	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510830	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510831	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510636	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510635	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510634	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510633	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510632	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510631	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510630	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510629	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510628	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510803	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510603	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510802	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510602	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510801	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510832	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510833	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510627	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510626	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510625	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510624	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510623	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
5540510622	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510621	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510620	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510619	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510618	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510617	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510601	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510609	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510610	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510611	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510612	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510613	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510614	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510615	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510713	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510714	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510715	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510716	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510717	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510718	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510719	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510678	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510679	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510680	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
5540510681	0.05	MDR	R-2	Vacant	4-7		1		1	Annexed
55503201	32.53	MDR	R-1	Vacant	4-7			162	162	Annexed

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
55503210	19.76	MDR	R-1	Vacant	4-7			98	98	Annexed
55503209	19.17	MDR	R-1	Vacant	4-7			95	95	Annexed
31030034S	24.82	LDR	R-1	Vacant	2-4			74	74	Prezoned
31030037S	24.11	LDR	R-1-75	Vacant	2-4			72	72	Prezoned
31030032	1.32	LDR	R-1-75	Vacant	2-4			3	3	Prezoned
31030033	9.28	LDR	R-1-75	Vacant	2-4			27	27	Prezoned
55403045S	19.81	LDR	R-1	Vacant	2-4			59	59	Annexed
57101079S	9.03	LDR	R-1	Vacant	2-4			27	27	Annexed
57101001S	4.13	LDR	R-1	Vacant	2-4			12	12	Annexed
57101002S	4.13	LDR	R-1	Vacant	2-4			12	12	Annexed
55503203	3.60	LDR	R-1	Vacant	2-4			10	10	Annexed
55503204	0.89	LDR	R-1	Vacant	2-4			2	2	Annexed
55503202	0.83	LDR	R-1	Vacant	2-4			2	2	Annexed
55436072T	0.43	LDR	R-1	Vacant	2-4			1	1	Annexed
55436046	0.27	LDR	R-1	Vacant	2-4			1	1	Annexed
55436057	0.27	LDR	R-1	Vacant	2-4			1	1	Annexed
55437214	0.25	LDR	R-1	Vacant	2-4			1	1	Annexed
55436048	0.23	LDR	R-1	Vacant	2-4			1	1	Annexed
55437333	0.23	LDR	R-1	Vacant	2-4			1	1	Annexed
55436030	0.23	LDR	R-1	Vacant	2-4			1	1	Annexed
55437311	0.23	LDR	R-1	Vacant	2-4			1	1	Annexed
55437417T	0.22	LDR	R-1	Vacant	2-4			1	1	Annexed
55436047	0.22	LDR	R-1	Vacant	2-4			1	1	Annexed
55436031	0.22	LDR	R-1	Vacant	2-4			1	1	Annexed
55437203	0.20	LDR	R-1	Vacant	2-4			1	1	Annexed
55437313	0.19	LDR	R-1	Vacant	2-4			1	1	Annexed

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
55437326	0.19	LDR	R-1	Vacant	2-4			1	1	Annexed
55436045	0.18	LDR	R-1	Vacant	2-4			1	1	Annexed
55436058	0.18	LDR	R-1	Vacant	2-4			1	1	Annexed
55437407	0.18	LDR	R-1	Vacant	2-4			1	1	Annexed
55436052	0.18	LDR	R-1	Vacant	2-4			1	1	Annexed
55436053	0.18	LDR	R-1	Vacant	2-4			1	1	Annexed
55436011	0.18	LDR	R-1	Vacant	2-4			1	1	Annexed
55437312	0.18	LDR	R-1	Vacant	2-4			1	1	Annexed
55437325	0.18	LDR	R-1	Vacant	2-4			1	1	Annexed
55437408	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437215	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437343	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437335	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437334	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437327	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55436050	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55436051	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55436056	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55436059	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55436015	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55436014	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55436012	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55436006	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437107	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437201	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437209	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
55437310	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437340	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437339	0.17	LDR	R-1	Vacant	2-4			1	1	Annexed
55437416	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437342	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437344	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436071	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436039	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436038	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436026	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436019	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436001	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436013	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436005	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55436010	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437320	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437319	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437204	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437202	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437205	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437206	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437207	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437208	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437210	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437307	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed
55437348	0.16	LDR	R-1	Vacant	2-4			1	1	Annexed

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
55437415	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437414	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437413	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437412	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437411	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437410	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437409	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437337	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437331	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436035	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437332	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437105	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437401	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436040	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436041	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436042	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436043	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436044	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436055	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436054	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436025	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436027	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436028	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436060	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436061	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436062	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
55436063	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436064	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436065	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436066	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436067	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436068	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436069	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436070	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436018	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436017	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436016	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436002	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436003	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436004	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437101	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436008	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55436009	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437102	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437103	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437104	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437106	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437324	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437323	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437322	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437321	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437318	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
55437317	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437316	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437315	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437314	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437218	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437211	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437212	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437306	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437309	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437308	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437345	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437338	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437341	0.15	LDR	R-1	Vacant	2-4			1	1	Annexed
55437336	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436034	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436033	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437330	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436032	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437402	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437403	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437404	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437405	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437406	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436037	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55436036	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed
55437328	0.14	LDR	R-1	Vacant	2-4			1	1	Annexed

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

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

Source: City of Clovis, 2014

AB 1233 Carry-Over Analysis Summary

Table 2B-5 summarizes the AB 1233 carry-over analysis for Clovis. Based on units constructed, vacant sites identified in the 2008 Housing Element, and sites that were rezoned, prezoned, and annexed, Clovis meets its 4th Cycle RHNA in the moderate- and above moderate-income category, but has 528 units of unaccommodated need in the lower-income category. This unaccomodated need will be "carried over" and added to the City's 5th cycle RHNA.

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

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2006-2013 RHNA	**1,637**	**1,638**	**2,354**	**2,681**	**7,073**	**15,383**
Units Constructed 2006-2013 (Table 2B-2)			86	120	3,032	3,238
Vacant Sites Identified in 2008 Housing Element			401	2,430	6,315	4,945
Rezoned Vacant Sites (Tables 2B-3 and 4)			4,614	1,677	817	7,108
Unaccommodated Need from 4th Cycle			**528**	**0**	**0**	**528**

Source: City of Clovis, 2014

Fifth Cycle Housing Element RHNA Analysis

For the Fifth Cycle Housing Element update, Clovis has been assigned a RHNA of 6,328 units, including 2,321 very low income units, 1,145 low income units, 1,018 moderate income units, and 1,844 above moderate income units. In addition, the City has a carry-over of 528 low-income units from the fourth cycle RHNA, for a total of 1,673 low-income units.

Units Built or Under Construction

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

Planned or Approved Projects

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

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

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

Source: City of Clovis, January 2015.

Vacant Land

The Clovis Housing Element sites inventory uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:
  - **Lower-income (LI) Sites.** Sites at least 0.5 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned R-4, which allows up to 43 units per acre; R-3, which allows up to 25 units per acre; and MU, which allows up to 25 units per acre.
  - **Moderate-Income (MI) Sites.** Sites that are zoned R-2 allow 15 units per acre. Typical dwelling units include small apartments and other attached units. These areas were inventoried as feasible for moderate-income residential development. Sites that are less than 0.5 acres in size and zoned for R-4 or R-3 were deemed too small to be inventoried as lower-income since larger multifamily would not be feasible on these sites, and were instead inventoried as moderate-income.
  - **Above Moderate-Income (AMI) Sites.** Sites within zones that allow only single family homes at lower densities were inventoried as above moderate-income units. This includes sites zoned for R-1, R-A, and R-R.
- **Assumptions for Mixed-use Zoning.** Clovis allows mixed use development within Specific Plan areas like Loma Vista and within its Mixed Use Overlay District. Planning Areas 1, 5, and 9 in the Loma Vista Master Plan area are designated Mixed Use Village (MU-V) and zoned Central Trading District (C-3). These areas allow for a combination of residential, retail, restaurants, and

office space. Residential units are encouraged to be vertically integrated up to four stories and the density range is 7 to 25 units per net acre. Sites within these three planning areas were inventoried as lower-income at 20 units per acre.

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

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

- **Development Potential.** For sites zoned R-4, which allows up to 43 units per acre, the inventory assumes build out of 70 percent of the maximum permitted density. The inventory assumes build-out of 80 percent of the maximum permitted density for all other residential-only sites.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
55026019S	2.10	L	R-A	Vacant	1.81			2	2	None
56307056	2.02	L	R-A	Vacant	1.81			2	2	None
56031128	1.94	L	R-A	Vacant	1.81			1	1	None
55433327	1.34	L	R-A	Vacant	1.81			1	1	None
55534318	1.15	L	R-A	Vacant	1.81			1	1	None
55534319	1.15	L	R-A	Vacant	1.81			1	1	None
49106175	1.03	L	R-A	Vacant	1.81			1	1	None
55218056	0.94	L	R-A	Vacant	1.81			1	1	None
55433115	0.57	L	R-A	Vacant	1.81			1	1	None
49210073	0.48	L	R-A	Vacant	1.81			1	1	None
56031127	0.37	L	R-A	Vacant	1.81			1	1	None
55529057	1.15	M	R-A	Vacant	1.81			1	1	None
49906021	0.87	M	R-A	Vacant	1.81			1	1	None
49910002	0.87	M	R-A	Vacant	1.81			1	1	None
49910030	0.78	M	R-A	Vacant	1.81			1	1	None
49906019	0.43	M	R-A	Vacant	1.81			1	1	None
56121247ST	0.23	M	R-A	Vacant	1.81			1	1	None
Total							**1,508**	**1,182**	**2,690**	

Source: City of Clovis, 2014

RHNA Summary

Table 2B-8 provides a summary of the City's capacity to meet the 2013-2023 RHNA. After accounting for units built or under construction, planned and approved projects, and capacity on vacant/underutilized sites, Clovis has more than enough capacity to accommodate the RHNA for all income categories. In fact, the City has a surplus capacity for 3,838 units.

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

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2006-2013 RHNA Unaccommodated Need	-	-	528	-	-	528
2013-2023 RHNA	1,160	1,161	1,145	1,018	1,844	6,328
Total RHNA	1,160	1,161	1,673	1,018	1,844	6,856
Units Built or Under Construction	-	-	-	-	854	854
Planned or Approved Projects (Table 2B-6)	-	-	25	203	48	276
Capacity on Vacant Sites (Table 2B-3, 2B-4, and 2B-7)	4,614			2,951	1,999	9,564
Surplus Capacity	**645**			**2,136**	**1,057**	**3,838**

Source: City of Clovis, 2014

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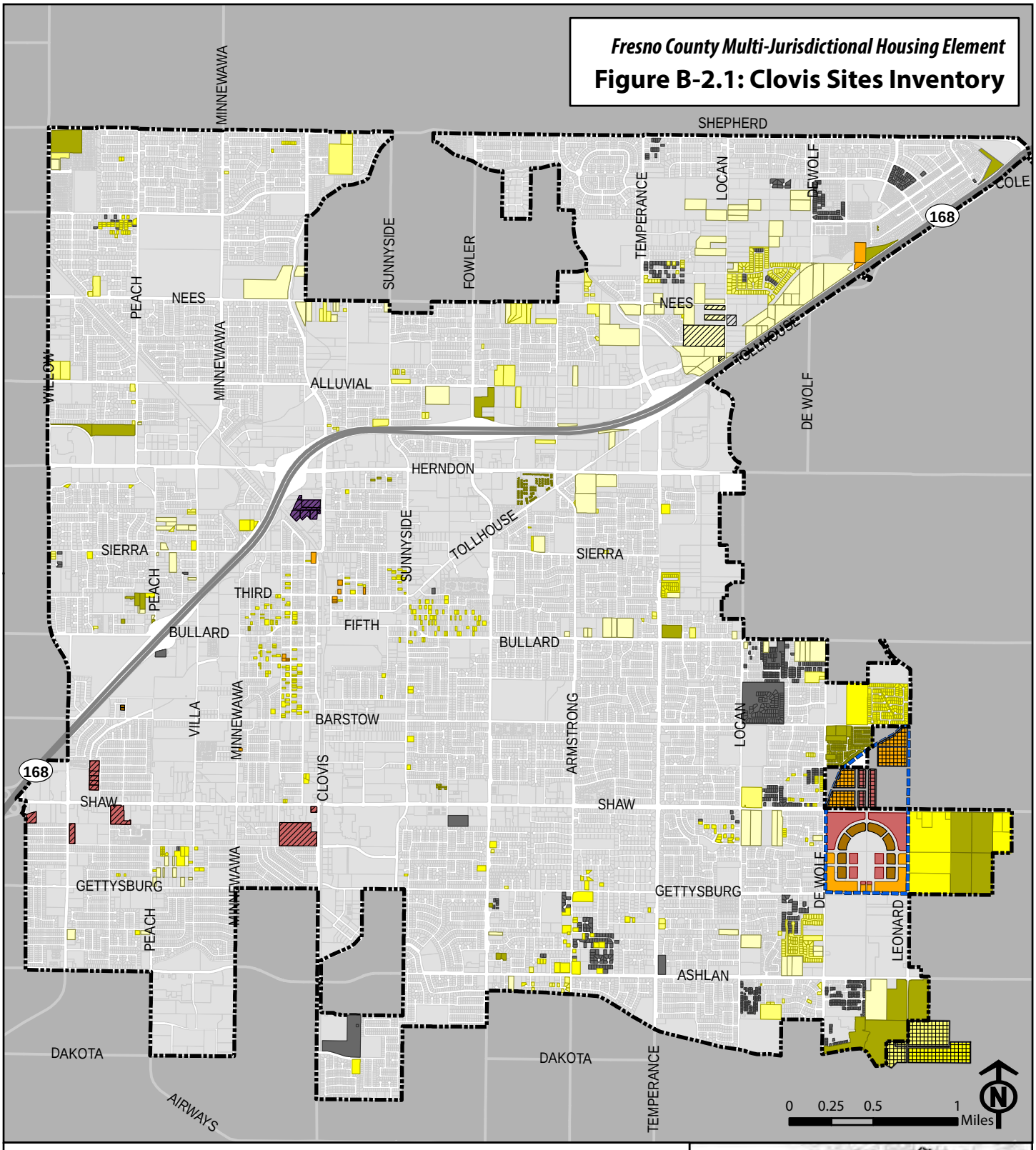
Fresno County Multi-Jurisdictional Housing Element

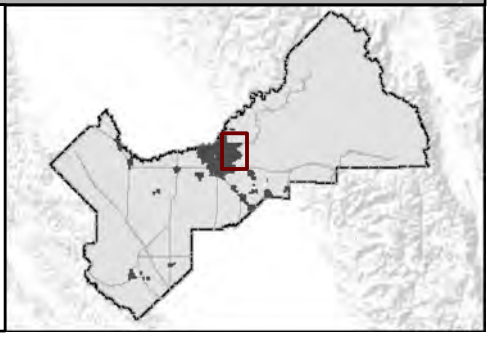
Figure B-2.1: Clovis Sites Inventory



- City Limits
- Highways
- Under Construction and Approved Projects
- Loma Vista Master Plan Area
- Prezoned
- Mixed Use Overlay

Zoning

- R-A, R-1-A, R-1-AH
- R-1-9500, R-1-8500, R-1-7500
- R-1, R-1-B, R-1-C
- R-2, R-2-A
- R-3, R-3-A
- R-4
- P-C-C
- C-2



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SECTION 2B-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

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

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

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

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

Conclusion

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

Recommended Action

None required.

Zoning Ordinance

Analysis

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

- ***Agricultural District (A):*** The A District identifies areas appropriate for the conservation of productive agricultural lands that can be sustained at an operational level and retain agricultural land in economically viable parcel sizes. The maximum allowable density is one dwelling unit per 20 acres. The A District is consistent with the Agricultural land use designation of the General Plan.
- ***Rural Residential District (R-R):*** The R-R District identifies areas appropriate for large lot single family uses, within a semi-rural environment. The allowable maximum density is one dwelling unit per two acres, with a density range of 0 to 0.5 dwelling units per acre. The R-R District is intended to provide for lower-density development and small scale agricultural operations. The R-R District is consistent with the Rural Residential land use designation of the General Plan.
- ***Single-Family Residential Very Low Density Districts (R-A, R-1-A, R-1-AH):*** The R-A, R-1-A, and R-1-AH Districts identify areas appropriate for large lot single family uses. The allowable maximum density is one dwelling unit per 18,000 square feet in the R-1-A and R-1-AH Districts and one dwelling unit per 24,000 square feet in the R-A District, with a density range of 0.6 to 2.0 dwelling units per acre. The R-A, R-1-A, and R-1-AH Districts are consistent with the Very Low Density Residential land use designation of the General Plan.
- ***Single-Family Residential Low Density Zones (R-1, R-1-B, R-1-C):*** The R-1, R-1-B, and R-1-C Districts identify areas appropriate for conventional single family uses. The allowable density range is 2.1 to 4.0 units per acre, with not more than one dwelling unit per parcel. The R-1, R-1-B, and R-1-C Districts are consistent with the Low Density Residential land use designation of the General Plan when developed within the above density range.
- ***Single-Family Residential and Single-Family Residential Medium Density District (R-1, R-1-MD):*** The R-1 and R-1-MD Districts identify areas appropriate for single family uses, including attached and detached single family structures. The allowable density range is 4.1 to 7.0 units per acre, with the level of density determined by compliance with performance standards. The R-1 District is consistent with the Low and Medium Density Residential land use designations of the General Plan. The R-1-MD District is consistent with the Medium Density Residential land use designation of the General Plan.
- ***Single-Family Planned Residential Development District (R-1-PRD):*** The R-1-PRD District identifies areas appropriate for single family small lot uses, including attached and detached single family structures on small lots. The allowable density range is 4.1 to 15.0 units per acre, with the level of density determined by compliance with performance standards. The R-1-PRD District requires a planned

development permit. The R-1-PRD District is consistent with the Medium and Medium-High Density Residential land use designations of the General Plan.

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

  Multifamily Very High Density District (R-4): The R-4 District identifies areas appropriate for high- and very high-density residential uses, particularly in association with mixed-use development. The allowable density range is from 15.1 to 25.0 units per acre, and up to 43 dwelling units per acre in association with mixed-use or transit-oriented development. The R-4 District is consistent with the High Density Residential, Mixed Use, and Transit Center land use designations of the General Plan. Very high-density developments greater than 25 DU/acre up to 43 DU/acre will be allowed when specifically called out in the General Plan or in a specific plan.
- ***Mobile Home Park (MHP):*** The MHP District identifies areas appropriate for the accommodation of residential mobile homes and manufactured housing in a mobile home park. The MHP District is intended for multifamily development. The allowable density range is 7.1 to 15.0 dwelling units per acre. The MHP District is consistent with the Medium-High land use designation of the General Plan.

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

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

(Mixed Use) Overlay District standards). The M-U Overlay District is consistent with the Mixed Use land use designation of the General Plan

Conclusion

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

Recommended Action

None required.

Residential Development Standards

Analysis

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

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

- **Focus Area 2** is located east of SR 168, south of Herndon Ave., west of N Clovis Ave., and north of the rail trail. Table LU-4 in the General Plan allows high density residential and mixed use development at 25 units per acre. Mixed use development is only permitted as part of a vertically-mixed use building above the ground floor with a maximum of 4-stories. In addition, all residential shall not be within 100 feet of Clovis Avenue or Herndon Avenue and shall not be within 500 feet of the freeway, excluding off-ramps.
- **Focus Area 3** is located along Shaw Avenue in south west Clovis. Table LU-4 in the General Plan allows for high density residential, live/work, and mixed use development at 25 units per acre.
- **Focus Area 6**, also known as Research and Technology Business Park Phase 3, is located along SR 168 in north east Clovis. Table LU-4 in the General Plan allows for live/work uses on the parcels south of Neese Avenue on Locan Avenue at 25 units per acre.

Table 2B-9 Residential Development Standards

District	District Name	Density (Units Per Acre)	DUs Per Lot	Lot Coverage	Height	Minimum Lot Area	Minimum Lot Dimensions (ft.)[1]		Minimum Setback (ft.)[1]		
							Width	Depth	Front	Side	Rear
A	Agricultural	0.05	One	30%	35 ft.	20 acres	250	500	35	10	20
R-R	Rural Residential	0.5	One	30%	35 ft.	2 acres	110	130	35	10	20
R-A	Single Family Residential	1.82	One	30%	25 ft.	24,000 sq. ft.	110	130	35	10	20
R-1-A R-1-AH		2.42	One	30%	35 ft.	18,000 sq. ft.	110	130	35	10	20
R-1-B		3.63	One	35%	35 ft.	12,000 sq. ft.	80	110	35	10	20
R-1-C		4.84	One	40%	35 ft.	9,000 sq. ft.	70	110	25	5	20
R-1-6,000 -7,500 -9,500 18,000 -24,000	Single Family Residential Min. lot size 6,000 SF	7.26 5.8 4.59 2.42 1.82	One	40%	35 ft.	Designated by Zone Classification	60	100	20	5	20
R-1-MD	Single-Family Residential Medium Density		One	45%	35 ft.	4,000 sq. ft.	50	90	15	5	15
R-1-PRD	Single-Family Planned Residential Development	PD[4]	One	PD[4]	35 ft.	PD[4]	PD[4]	PD[4]	PD[4]	PD[4]	PD[4]
R-1-MH	Single Family Residential Mobile Home District	15	One	40%	35 ft.	Based on sub-zone	60	100	20	5	20
MHP	Mobile Home Park, Multifamily	15	One/2,904 sq. ft.	45%	35 ft.	3 acres	110	130	15	5	10
R-2 R-2-A	Low Density Multiple Family Residential	14.52	One/3,000 sq. ft.	45%	35 ft. (20 ft. in R-2-A)	7,200 sq. ft.	60	120	20	5	20
R-3 R-3-A	Medium Density Multiple Family Residential	21.78	One/2,000 sq. ft.	45%	35 ft. (20 ft. R-3-A).	8,500 sq. ft.	60	120	15	5	15
R-4	High Density Multiple Family Residential	43.00	One/1,000 sq. ft.	60%	50 ft. or 4 stories[2]	10,000 sq. ft.	65	110	15	5	15
MHP	Trailer Park	18.15	One/2,400 sq. ft.	45%	35 ft.	3 Acres[3]	110	130	15	5	10

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

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

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

District	District Name	Density (Units Per Acre)	DUs Per Lot	Lot Coverage	Height	Minimum Lot Area	Minimum Lot Dimensions (ft.)[1]		Minimum Setback (ft.)[1]		
							Width	Depth	Front	Side	Rear

[4] Determined during Planned Development approval.

Source: Clovis Municipal Code, 2015.

Parking

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

Table 2B-10 Residential Parking Requirements

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

Source: Clovis Zoning Ordinance, 2014

Under several Master Planned Community Zone Districts parking requirements have been reduced for High and Very High Residential categories, to accommodate densities and to take advantage of shared parking facilities with other land use categories.

Open Space and Park Requirements

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

Conclusion

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

Recommendation

None

Growth Management

Analysis

There are no growth management policies in Clovis.

Conclusion

Growth control is not a constraint to development in Clovis.

Recommendation

None required.

Density Bonus

Analysis

The Clovis Density Bonus Ordinance complies with State law.

Conclusion

No action is needed.

Recommended Action

None.

Zoning for a Variety of Housing Types

Analysis

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

Table 2B-11 Residential Uses Permitted by Zone

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

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

Source: City of Clovis Development Code, 2015

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-3and R-4 zones.

Manufactured Housing

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

Farmworker/Employee Housing

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

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

Emergency Shelters

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

Table 2B-12 Potential Emergency Shelter Sites

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

Source: Mintier Harnish, 2014.

Transitional and Supportive Housing

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

Single Room Occupancy Units

The City currently has no provisions in the Zoning Ordinance to allow the development of SRO units.

Group Homes

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

Second Units

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

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

Conclusion

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

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

Recommended Action

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

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

On- Off-Site Improvement Standards

Analysis

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

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

Conclusion

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

Fees and Exactions

Analysis

Table 2B-13 shows development impact and permit fees for single-family and multi-family prototype developments. The single-family prototype is a single-family detached residential dwelling unit with 2,000 square feet of living area and a 440-square-foot garage that is designated Low Density Residential and developed at four units to the acre. The estimated construction cost for this prototype unit before permit fees is about $200,000. The plan check, permit, and impact fees account for an additional sum of $27,231, or approximately 14 percent of the estimated construction cost. The multi-family prototype is a 20-unit, two-story multi-family housing development located in the High Density Residential designation and developed at 20 units per acre. The estimated construction cost for this prototype before permit and impact fees is roughly $170,000 per unit. In summary, the fees for plan check, permits, and development impact total $25,182 per unit. This constitutes approximately 15 percent of the estimated construction cost. This estimate does not include school fees, which would add about $7,000 in fees for a single family unit and $4,000 to the fees for a multifamily unit.

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

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

Type of Fee	Cost Per Unit	
	Multi-Family	Single-Family
Building Fees		
Site Plan Review	$248[1]	$775[2]
Subtotal	***$248***	***$775***
Development Impact/Engineering Fees		
Sewer Major Facilities	$9,002	$8,192
Oversize Sewer	$43	$215
Major Facilities – Water	$1,919	$4,886
Oversize Water	$62	309
Water Supply Fee (within the Jurisdiction of FID)	$3,940	$0
Transceiver	$168	$168
Non-Potable Water System	$28	$140
Outside Travel Lane	2,661	4,435
Center Travel Lane	1,315	2,192
Traffic Signal	462	769
Bridges	74	124
Quad Intersection Fee	33	56
Community Sanitation Fee	$374	$212
Parks and Recreation	$3,230	$3,230
Library	$604	$494
Fire Department	$672	$672
Police Department	$100	$100
Administration Fee (1% of fees)	$247.00	$262.00
Subtotal	***$24,934***	***$26,456***
TOTAL	**$25,182**	**$27,231**

1 Assumes development does not require planning commission meeting

2 Assumes lot is not part of a subdivision

Source: Clovis Planning and Development Services, 2015.

Conclusion

Development impact fees are an estimated 15 percent of the total development costs for single family development and 14 percent for multifamily development. The City's development impact fees are well below the statewide average, constitute a relatively minor proportion of total development cost, and, therefore, do not constitute a constraint to the production or improvement of housing.

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

Recommended Action

None required.

Processing and Permit Procedures

Analysis

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

Table 2B-14 Local Development Processing Times

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

Source: City of Clovis, 2015.

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

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

Conclusion

The City does not have a lengthy project review process.

Recommended Action

None required.

Building Codes

Analysis

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

Conclusion

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

Recommended Action

None required

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

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

Definition of Family

The Clovis Municipal Code defines family as:

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

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

Zoning and Land Use Policies

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

Reasonable Accommodation

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

Conclusion

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

Recommended Action

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

SECTION 2B-4: REVIEW OF PAST ACCOMPLISHMENTS

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

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

Program	Status	Evaluation	Recommendation
Land Use Element/ Municipal Code Adequate residential sites to accommodate the regional fair share determined at 3,275 very low; 2,354 low; 2,681 moderate; and 7,073 above moderate-income households.	Completed	Ongoing applicant-driven land use entitlement process since January 1, 2006 has resulted in 3,238 units. The City has created new capacity for 7,108 units, including 4,614 lower-income units, through annexation, rezoning, and the creation of the mixed use overlay.	Delete program.
Rezone properties for Adequate Site Availability Rezone sites designated residential consistent with the General Plan.	Partially completed/ in process	The City has created new capacity for 7,108 units, including 4,614 lower-income units, through annexation, rezoning, and the creation of the mixed use overlay.	Delete program.
Land banking Develop a land banking program for acquisition of sites for affordable/senior housing to be developed in conjunction with nonprofits or private developers.	Completed	The City, in partnership with the Clovis Community Development Agency has purchased additional property and completed pursuing land entitlements for affordable units.	Delete program.
Annexation/ Annexation Grant Funding Provide land necessary to accommodate housing needs as demands occur and to provide development opportunities for low- and moderate-income households when resources in current City limits diminish.	Partially completed/ in process	Since 2006, the City has annexed over 2,000 acres to meet the necessary land to accommodate housing needs and development opportunities for a wide range of households, including low and moderate-income households. Staff has researched grant funding for pro-active annexations. No such funding exists at this time. Further, given current MOU terms, pro-active annexations ahead of development applications are prohibited.	Continue annexation program in order to accommodate 2013-2023 RHNA.
Modify terms of the MOU Between Fresno County and Clovis Modify terms of the MOU that have a constraint on annexation	Ongoing	Discussions on MOU modifications are ongoing.	Continue program.

Program	Status	Evaluation	Recommendation
activity.			
Grant Funding Identify funding sources to reduce the costs of development.	Completed/ ongoing	Implemented Proposition 84 and HUD planning grants.	Continue to pursue grant funding.
Transitional Housing Examine and recommend modification to the R-3 zone district to permit transitional housing as a residential use, subject only to those rules that apply to other residential dwellings of the same type in the same zoning.	Completed	The transitional housing modification to the R-3 zone district was completed; however, this program did not ensure full compliance with State law. The City is in the process of amending the Development Code to allow transitional and supportive housing in all zones that allow residential uses.	Amend Development Code to fully comply with State law.
Regional GIS Map and digitize land resources in region to identify current land use, land use designations, and opportunity areas as a basis for establishing countywide programs.	Completed	A regional GIS systems has been implemented.	Delete program.
Mixed-Use Zone The City will revise the Municipal Code to establish a Mixed-Use Zone.	Completed	The City revised the Municipal Code to include mixed use in two ways. Clovis allows mixed use development within Specific Plan areas and within its mixed use overlay district (adopted October 2014). Planning Areas 1, 5, and 9 in the Loma Vista Master Plan area are designated MU-V and zoned C-3. These areas allow for a combination of residential, retail, restaurants, and office space. Residential units are encouraged to be vertically integrated up to four stories with a density range of 7 - 25 units per net acre. Clovis also allows mixed use within established mixed use overlay focus areas. Per the Municipal Code Section 9.18.040, developments in these areas must comply with General Plan Table LU-4 and Figure LU-4. Figure LU-4 establishes the locations of the focus areas and Table LU-4 provides development standards for each Focus Area shown in Figure LU-4.	Delete program.
Mobile Home Park District Provide for development of mobile home parks as set forth in Municipal Code. Maintain stock of existing mobile homes.	Ongoing	The City currently provides for development of mobile home parks as set forth in the Clovis Municipal Code. The City also has a rehabilitation grant program to maintain existing mobile homes.	Continue rehabilitation program
Clovis Community Development Agency Promote urban infill. Provide 20% set-aside tax-increment funds to assist in providing housing for low- and moderate-income households	CCDA dissolved	The City, in partnership with the Clovis Community Development Agency has purchased property and completed land entitlements. This resulted in two developments being completed for a total 79 affordable units. Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26 including the Clovis Community Development Agency.	Delete program.

Program	Status	Evaluation	Recommendation
Density Bonus Program Continue to use density bonus program.	Ongoing	Density bonus is encouraged by CMC Chapter 9.5. In pre-application meetings with developers staff informs them of this section as well as opportunities for affordable housing. To date no developers have used this section.	Continue as a policy
Clovis CCDA – Fresno City College and Nonprofit Agencies Build an average of 2 homes per year with development partners that will be affordable to low- and very low-income homebuyers.	CCDA dissolved	Fresno City College and University HOPE both completed a single-family residence.	Delete program.
Clovis Community Development Agency – Self-Help Enterprises Build an average of 5 homes per year with Self-Help Enterprises. Home will be market to very low- and low-income groups including farm workers.	CCDA dissolved	Completed 17 homes at the Ashlan-Fowler subdivision.	Continue to partner with Self-Help Enterprises as feasible.
Clovis Community Development Agency - Private Developers Provide very low-, low- and moderate-income opportunities through write-down of land costs, off-site improvements or development fees, site analysis and site acquisition for a target of 100 single-family and multi-family units total over the planning period.	CCDA dissolved	The City of Clovis and the Clovis Community Development Agency have executed a development agreement that provides for off-site assistance for the development of 60 units affordable to low-income senior citizens. The city recently completed the construction of a domestic violence shelter. Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26 including the Clovis Community Development Agency.	Delete program.
Mortgage Revenue Bond Financing - Single Family Based on funding, establish a Single Family MRB Program and advertise its availability. Provide assistance to 5 first-time homebuyers by 2013 through the single-family program if funding becomes available. Priorities to units that accommodate large families.	Not completed	The City has not issued any bond financing under the Single Family Mortgage Revenue Bond Program. However, the City continually seeks to provide additional resources to first-time homebuyers as evidenced by applying for, and receiving HOME down-payment assistance funds in 2009-10. All funds have been used and additional funds are being pursued.	Delete program. Homebuyer assistance provided with HOME funds.
Shared Equity Programs The City will work with local groups to offer shared equity programs as an option for low/moderate income households.	Completed	The City/Agency partners with local non-profits such as Habitat for Humanity, Self-Help Enterprises, Fresno City College, and University HOPE to provide opportunities for first-time homebuyers to purchase a home and build equity.	Delete. Repetitive with other shared equity programs described above.

Program	Status	Evaluation	Recommendation
Mortgage Credit Certificate Assist at least 50 first-time homebuyers by providing tax credits, 15 of which are lower households, if funding is available.	Ongoing	Approximately 142 Mortgage Credit Certificates are available each year in Fresno County. Of those approximately eight are used in Clovis. Program is available to all residents in Fresno County, but is not operated by the City.	Continue
State Home Ownership Assistance – CHFA Builders and developers apply for financing to CHFA through participating mortgage lenders for new and resale units. Programs vary to reduce closing costs or P&I payments, as well as below market interest rates.	Ongoing	17 homes at the Ashlan-Fowler subdivision are under construction. This is not a program operated by the City.	Delete. This program is not operated by the City.
Encourage and Facilitate Accessory Units (Second Units) Implement a public education program consisting of advertising the opportunity for accessory units through the City's web page, at the City's senior center, and in local utility bills.	Ongoing	Marketing brochure and strategy implemented.	Continue to encourage second units.
Mortgage Revenue Bond Financing Promote the use of multi-family MRB financing.	Ongoing	When developers approach the City about affordable housing financing the MRB program is provided as a potential resources.	Delete. Not an effective program.
Section 202 Elderly or Handicapped Housing Continue working with Southern California Presbyterian Homes on the construction of 60 units affordable to very low-income senior citizens.	Completed	HUD section 202 funding was secured and 60 units of affordable senior housing in partnership with Southern California Presbyterian Homes are complete.	Delete program.
Senior Citizen and Low-Income Housing - Nonmarket Rate Housing in Market Rate Rental Projects Support and participate in additional rental housing programs that provide non-market rate rents in market rate projects for which only developers and investors may apply for tax credits or capital advances. The City will identify sites suitable for projects, make all known sources of funding known and available, and take processing/promotional actions as necessary.	Ongoing	When developers approach the City about affordable housing financing tax credits are provided as a potential resource along with Agency resources such as property the agency owns.	Continue to work with developers to pursue opportunities for affordable housing.
Single Room Occupancy Units (SROs)/other lower income housing types Examine the Zoning Ordinance and recommend modification as necessary to permit the development of new Single Room Occupancy units or other appropriate lower income housing types.	Not completed	The City will examine the Zoning Ordinance for possible development of new Single Room Occupancy units.	Continue program.

Program	Status	Evaluation	Recommendation
Priority Processing for Affordable Housing Develop a schedule for priority processing of affordable housing projects. Designate a contact person to coordinate processing of all of the necessary permits.	Not completed.	Not completed.	Delete Program
Modify Development Fees Review existing development fee schedule. Consider fee reductions, or the addition of fee waiver provisions for the production of low-income and senior citizen housing.	Ongoing	The City updated the entire program on January 8, 2010. The fee reduction for low-income and senior housing is still ongoing. The City is reviewing various options in an effort to reduce the fees.	Continue program to consider fee reductions or waivers.
Modify Development and Site Improvement Revise parking requirements on a case-by-case basis. Draft shared parking ordinance for Mixed-Use Zone and establish modified setback and height standards for affordable housing in order to achieve density.	Ongoing	Will be completed by the time of Housing Element adoption.	Delete Program.
Governmental Constraints- Persons with Disabilities Analysis and determination of whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities; evaluation of existing land use controls, permit and processing procedures and building codes; if constraints are found, initiate actions to address these constraints.	Completed	The City conducts this analysis as part of the Housing Element Update.	Add program to establish reasonable accommodation procedure.
Governmental Constraints- Persons with Disabilities Examine the Zoning Ordinance's definition of "family care home" and recommend modification as necessary to reduce constraints and ensure consistency with State law.	Completed	The City has reviewed the "family care home" definition. No changes were made. The City allows group homes consistent with State law.	Delete program.
Governmental Constraints- Multiple-Family Projects Examine policy of requiring approval of a conditional use permit for multiple-family projects and recommend modification as necessary to reduce potential constraints on the development of such housing.	Completed	Multiple family housing is permitted by right in R-2, R-2-A, R-3, R-3-A, and R-4 zones.	Delete program
Nongovernmental Constraints Research alternative methods of financing. Utilize available sources for write down of infrastructure or land costs.	Completed	The City and Agency sought and were awarded funds from the CalHome development Program, the HOME - Development program and the HUD 202 program. CCDA was eliminated in 2012.	Continue to pursue grant funding.
Preservation Program Encourage Section 8 project property owners to renew their contracts. Identify nonprofit organizations capable of managing these units. Consider the use of City-based incentives for	Ongoing	The City has worked to further develop its relationship with the Fresno County Housing Authority. The City encourages property owners to seek a Section 8 voucher. There have not been any conversions of units to market rate.	Continue program to preserve at-risk units.

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

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

Progress Toward the RHNA

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

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

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

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

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

Source: City of Clovis, 2014.

SECTION 2B-5: AT RISK

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

Table 2B-17 Assisted Housing Developments, Clovis

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

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

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

Acquisition and Rehabilitation

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

Replacement

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

Rent Subsidy

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

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

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

APPENDIX 2C: CITY OF COALINGA

SECTION 2C-1: ACTION PLAN

Adequate Sites

Program 1: Provision of Adequate Sites

The City of Coalinga will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 589 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;
- Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need; and
- Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies.

Financing:	General Fund
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 2: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Timeframe and Objectives:

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

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

Affordable Housing Development and Preservation

Program 3: 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.

Timeframe and Objectives:

- Annually contact affordable housing developers to explore affordable housing opportunities.
- Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development and special needs projects, particularly those located on infill sites.
- Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development. Examples of flexible development standards include: reduced parking requirements; reduced requirements for curb, gutter and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.

- Continue to streamline the environmental review process for housing developments, using available State categorical exemptions and Federal categorical exclusions, when applicable.
- Monitor the State Department of Housing and Community Development's website annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower income households (including extremely low income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Provide zoning for 265 units over the next eight years – 50 extremely low income, 100 very low income, and 115 low income units.

Financing:	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7

Program 4: Preserving Assisted Housing

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Coalinga. The City must guard against the loss of housing units available to lower income households. There are 44 assisted units at Pleasant Valley Pines that are considered at risk of conversion to market rate in 2025. The City will strive to preserve these at-risk units as affordable housing.

Timeframe and Objectives:

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

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

Removal of Governmental Constraints

Program 5: Zoning Code Amendments

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

- **Farmworker/Employee Housing:** Comply the Employee Housing Act which requires farmworker housing up to 12 units or 36 beds be considered an agricultural use and permitted in any zone that permits agricultural uses, and employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone.

Timeframe and Objectives:

- Amend Zoning Code within one year of Housing Element adoption.

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

Program 6: Housing Rehabilitation Program

The City of Coalinga offers an owner-occupied home rehabilitation loan program for low-income homeowners. The program is funded through CDBG and HOME funds and is operated by Self Help Enterprises.

Timeframe and Objectives:

- Continue to apply for CDBG and HOME funds and work with Self-Help Enterprises to maintain

the housing rehabilitation program and assist about two lower-income households per year.

- Promote Home Rehabilitation Program on City website, at public counters, and to income-eligible households identified through the Code Enforcement program.

Financing:	CDBG, HOME
Implementation Responsibility:	Self Help Enterprises, Community Development Department
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1, Policy 4.2

Program 7: Code Enforcement

The City's Code and Zone Enforcement Division of the Community Development Department is in charge of the enforcing the City's building codes with the objective of protecting the health and safety of residents.

Timeframe and Objectives:

- Continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes.
- Refer income-eligible households to the housing rehabilitation program for assistance in making code corrections.

Financing:	General Fund
Implementation Responsibility:	Community Development Department (Code and Zone Enforcement Division)
Relevant Policies:	Policy 3.1, Policy 3.3

Housing Assistance

Program 8: Homebuyer Assistance Program

The City of Coalinga, in partnership with Self Help Enterprises, offers a Homebuyer Assistance program to First-Time Homebuyers to help purchase an existing or qualifying new home. The program provides a 30-year deferred, zero interest second mortgage which keeps the first mortgage payment affordable.

Timeframe and Objectives:

- Continue to pursue CDBG, HOME, and other funding opportunities annually, or as needed, to maintain the first time homebuyer assistance program and assist five households per year.

Financing:	CDBG, HOME, Coalinga Housing Successor
Implementation Responsibility:	Self Help Enterprises, Community Development Department
Relevant Policies:	Policy 2.1, Policy, 2.4, Policy 2.5, Policy 2.8

Program 9: First-Time Homebuyer Assistance Program

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

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

Timeframe and Objectives:

- Continue to apply for CDBG and HOME funds and work with Self-Help Enterprises to maintain the downpayment assistance program and provide assistance to about six lower-income households per year.
- Continue to work with Self Help Enterprises to provide counseling and workshops to prospective and active participants in the downpayment assistance program.
- Prepare promotional materials by 2016 and promote available homebuyer resources on City website and public counters.

- Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.

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

Program 10: Energy Conservation

The City promotes energy conservation in housing development and rehabilitation.

Timeframe and Objectives:

- Consider incentives by 2018 to promote green building techniques and features.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- Continue to incorporate conservation measures in the housing rehabilitation program.
- Expedite review and approval of alternative energy devices.

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

Program 11: Housing Choice Vouchers

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

Timeframe and Objectives:

- Prepare promotional materials by 2016 and provide information on the HCV program on City

website and at public counters.

- Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.

Financing:	HUD Section 8
Implementation Responsibility:	Fresno Housing Authority, Community Development Department
Relevant Policies:	Policy 2.2

Program 12: Fair Housing

Residents in the Central Valley, including Fresno County, can access fair housing services provided by the Fair Housing Council of Central California. 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:

- Provide education to lenders, real estate professionals, and the community at large.
- Provide information and written materials in English and Spanish.
- Refer fair housing complaints to HUD, DEFH, and other housing agencies.

Financing:	CDBG; HOME; Other resources as available
Implementation Responsibility:	Community Development Department
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 2C-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 2C-1 Summary of Quantified Objectives, 2015-2023

Program Types	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	50	100	115	120	200	585
Housing Rehabilitation	-	8	8	-	-	16
Homebuyer Assistance	-	24	24	-	-	48
Conservation (Subsidized Rental Housing and Public Housing)	-	142	142	-	-	284

SECTION 2C-2: SITES INVENTORY

For the fifth Housing Element update, Coalinga has been assigned a Regional Housing Needs Allocation (RHNA) of 589 units, including 150 very low income units, 115 low income units, 123 moderate income units, and 201 above moderate income units.

Units Built or Under Construction

Since the RHNA projection period runs from January 1, 2013, to December 31, 2023, Coalinga's RHNA can be reduced by the number of units built or under construction since January 1, 2013. Table 2C-2 and Figure 2C-1 show units built or under construction since January 1, 2013 in Coalinga.

Promontory Point is a 75-unit single family subdivision, 31 of which are already constructed and occupied. The remaining 44 units will be single family homes and are inventoried as above moderate-income (AMI). Warthan Place Apartments is an 81-unit affordable apartment complex funded by a Low-income Tax Credit (LITC). The deed restriction mandates that the complex include 8 extremely low-income units (ELI), 28 very low-income units (VLI), 32 low-income units (LI), and 12 moderate-income units (MI). There will also be unit for an on-site manager, counted as above moderate-income. Warthan Meadows is a 351-unit single family subdivision, 51 of which are already constructed and occupied. The remaining 300 units will be single family homes and are inventoried as above moderate.

Table 2C-2 Units Built or Under Construction

Project Name	Units by Income Level					Total Units	Description of Units
	ELI	VLI	LI	MI	AMI		
Promontory Point					44	44	Buildout of 44 single family lots in subdivision
Warthan Place Apartments	8	28	32	12	1	81	LIHTC affordable apartments
Warthan Meadows					300	300	Buildout of remaining 300 lots in subdivision
Total	**8**	**28**	**32**	**12**	**345**	**425**	

Source: City of Coalinga, 2014.

Planned or Approved Projects

Coalinga's RHNA can also be reduced by the number of new units in projects that are planned or approved, but not yet built. Table 2C-3 and Figure 2C-1 show an inventory of all residential projects that are (as of January 2015) approved or in the planning process and scheduled to be built by the end of the current Housing Element planning period (December 31, 2023). For each project the table shows the name of the development, number of units by income category, a description of the units, and the current status of the project.

Summer Glen Estates is a 417-unit single family subdivision with an approved tentative map. All 417 units will be market rate single family homes and are inventoried as above moderate-income. Golf Course Development is an 869-unit single family subdivision with an approved tentative map. All 869 units will be market rate single family homes and are inventoried as above moderate-income. Canyon Creek Estates is a 43-unit apartment project with an approved entitlement that expires on January 7, 2016. When Canyon Creek Estates was originally approved on January 7, 2010, the City intended to provide housing bond proceeds in exchange for making some or all of the units affordable. The City no longer anticipates that this exchange will materialize, but the site is still approved for 43 units at 5.4 units per acre for an apartment-style development. Based on the anticipated multifamily unit type, all 43 units are inventoried as moderate-income. The Coalinga Senior Housing Project was approved on May 13, 2014 for 40 deed restricted affordable units. The project is being subsidized by HOME financing and is approved for 30 very-low-income units, 9 low-income units, and 1 unit for the on-site manager.

Table 2C-3 Planned or Approved Projects

Project	Units by Income Level					Total Units	Description of Units	Status
	ELI	VLI	LI	MI	AMI			
Summer Glen Estates					417	417	Single family homes	Submitted, tentative map approved [9/1/2005]
Golf Course Development					869	869	Single family homes	Submitted, tentative map approved [5/6/2010]
Canyon Creek Estates				43		43	Inventoried as moderate-income based on expected unit types and densities	Approved [1/7/2010]
Coalinga Senior Housing Project		30	9		1		HOME Financing Deed Restriction	Approved [5/13/2014]
Total	**0**	**30**	**9**	**43**	**1,287**	**1,369**		

Source: City of Coalinga, 2014.

Vacant Land

The Coalinga Housing Element sites inventory uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:

- **Lower-income (LI) Sites.** Sites at least 0.5 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned Residential High Density (RHD), which allows up to 25 units per acre.
- **Moderate-Income (M) Sites.** Sites that are zoned Residential Medium Density (RMD) and Mixed Use (MU) allow for up to 15 dwelling units per net acre. These areas were inventoried as feasible for moderate-income residential development. Typical dwelling units include small and medium-sized apartments and other attached units. Sites that are less than 0.5 acres in size and zoned for RHD were deemed too small to be inventoried as lower-income and were instead inventoried as moderate-income.
- **Above Moderate-Income (AMI) Sites.** Sites with zoning that allows only single family homes at lower densities were inventoried as above moderate-income units. This includes sites zoned for Residential Estate (RE), Residential Single Family (RSF), and Residential Traditional Neighborhood (RT).

- **Realistic Development Potential.** The inventory assumes build out of 80 percent of the maximum permitted density for all sites.
- **Assumptions for Mixed-use Zoning.** Mixed-use zoning allows for both residential and commercial uses. The Mixed Use (MU) zoning district allows up to 15 units per gross acre in addition to commercial uses allowed on the site. Projects may include vertical and horizontal mixed use, but the residential land uses are required to be the secondary use on the site and residential is not allowed by-right. Because some sites could develop as fully commercial without residential uses, the inventory counts only 50 percent of the maximum residential capacity on mixed use sites. These sites are inventoried as moderate-income.

Table 2C-4 identifies vacant sites that are presently zoned for residential or mixed uses and suitable for residential development in Coalinga. The locations of these sites are shown in Figure 2C-1. Based on permitted densities and the assumptions described above, the sites identified in Table 2C-4 can accommodate an estimated 705 units, including 343 lower-income units, 114 moderate-income units, and 248 above moderate-income units. All of these sites are outside of FEMA 100-year flood zones and do not have other environmental constraints that could hinder future development.

Table 2C-4 Vacant and Underutilized Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
083-020-56ST, 60ST, 63ST, 59ST, and 58ST	15.18	HDR	RHD	Vacant	25	303			303	No
071-162-02ST	2.00	HDR	RHD	Vacant	25	40			40	No
072-155-27	0.34	HDR	RHD	Vacant	25		6		6	No
072-153-05	0.29	HDR	RHD	Vacant	25		5		5	No
072-112-06	0.18	HDR	RHD	Vacant	25		3		3	No
072-161-03	0.17	HDR	RHD	Vacant	25		3		3	No
072-112-05	0.17	HDR	RHD	Vacant	25		3		3	No
072-153-06	0.15	HDR	RHD	Vacant	25		3		3	No
083-114-06	0.14	HDR	RHD	Vacant	25		2		2	No
072-093-12	0.1	HDR	RHD	Vacant	25		2		2	No
072-093-13	0.09	HDR	RHD	Vacant	25		1		1	No
070-100-23S	3.44	MU	MU	Vacant	15		25		25	No
072-142-10	0.43	MU	MU	Vacant	15		3		3	No
071-161-31S	0.43	MU	MU	Vacant	15		3		3	No
072-115-10S	0.3	MU	MU	Vacant	15		2		2	No
072-135-18	0.17	MU	MU	Vacant	15		1		1	No
072-136-23	0.17	MU	MU	Vacant	15		1		1	No
072-143-08	0.1	MU	MU	Vacant	15		1		1	No
072-143-09	0.07	MU	MU	Vacant	15		1		1	No
083-090-39S	1.1	MDR	RMD	Vacant	15		13		13	No
083-103-01	0.3	MDR	RMD	Vacant	15		3		3	No
072-093-01	0.25	MDR	RMD	Vacant	15		3		3	No

Table 2C-4 Vacant and Underutilized Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
072-135-05	0.2	MDR	RMD	Vacant	15		2		2	No
083-132-13S	0.19	MDR	RMD	Vacant	15		2		2	No
083-144-01	0.18	MDR	RMD	Vacant	15		2		2	No
072-093-06	0.17	MDR	RMD	Vacant	15		2		2	No
071-121-06	0.17	MDR	RMD	Vacant	15		2		2	No
072-086-04	0.17	MDR	RMD	Vacant	15		2		2	No
072-162-04	0.17	MDR	RMD	Vacant	15		2		2	No
072-162-11	0.17	MDR	RMD	Vacant	15		2		2	No
072-116-14	0.17	MDR	RMD	Vacant	15		2		2	No
072-116-03	0.15	MDR	RMD	Vacant	15		1		1	No
083-152-14S	0.14	MDR	RMD	Vacant	15		1		1	No
083-153-10S	0.14	MDR	RMD	Vacant	15		1		1	No
083-233-13S	0.14	MDR	RMD	Vacant	15		1		1	No
072-083-22	0.13	MDR	RMD	Vacant	15		1		1	No
072-095-02	0.13	MDR	RMD	Vacant	15		1		1	No
072-103-14	0.11	MDR	RMD	Vacant	15		1		1	No
083-152-15S	0.08	MDR	RMD	Vacant	15		1		1	No
072-093-03	0.08	MDR	RMD	Vacant	15		1		1	No
072-093-02	0.08	MDR	RMD	Vacant	15		1		1	No
072-152-20	0.07	MDR	RMD	Vacant	15		1		1	No
072-152-21	0.07	MDR	RMD	Vacant	15		1		1	No
083-09-035S	50.5	RSF	RSF	Vacant	5			202	202	No
070-091-08S	3.1	RSF	RSF	Vacant	5			12	12	No
071-164-05S	0.55	RSF	RSF	Vacant	5			2	2	No
072-061-04S	0.21	RSF	RSF	Vacant	5			1	1	No

Table 2C-4 Vacant and Underutilized Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	M	AM		
071-062-19S	0.14	RSF	RSF	Vacant	5			1	1	No
072-064-19S	0.37	RSF	RSF	Vacant	5			1	1	No
072-074-13S	0.17	RSF	RSF	Vacant	5			1	1	No
071-152-10S	0.16	RSF	RSF	Vacant	5			1	1	No
072-065-05	0.15	RSF	RSF	Vacant	5			1	1	No
070-060-57S	14.92	RE	RE	Vacant	2			23	23	No
072-243-10S	2.2	RE	RE	Vacant	2			3	3	No
Total						**343**	**114**	**248**	**705**	

Source: City of Coalinga, 2014.

RHNA Summary

Table 2C-5 provides a summary of Coalinga's ability to meet the 2013-2023 RHNA. After accounting for units built or under construction, planned and approved projects, and capacity on vacant sites, Coalinga has a surplus of 1,910 units.

Table 2C-5 RHNA Summary

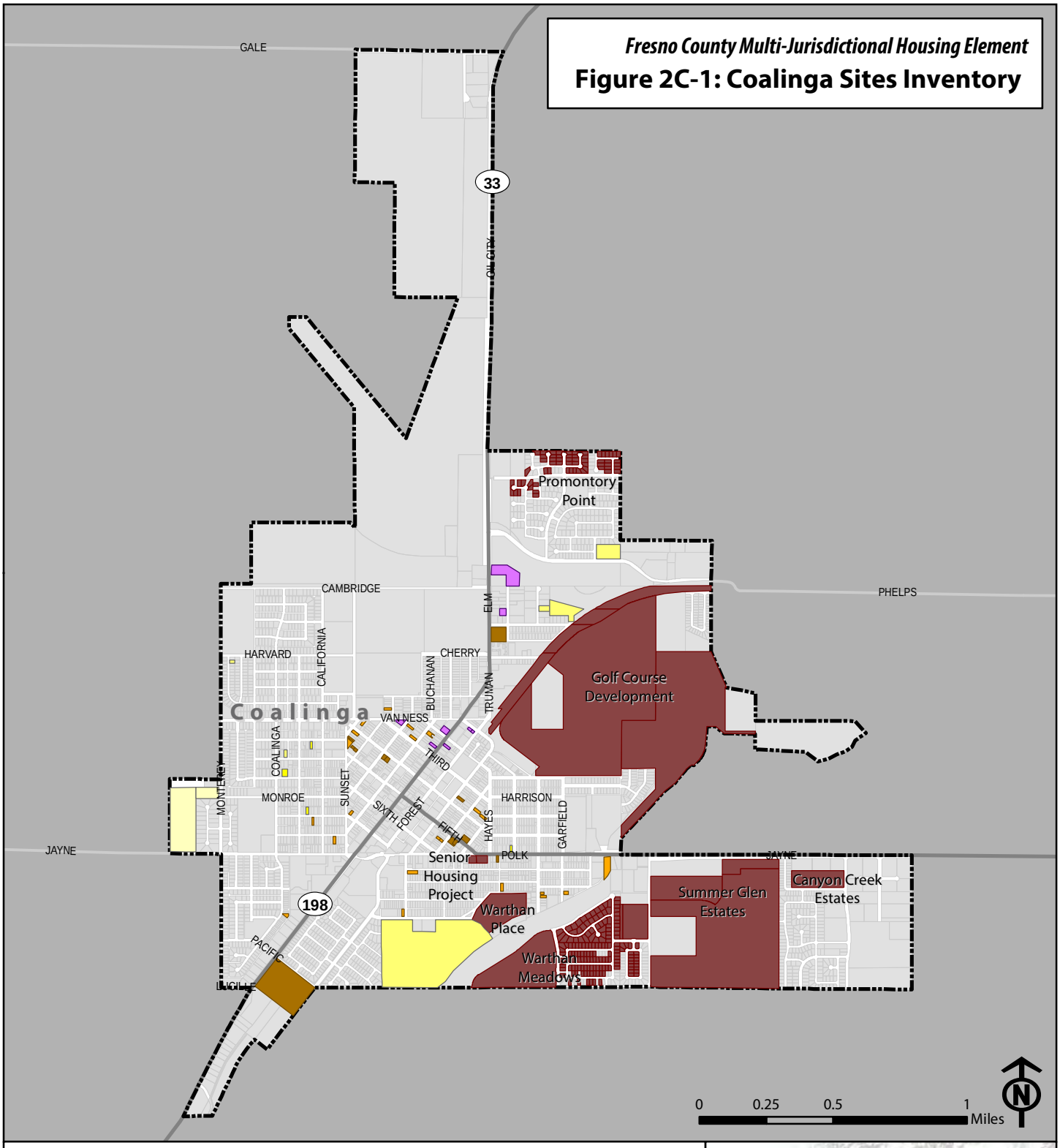
Project	Units by Income Level					Total Units
	ELI	VLI	LI	M	AM	
2013-2023 RHNA	75	75	115	123	201	589
Units Built or Under Construction (Table 2C-2)	8	28	32	12	345	425
Planned or Approved Projects (Table 2C-3)		30	9	43	1,287	1,369
Capacity on Vacant Sites (Table 2C-4)			343	114	248	705
Surplus Capacity[1]			**185**	**46**	**1,679**	**1,910**

[1] Surplus Capacity is calculated by subtracting planned projects and capacity on vacant a sites from the total RHNA.

Source: City of Coalinga, 2014.

Fresno County Multi-Jurisdictional Housing Element

Figure 2C-1: Coalinga Sites Inventory



City Limits

Approved Projects

Vacant Parcels By Zoning

Residential Estate (RE)

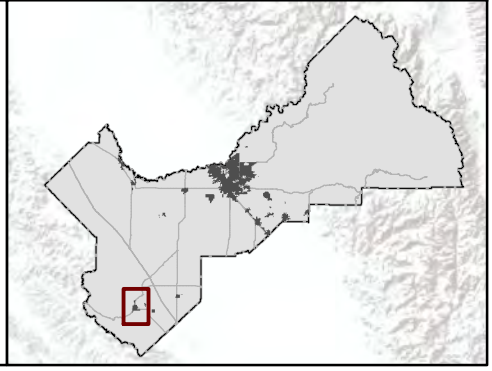
Residential Single Family (RSF)

Residential Traditional Neighborhood (RT)

Residential Medium Density (RMD)

Residential High Density (RHD)

Mixed Use (MU)



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SECTION 2C-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The City of Coalinga General Plan contains the following land use designations that allow residential uses:

- ***Residential Ranchette – RR:*** 0-0.1 dwelling units per acre
- ***Residential Estate – RE:*** 0.2-2.0 dwelling units per acre
- ***Residential Single Family – RSF***: 2.1- 5.0 dwelling units per acre
- ***Residential Medium Density – RMD:*** 5.1- 15 dwelling units per acre
- ***Residential High Density – RHD:*** 15.1-25.0 dwelling units per acre
- ***Mixed Use – MX:*** 0.0-15.0 dwelling units per acre

Conclusion

The General Plan offers a range of housing densities in the community. The densities are sufficiently high to allow the development of affordable housing for all income levels.

Recommended Action

None required.

Zoning Ordinance/Development Code

Analysis

The Coalinga Zoning Ordinance allows some type of residential development in eight districts:

- ***Agriculture (AG):*** This designation is designed for intensive agricultural and related uses. It is intended to be an exclusive district for agriculture and for those uses that are a necessary and integral part of the agricultural operation. The district is intended to protect the general welfare of the community from encroachments of nonrelated agricultural uses that by their nature would be injurious to the physical and economic well-being of the agricultural district. Development density is one home per 20 gross acres.
- ***Residential Ranchette (RR):*** To provide areas for large-lot developments with a minimum parcel size of 10 acres and one single family residence per lot, with a maximum residential density of 0.1 dwelling units per acre. This designation applies to areas located north of the developed portions of the community along Highway 198/33. Equestrian-oriented developments with public linkages to trail systems are strongly encouraged in this designation.

- ***Residential Estate (RE):*** To provide areas for large-lot developments containing one single family residence per lot, with residential densities ranging from over 0.2 to 2 dwelling units per acre. This designation applies largely to areas to the east and south of developed portions of the city and is intended to serve as a buffer between higher density urban areas and agricultural lands. Clustering development is encouraged in this land use designation to preserve natural features and/or provide community amenities (including parks and trails).
- ***Residential Single Family (RSF):*** To provide areas for traditional single-family homes with a residential density ranging from over 2 to 5 dwelling units per acre. Development requires a full range of urban services and public improvements. Development on large parcels should be in areas with minimal environmental constraints. The use of clustering techniques is encouraged.
- ***Residential Traditional Neighborhood (RT):*** To accommodate low to medium densities and more varied forms of residential development, including small-lot single family homes and detached zero lot line developments with a maximum residential density of 5 dwelling units per acre. This designation is intended to accommodate development in the compact residential neighborhoods in the historic central areas of the city. The designation can also be applied to newer outlying development to provide for a transition from lower-density residential neighborhoods to medium-density multifamily areas.
- ***Residential Medium Density (RMD):*** To accommodate a variety of housing types, such as small-lot single-family homes, detached zero lot line developments, duplexes, townhouses, and garden apartments with a maximum residential density of 15 dwelling units per net acre. Common amenities such as pools, landscaping, tot lots, trails, and open space should be included. This district provides for a transition from lower-density residential neighborhoods to higher-density multifamily development and commercial areas.
- ***Residential High Density (RHD):*** This classification is intended to accommodate attached homes, two- to four-plexes, apartment buildings, and condominiums with a maximum residential density of 25 units per net acre. Common amenities such as pools, landscaping, tot lots, trails, and open space should be included.
- ***Mixed-Use (MX):*** To provide areas for either horizontal or vertical mixed-use development consisting of commercial, service, office, and residential uses. Commercial uses are primarily retail or office in nature. All uses allowed in the Commercial General (CG) and Commercial Service (CS) designations are generally allowed in the MX designation. The Community Development Director may determine that Mixed-Use residential/commercial development may be subject to the Planned Development Combining Designation (P-D) zoning requirements in Chapter 3, Article 5. Residential uses on a given parcel may not exceed 15 dwelling units/gross acre.

Conclusion

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

Recommended Action

None required.

Residential Development Standards

Analysis

Table 2C-6 lists and describes the residential development standards required in Coalinga. These development standards are typical and consistent with standards established in surrounding communities.

Table 2C-6 Residential Development Standards

Zone	Building Height	Lot Width (min)	Lot Depth (min)	Minimum Yard Setback						Minimum Lot Area	Maximum Density (units/net acre)	Minimum Open Space (%)	Open Space	
				Residence (Front)	Porch (Front)	Garage (Front)	Interior Side	Street Side	Rear				Private	Common
Residential Districts														
RR	2 stories /25 ft.	100 ft.	100 ft.	20 ft.	15 ft.	20 ft.	5 ft.	10 ft.	20 ft.	10 acres	0.10	N/A	N/A	N/A
RE	2 stories /25 ft.	100 ft.	100 ft.	20 ft.	15 ft.	20 ft.	5 ft.	10 ft.	15 ft.	10,000 sq. ft.	2.0	35%	N/A	N/A
RSF	2 stories /25 ft.	60 ft.	75 ft.	20 ft.	15 ft.	20 ft.	5 ft.	10 ft.	15 ft.	6,000 sq. ft.	5.0	45%	N/A	N/A
RT	2 stories /25 ft.	50 ft.	75 ft.	15 ft.	10 ft.	20 ft.	5 ft.	8 ft.	15 ft.	4,500 sq. ft.	5.0	50%	100 sq. ft./ unit	N/A
RMD	2.5stories /40 ft.	50 ft.	75 ft.	15 ft.	10 ft.	20 ft.	5 ft.	10 ft.	15 ft.	4,500 sq. ft.	15.0	50%	75 sq. ft./ unit	100 sq. ft./ unit
RHD	50 ft.	60 ft.	75 ft.	15 ft.	10 ft.	20 ft.	5 ft.	10 ft.	15 ft.	7,500 sq. ft.	25.0	60%	50 sq. ft./ unit	100 sq. ft./ unit
Agricultural District														
AG	35 ft.	None	None	35 ft. from right-of-way or 65 ft. from center of right-of-way, whichever is greater			20 ft.	35 ft.	20 ft.	20 acres	0.05	None	None	None
Commercial District														
MX	50 ft.	60 ft.	75 ft.	0 ft.			0 ft.	0 ft.	0 ft.	5,000 sq. ft.	15.0	150 sq. ft. per unit	None	None

Note: Second dwelling units require 5 ft. side and rear yards.

Source: City of Coalinga Zoning Ordinance, amended through May 2009.

Parking

Table 2C-7 summarizes the residential parking requirements in Coalinga. The City provides reduced parking standards for affordable housing, special needs housing, and multifamily housing located near transit.

Table 2C-7 Residential Parking Requirements, Coalinga

Type of Residential Development		Required Parking Spaces	
Single family		2 for each dwelling unit. For new construction, all spaces must be covered. For existing development, at least one space per dwelling must be covered and all existing covered parking spaces must be maintained.	
Second unit	Studio and 1 BR	1 space	
	2 BR	2 spaces	
	3 BR+	0.5 spaces for every additional bedroom beyond 2 bedrooms.	
Multifamily[1]	Studio	1 space	One space for each unit must be designated for the unit and covered. One additional guest parking space must be provided for every 3 units. Reduced parking requirements for housing developments with extremely low-, very low-, low-, and moderate-income units may be granted if the site is within a quarter-mile of transit.
	1 BR	1.5 spaces	
	2 BR	2 spaces	
	3 BR+	0.5 spaces for every additional bedroom beyond 2 bedrooms.	
Manufactured home park		1 space per unit. 1 guest space for every three units.	
Senior citizen housing (60 years or older)		1 space per moderate- and above moderate-rate dwelling units. 1 space per 0.5 units available to extremely low-, very low-, and low-income dwelling units.	
Emergency shelters		1 space for every 4 beds; plus 1 staff parking space per employee on the maximum staffed shift	
Residential care (greater than 6 residents)		2 spaces for each facility plus 1 space per 4 adult residents and 1 space per 6 juvenile residents	

Source: Coalinga Zoning Ordinance, 2014.

Open Space and Park Requirements

The City requires a minimum of 100 square feet of private open space per unit in the RT district, 75 square feet per unit in the RMD district, and 50 square feet per unit in the RHD district. Additionally, The City requires 100 square feet of common open space per unit in the RMD and RHD districts.

The City requires subdivisions to dedicate land or pay an in lieu fee for neighborhood and community open space, park and recreational purposes. The park area required to be dedicated is equal to the ratio of the ultimate population of the subdivision to the current population of the City multiplied by the total park area within the City's planning area at the time of filing of the tentative map, but in no case shall be less than three acres of park area per 1,000 persons nor more than five acres per 1,000 persons who will live in the subdivision.

Planned developments are required to set aside 20 percent of land area as usable open spaces for residents in proportion to the size of the subdivision, or preserve natural open space compatible with the new residential uses (e.g., wetlands, forest, flood zones, light agricultural uses such as small orchards).

Conclusion

The residential development standards, parking standards, and open space requirements are similar to other jurisdictions and do not serve as a constraint to development.

Recommended Action

None required.

Growth Management

Analysis

There are no growth management policies in Coalinga that would limit the City's ability to meet its housing needs.

Conclusion

Growth control is not a constraint to development in Coalinga.

Recommended Action

None required.

Density Bonus

Analysis

The City's Density Bonus Ordinance was updated in 2014 to comply with State law.

Conclusion

No action is needed.

Recommended Action

None required.

Zoning for a Variety of Housing Types

Analysis

Title 9 (Planning and Zoning) of the City of Coalinga Municipal Code describes the City's regulations for residential development. Table 2C-8 summarizes housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 2C-8 Residential Uses Permitted by Zone, Coalinga

	AG	RR	RE	RSF	RT	RMD	RHD	MX	MBL	MBH	CG
Single Family Dwelling[1]	P	P	P	P	P	P	P	-	-	-	-
Multifamily Housing	-	-	-	-	-	P	P	P	-	-	-
Manufactured Housing	P	P	P	P	P	P	P	-	-	-	-
Mobile Home Park[2]	-	-	-	CUP	CUP	CUP	CUP	-	-	-	-
Farmworker Housing	P[3]	-	-	-	-	-	-	-	-	-	-
Emergency Shelters	-	-	-	-	-	-	CUP	-	P	P	-
Transitional Housing	P	P	P	P	P	P	P	P	-	-	-
Supportive Housing	P	P	P	P	P	P	P	P	-	-	-
Single Room Occupancy	-	-	-	-	-	-	CUP	-	-	-	CUP
Residential Care Facility (6 or fewer)	P	P	P	P	P	P	P	P	-	-	-
Residential Care Facility (7 or more)	-	-	-	-	CUP	CUP	CUP	CUP	-	-	-
Second Residential Unit	P	P	P	P	P	P	P	-	-	-	-

P: permitted, CUP: conditional use permit, -: no provisions.

[1]Detached permitted in all residential districts; attached only permitted in RT, RMD, and RHD.

[2] Limited to sites with a minimum gross site area of 10 acres.

[3] Farmworker housing is considered under the definition of group home in the agricultural district (AG). Limited to housing for farmworkers and farm stays. Limited to no more than six rooms in a dwelling, rented to not more than a total of six persons, and meals are not provided to more than six boarders.

Source: City of Coalinga Zoning Ordinance, 2014.

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

Multifamily

Multifamily housing is permitted in the RMD, MX, and RHD districts.

Manufactured Housing

In compliance with State law, the City's Zoning Ordinance allows manufactured homes in all zones allowing single family residential uses.

Farmworker/Employee Housing

Under California Health and Safety Code 17021.5 (Employee Housing Act), farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. The City only permits commercial agricultural uses in the Agriculture (AG) zone, but currently limits farmworker housing in this zone to no more than six bedrooms rented to not more than six persons.

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

Emergency Shelters

Coalinga complies with State law requirements for emergency shelters. The Zoning Ordinance defines emergency shelters as:

> *Housing with minimal supportive services intended for use by homeless persons that is limited to occupancy of six (6) months or less. No individual or household may be denied emergency shelter because of an inability to pay (Health and Safety Code Section 50801(e)). Jurisdictions are required to identify applicable zoning districts and implement standards relating to emergency shelters in compliance with Government Code Section 65583.*

The City permits emergency shelters in the MBL and MBH manufacturing districts by right and in the RHD district with a CUP, subject to development standards as permitted by State law. Table 2C-9 shows the parcels that are vacant and zoned MBL and MBH. There are 19 parcels totaling over 64.11 acres that are zoned MBL and MBH and could potentially accommodate an emergency shelter by right.

Table 2C-9 Potential Emergency Shelter Sites

APN	Acreage
08328041S	11.84
08302056ST	10.31
08302058ST	6.07
08302059ST	4.54
08328043S	3.76
08328019S	3.28
08328018ST	3.26
07012010S	2.59
07012005S	2.44
08328020ST	2.32
08328021ST	2.20
07012008ST	1.86
08328014ST	1.73
08328017S	1.72
07012011S	1.64
08328016ST	1.56
08328015ST	1.53
08322005S	0.76
08322006S	0.70
Total	**64.11**

Source: Mintier Harnish, 2014.

Transitional and Supportive Housing

The City allows transitional and supportive housing in all zones allowing residential uses, consistent with State law, and the Zoning Ordinance contains the following definitions, consistent with State law:

> ***Transitional housing:*** *Buildings configured as rental housing developments and operating under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance.*
>
> ***Supportive housing:*** *Housing with no limit on length of stay, occupied by the target population and linked to an onsite or offsite services that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community.*
>
> ***Target population:*** *Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. (Government Code Section 65582(g))*

Single Room Occupancy Units

The City makes adequate provisions for SRO units. SRO facilities are allowed with a CUP in the RHD and CG districts. Standards for SROs are found in Section 9-5.122of the Zoning Ordinance.

Group Homes

Coalinga complies with the Lanterman Act; residential care facilities for six or fewer persons are permitted in all zones that allow residential uses (i.e., AG, RR, RE, RSF, RT, RMD, RHD, and MX). The City also allows residential care facilities for seven or more persons in the RT, RMD, RHD, and MX zones with a CUP.

Second Units

Coalinga complies with State law regarding second units: Second units may be established on any lot in any residential district where a primary single family unit has been established or is proposed to be established.

Conclusion

The City provides zoning for a variety of housing types and complies with most State law requirements for various housing types. However, the Zoning Ordinance needs to be amended to fully comply with the Employee Housing Act since the Zoning Ordinance limits farmworker housing in the AG zone to six rooms rented to not more than six persons and does not define employee housing for six or fewer as a single family use.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address farmworker and employee housing.

On- Off-Site Improvement Standards

Analysis

Requirements for on- or off-site improvements for subdivisions are outlined in Section 9-7.501 of the Planning and Zoning Ordinance. The City requires street improvements (e.g., curbs, gutters, sidewalks, street paving, and street trees) to conform to the City's Design Guidelines (adopted May 7, 2015). The City also requires utility improvements (e.g., street lighting, sewers, water distribution, storm drainage, and undergrounding of utilities). Rights-of-way requirements for streets include:

- Major arterial: 116 feet;
- Minor arterial: 94 feet;
- Collectors without on-street parking: 53 feet
- Collectors with median and without on-street parking: 65 feet;
- Collectors with on-street parking: 67 feet; and
- Local residential: 47 feet;

Additionally, the City considers level of service D to be the minimum acceptable level of service for its roadways. According to the City's recently (2009) adopted General Plan, most roadways operate as level of service C or better. The City has not otherwise adopted mitigation thresholds; however, the application of mitigation measures by the City has not been a constraint to most development in the past. Mitigation required by other agencies, such as the Department of Fish and Game or the Air Pollution Control District is not within the control of the City and may pose further constraints to development. While the cost of required improvements adds considerably to housing costs, the improvements are necessary to serve the new development and provide a decent living environment.

Conclusion

Required improvements for residential subdivisions are considered within accepted norms, and do not add significantly to cost or adversely affect the ability to supply housing.

Recommended Action

None needed.

Fees and Exactions

Analysis

Table 2C-10 shows some typical planning fees that apply to residential development in Coalinga.

Table 2C-10 Permit and Processing Fees, Coalinga

Category	Fee[1]
Process and Subdivision	
Classification of Permitted Uses	$500 deposit plus A/C
Re-Zoning	$2,000 deposit plus A/C
Conditional Use Permit (Minor)	$750 deposit plus A/C
Conditional Use Permit (Major)	$1,500 deposit plus A/C
Variance	$500 deposit plus A/C
Minor Deviations to Ordinance/Standards	$350 deposit plus A/C
Site Plan Review (Major)	$1,000 deposit plus A/C
Site Plan Review (Minor)	$750 deposit plus A/C
Tentative Subdivision Map (Major)	$2,000 deposit plus A/C
Tentative Subdivision Map (Minor)	$1,000 deposit plus A/C
Revised Tentative Subdivision Map (Major)	$1,000 deposit plus A/C
Revised Tentative Subdivision Map (Minor)	$500 deposit plus A/C
Final Map	$1,000 deposit plus A/C
Revised Final Map	$500 deposit plus A/C
Tentative Parcel Map	$1,000 deposit plus A/C
Revision to Acreage Map	$200 deposit plus A/C
Parcel Map Waiver	$1,000 deposit plus A/C
Lot Line Adjustment	$350 deposit plus A/C
Certificate of Compliance	$150 deposit plus A/C
General Plan Amendments	$1,500 deposit plus A/C
Annexation	$2,500 deposit plus A/C
Planning Fee appeal process	$200 deposit plus A/C
Environmental	
Environmental Assessments (minor)	$2,500 deposit plus A/C
Environmental Assessments (major)	$5,000 deposit plus A/C

[1] A/C is any actual cost in excess of the amounts required to cover anticipated costs in the listed deposits

Source: City of Coalinga Community Development Department, 2014.

Table 2C-11 shows some development impact fees that apply to residential development in Coalinga.

Table 2C-11 Development Impact Fees, Coalinga

Category	Low Density Residential	Medium Density Residential
Wastewater	$5,713	$5,713
Water	$2,111	$2,111
Police	$485	$485
Fire	$489	$489
Streets, Thoroughfares, and Bridges		
Zone 1	$1,492	$1,059
Zone 2	$1,322	$1,028
Zone 3	$1,767	$1,374
Average	*$1,527*	*$1,154*
Storm Drainage		
Zone AF	$1,804	$676
Zone BF	$1,543	$579
Zone CF	$1,227	$460
Zone DF	$1,522	$571
Zone EF	$1,970	$739
Zone GF	$1,611	$604
Average	*$1,613*	*$605*
Parks and Community Facilities		
Parks	$1,601	$1,177
Community Facilities	$335	$329
Total[1]	**$13,874**	**$12,063**

[1] Includes average fee under "Streets, Thoroughfares, and Bridges" and "Storm Drainage"

Source: City of Coalinga Development Impact Fee Master List. Updated October 16, 2014.

The City also charges a fee under its Habitat Conservation program. Funds are used to mitigate for loss of habitat in and around the city.

Table 2C-12 Habitat Conservation Fee, Coalinga

Permanent Disturbance on In-fill or Cultivated or Irrigated Agricultural Land	Permanent Disturbance on Natural Land	Temporary Disturbance[1] on Natural Land
$1,750.00 per dev. acre	$5,250.00 per dev. acre	$1,925.00 per dev. acre
1:1 Compensation Ratio	3:1 Compensation Ratio	1.1:1 Compensation Ratio

[1]Temporary disturbance results from an activity that lasts no longer than two years, after which time the land is allowed to re-vegetate.

Source: City of Coalinga Development Impact Fee Master List. Updated October 16, 2014.

In addition to City fees, Table 2C-13 outlines the fees charged by various regional agencies.

Table 2C-13 Impact Fees from Other Jurisdictions, Coalinga

Jurisdiction	Single Family Residential[1]	Multifamily Residential[2]
Coalinga-Huron Parks & Recreation District	$1,070	$936
Coalinga-Huron Unified School District ($5.14 per sq. ft.)	$10,280	$5,140
Total	**$11,350**	**$6,076**

[1] Assumes a 2,000 square foot single family home built on a 5,000 square foot lot

[2] Assumes a multifamily building with average unit size of 1,000 square feet

Source: City of Coalinga Development Impact Fee Master List. Updated October 16, 2014.

Table 2C-14 shows total typical fees for residential development in Coalinga. The total fee structure charged for a specific project includes several items outside the control of the City, including, but not limited to:

- Fresno COG Traffic Impact Fees
- Parks and Recreation District Impact Fees
- School District Fees (not included in table)

Table 2C-14 Total Typical Fees, Coalinga

Category	Single Family	Multifamily
Plan Check	$865	$573
Building Permit	$1,330	$882
Building Standards Administration Special Revolving Fund	$6	$4
Plumbing	$85	$85
Mechanical	$78	$78
Electrical	$143	$83
Grading	N/A	N/A
Demo	$50	$50
Fire Sprinkler	N/A	N/A
Admin	N/A	N/A
Zoning Clearance	$150	$150
Earthquake Tax	$16	$8
Fresno COG	$1,200	$843
CHPRD	$1,070	$936
HCP Fee	$263	$70
Other City Impact Fees	$13,385	$11,574
Total	**$18,641**	**$15,336**

Source: City of Coalinga Development Impact Fee Master List. Updated October 16, 2014.

Conclusion

City development impact fees are roughly an estimated 9 percent of the total development costs for both single family and multifamily development. City-related fees are not considered a constraint to development. Prospective developers are typically quoted an amount at the beginning of the process, and pay a deposit, which is revised up or down at the completion of the permit process. The City often waives or substantially reduces fees for affordable projects through the application of its recent ordinance governing infill development, or through City Council action. The City Council also has the option to reduce or eliminate most fees for affordable or other special needs projects. Such flexibility to reduce or eliminate fees enables the City to support affordable or special needs projects. Fees are not currently considered a constraint to development of such projects.

Recommended Action

None.

Processing and Permit Procedures

Analysis

A typical single-family project is approved by staff over the counter through standard plan check and issuance of ministerial permits. Fees are collected up front as deposits, then the actual cost of processing is calculated and adjustments are made. City staff is empowered to make alterations to accommodate features for the disabled, along with other minor deviations from typical standards. Depending on the number of units, multifamily projects require site plan review. Projects subject to conditional use permits are subject to requirements and processing outlined in Chapter 6, Article 5 of the Zoning Ordinance. Projects requiring more significant actions on the part of the City, including General Plan Amendments and large-scale residential subdivisions, often involve extended processes of public hearings, including hearings to consider environmental documents. Table 2C-15 summarizes the typical timelines for completion of various reviews and permit procedures.

Table 2C-15 Local Processing Times, Coalinga

Approval	Estimated Processing Time
Ministerial Review	2-5 Days
Conditional Use Permit	4-6 Weeks
Zone Change	4-6 Weeks
General Plan Amendment	4-6 Weeks
Site Plan Review	1-2 Months
Architectural/Design Review	1-2 Weeks
Tract Maps	2-3 Months[1]
Parcel Maps	1-2 Months
Initial Environmental Study	1-2 Weeks
Environmental Impact Report	6 months +

[1]Depending on level of Environmental Review.

Source: City of Coalinga Community Development Department, 2014.

The Zoning Ordinance allows a Planned Development (P-D) overlay to be applied in any portion of the city, either on the initiative of property owners or the City. The P-D zone allows for uses or combinations of uses including single family development, multifamily development, shopping centers, and professional services, among others. The requirements for development in the P-D zone are outlined in Chapter 3, Article 5 of the Zoning Ordinance. Standards for development under a P-D are determined by the City on a case-by-case basis, and are typically processed in one to two months, although time frames vary more widely for such projects. The City has successfully processed several projects using the P-D overlay, and does not find the lack of standards a constraint to developers' interests in using this tool.

The City of Coalinga does not maintain a design review committee or architectural review board. Design review is accomplished by City staff and the Planning Director,. Design review is required for any project that requires a site plan review. Site plan/design review is required for any new development (planned or infill) to ensure the following:

- that structures, parking areas, walks, refuse containers, landscaping, and street improvements are properly related to their sites and to surrounding sites and structures;
- to prevent the indiscriminate clearing of property and the destruction of trees and shrubs of ornamental value;
- to avoid unsightly, inharmonious, monotonous, or hazardous site development; and
- to encourage consistency in site design and development in a manner that will enhance the physical appearance and attractiveness of the community.

The design review is primarily used to ensure compliance with existing zoning regulations and land use, and compatibility with surrounding uses. Procedures for design review are outlined in several sections of the Zoning Ordinance, including within each zoning district. Design review is not considered a constraint to development, as the process allows flexibility through determination on a case-by-case basis and usually occurs concurrent with other actions listed in Table 2C-15, above.

Conclusion

Review and approval timelines at the City are relatively rapid, and processing timelines are not generally considered a constraint to development in the city. A typical project is processed within a month, including planning and building review. The City attempts to run processes and approvals concurrently where feasible in order to limit the approval time frame. Atypical projects are subject to any number of factors, many outside the control of the City, which may extend the processing time, including environmental review under CEQA and permitting requirements of other agencies.

Recommended Action

None required.

Building Codes and Enforcement

Analysis

The City uses the 2013 California Building Code, and enforces the code through its Building and Code Enforcement Departments. The City Building Department provides information to prospective developers on its website, including typical processing times for various types of projects, and required forms. Code Enforcement officials perform routine inspections of housing in the city, including targeted surveys for health and safety violations under the Health and Safety Code [Section 17980(b)(2)]. Households found in violation may be cited, but may also qualify for City assistance.

Conclusion

The City has not made any local amendments to the Code.

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

The City has adopted the 2013 California Building Code. The City has not made any local amendments to the code, including any that would limit accommodation of persons with disabilities. The City has not adopted Universal Design in its code, and City staff is empowered to make changes to projects over the counter to accommodate disabilities.

Definition of Family

The definition of "family" in the Coalinga Zoning Ordinance complies with State law:

> *One or more persons occupying a premises and living as a single housekeeping unit or household (as distinguished from a group of transients occupying such premises), including residents of a boarding house or group home for persons with disabilities. Members of a "family" need not be related by blood, and shall include all necessary employees of such family.*

Zoning and Land Use Policies

As previously stated, residential care facilities for six or fewer persons are permitted in the RR, RE, RSF, RT, RMD, RHD, and MX districts. Residential care facilities for seven or more persons require a conditional use permit in the RT, RMD, RHD, and MX zones. The Zoning Ordinance does not provide for parking reductions or other amendments for persons with disabilities, although such waivers could be granted by staff at the request of the project proponent or as part of a CUP. City staff is empowered to make alterations to proposed projects to accommodate disabilities or retrofit existing structures over the counter.

Reasonable Accommodation

The City adopted a reasonable accommodation ordinance in 2014, Zoning Ordinance Chapter 6, Article 11, to establish a procedure for persons with disabilities who are seeking equal access to housing. In order to make housing available to an individual with a disability, any eligible person may request a reasonable accommodation in land use, zoning, and building regulations, policies, practices, and procedures.

Conclusion

No amendments are needed to address constraints for persons with disabilities.

Recommended Action

None required.

SECTION 2C-4: REVIEW OF PAST ACCOMPLISHMENTS

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

Table 2C-16 Evaluation of 2009 Housing Element, Coalinga

Program	Status	Evaluation	Recommendation
Implementation measure HE1-1.1 Ensure the City's Zoning Ordinance is comprehensively updated within a year following approval of the Housing Element. The forthcoming update of the City's Zoning Ordinance will include changes designed to improve opportunities for development of special needs housing[...]	Completed	The City completed a comprehensive update to the Zoning Ordinance in 2014.	Delete program.
Implementation measure HE1-1.2 Prioritize funding and/or offer financial incentives or regulatory concessions to help meet the needs of extremely low-income persons and households, by encouraging the development of units affordable to the extremely low-income, such as single-room occupancy units, supportive housing, and multifamily housing. Periodically contact qualified developers of low-income housing to discuss existing extremely low-income housing needs in the City, as well as possible incentives for the development of additional housing units.	Ongoing	Warthan Place Apartments, currently under construction, is an 81-unit affordable apartment complex funded by a Low-income Tax Credit (LITC). The development includes 8 extremely low-income units.	Continue to provide incentives for the development of extremely low-income housing.
Implementation measure HE1-1.3 Continue to work with the developer of the assisted living/Alzheimer's care facility through assistance in obtaining funding, and/or other staff support to ensure the facility is constructed. Identify another special needs project within two years of adoption of the Housing Element if the assisted living project does not progress.	Not Completed	The City continues to seek funding opportunities for special needs projects, but this project will need full entitlements should it proceed.	Delete program.
Implementation measure HE1-1.4 Continue to utilize available funding for the provision of a variety of special needs housing. Apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. Continue to assess potential funding sources, including but not limited to, the Community Development Block Grant (CDBG) and HOME programs. Seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program and Proposition 1-C funds. Promote the benefits of these programs to the development community by posting information on its web page and creating a handout to be distributed with land development applications.	Ongoing	The City continues to seek funding through the HOME and CDBG programs. The City was recently approved for CDBG funds to reinstate the down payment assistance and the housing rehabilitation programs. In addition, the Coalinga Senior Housing Project recently received HOME funds to assist in the development of 40 affordable units.	Continue

Program	Status	Evaluation	Recommendation
Implementation measure HE1-1.5 Make application to the State of California (through such programs as CalHome) to fund housing rehabilitation for renters and owners and home ownership utilizing Tax Increment as matching funds, at least every other year.	Ongoing; Tax increment no longer available	The City was recently approved for CDBG funds to reinstate the down payment assistance and the housing rehabilitation programs. With the elimination of redevelopment agencies, tax increment financing is no longer available.	Continue to pursue grant funding for local housing programs.
Implementation measure HE1-1.6 Review and update annually the public information summarizing the City's zone requirements, development fees, and permit procedures.	Completed	The City continues to make current information available.	Continue to make information available.
Implementation measure HE1-1.7 Continue development agreement activity to initiate new housing construction that includes affordable housing units by providing incentives such as expedited permit processing and 25 percent density bonuses. Adopt an ordinance specifying how this measure will be implemented.	Completed	The City updated its density bonus ordinance in 2014 to comply with State law.	Delete program; but continue to provide incentives for affordable housing.
Implementation measure HE1-1.8 Develop clear guidelines, consistent with the municipal code, to facilitate multifamily development at a density of 20 units/acre in multifamily zones during the Zoning Ordinance revision. Allow multifamily housing developments consisting of 20 units or less as a matter of right, and require a conditional use permit for multifamily housing in the R-3 zones exceeding 20 units only if the applicant has substantially deviated from the guidelines developed by the City. Amend the municipal code accordingly subsequent to guideline adoption. Amend the zoning code to implement the recent General Plan amendment designating 168 acres for Residential High Density (RHD) as described on page C-49 of Appendix C of the Housing Element. Allow development of up to 25 units per acre in RHD-designated sites.	Completed	The City adopted a comprehensive Zoning Ordinance in 2014 to implement the General Plan. The Zoning Ordinance allows multifamily as a matter of right in the new RHD zone up to 25 units per acre. The City does not require a CUP for multifamily housing exceeding 20 units per acre, as suggested by this program.	Delete program.
Implementation measure HE1-1.9 Conduct a study to determine the feasibility of preserving and rehabilitating existing motels, residential, or other buildings suitable for conversion to single room occupancy, or family-residential occupancy units (i.e., where two or more hotel rooms may be merged to create a unit that can accommodate single-parent or other small families). Review, and amend if necessary, the municipal code to encourage the re-use of appropriate structures as single-room occupancy (SRO) or family residential occupancy (FRO) in commercial, special planning, high-density residential and public zoning districts. Consider providing incentives (i.e., reduced developer fees, other fee discounts, deferrals, and/or waivers), funding sources, or other regulatory relief to assist developers in constructing or preserving SRO and FRO units.	Completed	As part of the comprehensive Zoning Ordinance update, the City allows SROs in the RHD zone with a CUP. The City adopted standards for SROs (Section 9-5.122) to encourage the adaptive reuse of rehabilitation of former hotels and motels as SRO facilities.	Delete program.

Program	Status	Evaluation	Recommendation
Interview local hotel and motel owners and operators to determine interest in allowing SRO or FRO in local hotels and motels. Amend the municipal code to reflect both housing and tourism goals (i.e., establish a cap on the number of units that may be converted to residential use at hotels and motels) if interest warrants. Target extremely low-income households and promote the availability of SRO or FRO housing in conjunction with locally conducted household income surveys.			
Implementation measure HE1-1.10 Prioritize funding and/or offer financial incentives or regulatory concessions to help meet the needs of temporary and seasonal households, i.e., those associated with surrounding seasonal agricultural operations, students living in the city for a semester or other temporary period associated with the West Hills Community College calendar year, or families visiting persons incarcerated at Pleasant Valley State Prison or Coalinga State Hospital. Encourage the development of units suitable for seasonal households, such as hotels, motels, single room occupancy units, and multifamily housing. Bi-annually contact qualified developers of housing to discuss existing seasonal or temporary housing needs in the city, as well as possible incentives for the development of additional housing units.	Not completed	The City has been working to identify a funding source to accomplish this task, but due to limited resources, has not been able to implement this measure. **Note to staff:** Is this accurate?	Delete program
Implementation measure HE1-1.11 Determine further need for farm worker housing, location, and type of farm worker housing need in the community of Coalinga. Where needed, support the development of affordable, short-term housing (hotel, motel, single room occupancy units, etc.) by providing adequate sites and developer incentives, such as fee waivers and expedited processing, for short-term housing.	Partially completed	Due to limited staff resources, this program was not completed; however, the recent amendment to the Zoning Ordinance will facilitate the development of SROs in the city.	Continue to facilitate the development of farmworker housing.
Implementation measure HE1-1.12 Determine further need for student housing at West Hills Community College, location, and type of student housing needed in the community of Coalinga. Where needed, support the development of smaller very-low-, and low-income housing units in proximity to the Community College or surrounding areas by providing adequate sites and developer incentives, such as fee waivers and expedited processing, for smaller student housing.	Not completed	Due to limited staff resources, this program was not completed.	Delete program
Implementation measure HE2-1.1 Continue to encourage urban infill by limiting fees and expediting processing of site plans on infill projects.	Ongoing	The City continues to provide incentives for infill. The City currently waives all “City” impact fees for residential infill projects on lots that were created prior to 1983. Adopted June 19, 2008.	Continue as a policy.

Program	Status	Evaluation	Recommendation
Implementation measure HE2-1.2 Modify the zoning ordinance to reduce constraints associated with development of multifamily housing. Increase lot coverage allowances and decrease open space requirements, for example, through inclusion of private space such as balconies in calculations of open space. Allow for aggregate, shared, or reduced parking standards for mixed-use projects, and other multifamily projects near transportation. Implement area-wide design guidelines and smart or form-based code, which seeks to integrate uses and provide coherent development rather than lot-by-lot coverage and open space requirements.	Completed.	The City adopted procedures to facilitate multifamily housing as part of the comprehensive Zoning Ordinance update in 2014.	Delete program.
Implementation measure HE2-1.3 Provide inducement for very low-, low-, and moderate-income units by providing adequate sites and developer incentives for lower-priced rental housing, such as fee waivers and expedited processing. Continue to support the development of alternative and affordable housing types (i.e., manufactured housing, condos, mobile home subdivisions, zero lot line, etc.) when evaluating new development proposals. Continue to provide direct assistance, education, and other means to encourage very low-, low-, and moderate-income units.	Annually	The City provides fee waivers and expedited processing for affordable housing. There is one affordable development (Warthan Place Apartments) currently under construction, and another (Coalinga Senior Apartments) approved.	Continue.
Implementation measure HE2-2.1 Monitor sufficiency of remaining reserved land for residential use in five-year intervals and include such information in the annual report prepared for that year.	Completed	The City conducts this review as part of the Housing Element Update and reports annually to HCD.	Continue to maintain adequate sites.
Implementation measure HE2-2.2 Continue to update the digital database of zoning and parcels, to assist in locating appropriate sites for housing.	Completed	The City is currently (2014) under contract to update the City's GIS database.	Continue.
Implementation measure HE2-2.3 Advocate for speed in processing of annexation proposals at Fresno LAFCo by providing early notice of pending projects and providing assistance to applicants.	Ongoing	There were no annexations during the previous planning period.	Continue.
Implementation measure HE2-3.1 Utilize redevelopment tax increments to provide for the development of infrastructure improvements to serve infill sites.	RDA eliminated	Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26.	Delete program.
Implementation measure HE2-3.2 Continue to reduce or eliminate fees for special needs projects, particularly those located on infill sites.	Ongoing	The City continues to provide reduced fees for special needs housing.	Continue.
Implementation measure HE2-3.3 Consistent with health and safety, continue to provide flexible standards for	Ongoing	The City provides concessions for affordable housing through the density	Continue to provide incentives for

Program	Status	Evaluation	Recommendation
on- and off-site improvements for the construction of extremely low- to moderate-income housing projects including, but not limited to: reduced parking requirements; reduced requirements for curb, gutter and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.		bonus ordinance.	affordable housing.
Implementation measure HE2-3.4 Monitor processing times on an annual basis as part of the annual General Plan review to ensure residential applications continue to be handled expediently.	Ongoing	The City monitors processing times and strives to process residential applications expediently.	Continue to expedite review.
Implementation measure HE2-3.5 Implement Policy OSC 1-5 of the Open Space and Conservation Element of the General Plan to reduce or avoid constraints associated with agency permitting requirements.	CHCP Draft Started	Draft is on hold until a funding source is identified/available to complete.	Continue when funding is available.
Implementation measure HE3-1.1 Continue to work with local agencies on an ongoing basis to reduce or eliminate all types of housing discrimination, in accordance with the following table.[...]	Ongoing	The City continues to support fair housing efforts by referring complaints to the appropriate agencies.	Continue to further fair housing efforts.
Implementation measure HE3-1.2 Continue to work with Self-Help Enterprises to make dwellings adaptable and accessible for disabled persons by continuing to implement the Rehabilitation Program. Continue to enforce ADA compliance during all permit processes for new construction and rehabilitation and confirm compliance during the construction inspection processes.	Ongoing	The City successfully applied for CDBG and HOME funds to reinstate the housing rehab program, which is operated by Self Help Enterprises. The City continues to enforce ADA compliance for new construction and rehabilitation projects.	Continue
Implementation measure HE3-1.3. Establish and implement a formal reasonable accommodation procedure for maintenance, improvement, and development of housing within one year of adoption of the Housing Element. Distribute educational materials to property owners, apartment managers, and tenants every two years advising them of the reasonable accommodation procedure. Refer reasonable accommodation requests to the Community Development Department and ensure they are resolved.	Completed	The City adopted a reasonable accommodation ordinance in 2014 to establish a procedure for persons with disabilities who are seeking equal access to housing.	Delete program.
Implementation measure HE3-1.4 Establish and implement a formal fair housing complaint process within one year of adoption of the Housing Element. Distribute educational materials to property owners, apartment managers, and tenants every two years advising them of the complaint procedure and purpose.	Not Completed	The City will implement this program within two months of adoption.	Continue

Program	Status	Evaluation	Recommendation
Refer fair housing complaints to the Community Development Department and ensure that complaints are resolved.			
Implementation measure HE3-1.5 Specify siting requirements for group homes in the Zoning Ordinance update consistent with State law for small group homes and with a conditional use permit for large facilities. Group homes with six or fewer residents will be allowed as a matter of right in the zoning ordinance update consistent with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. Ensure permitting procedure is identical to existing uses. Ensure certainty to applicants through clearly stated requirements for approval of group homes.	Completed	The City amended the Zoning Ordinance in 2014 to fully comply with State law requirements for group homes.	Delete program.
Implementation measure HE3-1.6 Analyze and determine on an annual basis whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520, in a report to City Council. Include an evaluation of existing land use controls, permit and processing procedures, and building codes. If any constraints are found in these areas, initiate actions within six months of the completion of the evaluation to address them, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.	Completed	This analysis is conducted as part of the Housing Element update. No constraints on housing for persons with disabilities have been identified.	Delete program.
Implementation measure HE3-1.7 Specify homeless shelters allowed "by right" in at least one zoning district as part of the Zoning Ordinance update. Provide clearly stated requirements for approval of homeless shelters in order to give greater certainty to an applicant. Implement requirements that are no more stringent than those ordinarily applied to residential uses in the zone, and do not unnecessarily burden a prospective project with conditions.	Completed	The City amended the Zoning Ordinance in 2014 to comply with State law requirements for emergency shelters. The City permits emergency shelters in the MBL and MBH districts by right and in the RHD district with a CUP, subject to development standards as permitted by State law.	Delete program.
Implementation measure HE3-1.8 Amend the Zoning Ordinance to reflect the current legal definition of "family" as including unrelated persons cohabitating.	Completed	The definition of "family" in the Coalinga Zoning Ordinance complies with State law.	Delete program.
Implementation measure HE3-2.1 In instances where households are displaced as a result of public activities, such as through redevelopment processes, assist in the relocation of households in accordance with State and local laws and regulations.	RDA eliminated	Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26.	Delete program.
Implementation measure HE4-1.1 Continue to enforce the Housing Code (Fresno County Ordinance Code, Chapter 15.32, Substandard Housing and Unsafe Structures), which provides minimum health and safety standards for the maintenance of the existing housing supply.	Ongoing	The City has adopted the California Building Code, and enforces the code through its Building and Code Enforcement Departments.	Delete program in the Housing Element. This is a basic function of the Building Department

Program	Status	Evaluation	Recommendation
			and is required by law.
Implementation measure HE4-1.2 Continue to assist the California Department of Housing and Community Development in enforcement of the State's Employee Housing Act regarding health and safety standards relating to employer-owned labor camps that provide living quarters for five or more employees.	Partially completed	Farmworker housing is considered under the definition of group home in the agricultural district (AG). It is limited to housing for farmworkers and farms stays. The facility is limited to six rooms rented to not more than six persons. The City must amend the Zoning Ordinance to fully comply with the Employee Housing Act.	Include program to amend the Zoning Ordinance to comply with the Employee Housing Act.
Implementation measure HE4-1.3 Continue to promote the alleviation of overcrowded housing conditions through Redevelopment Agency programs designed to assist homeowners and renters to rehabilitate units where safety issues are involved.	RDA eliminated	Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26. However, the City continues its housing rehab program using CDBG funds.	Delete program. Continue Housing Rehabilitation Program using HOME and CDBG funds.
Implementation measure HE5-1.1 Continue to work with Self Help Enterprises to participate in the Fresno County Housing Assistance Rehabilitation Program (HARP) administered by the Department of Community Development. Continue to support Self Help Enterprises in efforts to advise city residents of program availability.	Ongoing	The City successfully applied for CDBG and HOME funds to reinstate the housing rehab program, which is operated by Self Help Enterprises.	Continue housing rehab program
Implementation measure HE5-1.2 Continue to support non-profit housing and housing services providers by partnering with Self Help Enterprises to apply for funding and expedite approval processing of rehabilitation projects including, but not limited to, the USDA 504 Loan Program and Fresno County HARP.	Ongoing	The City successfully applied for CDBG and HOME funds to reinstate the housing rehab program, which is operated by Self Help Enterprises.	Continue housing rehab program
Implementation measure HE5-1.3 Continue to work with Self Help Enterprises through the New Homebuyers Program, providing downpayment assistance to income-restricted persons and providing financial training for persons receiving funds.	Ongoing throughout the planning period	The City successfully applied for CDBG and HOME funds to reinstate the downpayment assistance program, which is operated by Self Help Enterprises.	Continue downpayment assistance program
Implementation measure HE5-1.4 Continue to provide counseling and workshops to prospective and active participants of the New Homebuyers Program. Continue to work through Self Help Enterprises and the Redevelopment Agency to provide information and technical assistance to encourage continued maintenance of currently sound housing.	Ongoing throughout the planning period	The City successfully applied for CDBG and HOME funds to reinstate the downpayment assistance program, which is operated by Self Help Enterprises.	Continue downpayment assistance program
Implementation measure HE5-1.5	Ongoing	Code Enforcement officials perform	Continue

Program	Status	Evaluation	Recommendation
Inspect all housing units being constructed, rehabilitated, expanded, or relocated to enforce the Uniform Building Code and related sub-codes.		routine inspections of housing in the city, including targeted surveys for health and safety violations under the Health and Safety Code [Section 17980(b)(2)]. Households found in violation may be cited, but may also qualify for City assistance.	
Implementation measure HE5-1.6 Continue to conserve neighborhoods through community cleanup. Periodically designate a day or weekend as "clean-up/fix-up day." Continue to cooperate with various neighborhood groups, civic organizations, and others willing to assist in helping those (especially the elderly and disabled) who might be unable to perform minor maintenance tasks.	Ongoing	The City's Solid Waste Franchisee currently runs two (spring & fall) clean up events in the City. This has been in effect for over 5 years and is free to the community.	Continue.
Implementation measure HE5-1.7 Contact owners/operators of subsidized multifamily housing at least biannually to determine the status of at-risk units. Assist in the transfer of complexes deemed to be moving to market rents to agencies interested in owning and maintaining affordability.	Ongoing	No units were converted during the planning period.	Continue program to preserve at-risk units.
Implementation measure HE6-1.1 Continually review development fees to determine whether or not they constitute constraints on development and or improvement of housing, particularly fees related to environmental issues associated with development in the city limits. Encourage other jurisdictions to reduce or eliminate fees for infill projects to encourage development of land within the city limits.	Ongoing	Development fees were last updated October 2014.	Continue.
Implementation measure HE6-1.2 Implement the Land Use Plan's expansion areas to preempt escalating land costs for future development as infill land supply diminishes.	Not Completed	Due to LAFCO policies regarding residential development, this is not realistically achievable without immanent development	Delete program.
Implementation measure HE6-1.3 Partner with Fresno County and surrounding cities to develop or improve regional shelters or transitional housing for the homeless, in accordance with SB2.	Ongoing	The City amended the Zoning Ordinance to allow emergency shelters by right in two zones.	
Implementation measure HE7-1.1 Include code language in the Zoning Ordinance update to address resource use, including energy use. Types of measures may include: • Use of solar power systems, reduced permitting requirements, and specific design guidelines • Building design guidelines which emphasize energy conservation in building orientation, roof design, and landscaping requirements	Completed	In 2014 the City added code language regarding solar power generating facilities.	Delete program.

Program	Status	Evaluation	Recommendation
• Expanding the urban treescape through landscaping requirements • Guidelines for landscape and other aspects of development which contribute to water conservation • Standards for paving which allow for infiltration and/or dispersed flow			
Implementation measure HE7-1.2 Continue to provide information on utility company(s) energy saving programs and the City's weatherization programs to the public through print and other media.	Ongoing	PG&E provides energy conservation and rebate programs.	Continue.
Implementation measure HE7-1.3 Continue to provide weatherization assistance to income-limited households. Continue the City's current program which provides materials and installation assistance to those facing limits due to income or ability.	Ongoing	Weatherization assistance is included in the City's housing rehabilitation program, operated by Self Help Enterprises.	Continue to allow under the housing rehab program

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 Coalinga was assigned a RHNA of 115 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 35
- Low-Income (50 to 80 percent of the Area Median Income): 24
- Moderate-Income (80 to 120 percent of the Area Median Income): 30
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 26

Table 2C-17 summarizes the City's accomplishments in meeting the RHNA during the previous RHNA projection period. The City exceeded its RHNA for all income categories.

Table 2C-17 Units Built During 2006-2013 RHNA Projection Period, Coalinga

	Very Low-income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	35	24	30	26	115
Units Built 2006-2015	36	35	42	469	582
Percent of RHNA Met	103%	146%	140%	1,804%	506%

Note: Units built include occupied units and projects currently (2015) under construction

Source: City of Coalinga, 2014.

SECTION 2C-5: AT RISK

As shown in Table 2C-18, there are 284 assisted affordable units in Coalinga as of April 2015, and 44 are at-risk of expiring in the next 10 years. None of the units receiving government subsidies in Coalinga were listed as having submitted a notice of their intent to convert their subsidized units to market-rate through the California Department of Housing and Community Development. The Tara Glenn Apartments had previously been at-risk of converting to market rate, but was acquired in 2012, rehabilitated, and the affordability was extended using tax credits and USDA 515 and 538 funds. The new expiration date on the affordability is unknown; however, it is well outside the 10-year timeframe of the at-risk analysis.

Table 2C-18 At Risk, Coalinga

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Pleasant Valley Pines	141 S 3rd St Apt 127	Non-targeted	HUD Section 8, Loan Management Set Aside Program	52	44	7/31/2025	At risk
West Hills	500 Pacific St	Non-targeted	HUD 202/8 NC	65	65	10/31/2027	Not at risk
Westwood I	301 W Polk St	Non-targeted	HUD, Loan Management Set Aside Program	102	88	12/31/2028	Not at risk
Tara Glenn Apartments	550 E. Glenn Avenue	Non-targeted	LIHTC, USDA, Rural Development Program funding	80	79	Unknown	Not at risk
Ridgeview Apartment	400 W. Forest Ave.	Non-targeted	Housing Authority	42	8	6/26/2034	Not at risk
Total				**341**	**284**		
Total At Risk				**--**	**44**		

Source: California Housing Partnership, 2014.

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

Acquisition and Rehabilitation

The estimated total cost to acquire and rehabilitate each unit is $117,225. Roughly, the total cost to acquire and rehabilitate the 44 at-risk units is $5.2 million.

Replacement

To replace the 44 at-risk units, at $170,370 per unit, would cost an estimated $7.5 million.

Rent Subsidy

Rent subsidies vary based on a resident's income. As previously stated, the subsidy needed to preserve a unit at an affordable rent for extremely low-income households would be an estimated $351 per month, or $4,212 per year. For 30 years, the subsidy would be about $126,360 for one household. Subsidizing all 44 units at an extremely low-income rent for 30 years would cost an estimated $5.6 million.

The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated $176 per month or $2,112 per year. For 30 years, the subsidy would be about $63,360 for one household. Subsidizing all 44 units at a very low-income rent for 30 years would cost an estimated $2.8 million.

The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated $293 per month, or $3,516 per year. For 30 years, the subsidy would be about $105,480 for one household. Subsidizing all 44 units at a low-income rent for 30 years would cost an estimated $4.6 million.

APPENDIX 2D: CITY OF FOWLER

SECTION 2D-1: ACTION PLAN

Adequate Sites

Program 1: Provision of Adequate Sites

The City of Fowler will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 524 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.
- 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.

Financing:	General Fund
Implementation Responsibility:	Community Development Department/Planning Division
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 2: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage 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.

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

Affordable Housing Development and Preservation

Program 3: Affordable Housing Incentives

The City continues to have needs for affordable housing for lower-income households, especially for seniors, disabled (including persons with developmental disabilities) and, the homeless. The City will continue to work with housing developers to expand affordable housing opportunities in the community.

Timeframe and Objectives:

- Assist interested developers in identifying affordable housing opportunities through new construction, acquisition, and/or rehabilitation.
- Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development.
- Continue to streamline the environmental review process for housing developments, 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 Fowler for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), 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 50 units over the next eight years – 5 extremely low-income, 5 very low-income, 10 low-income, and 30 moderate-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 4: Preservation of Assisted Housing at Risk of Converting to Market Rate

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Fowler. The City must guard against the loss of housing units available to lower-income households. This City has a total of 129 publicly assisted rental units in three projects. 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, contact nonprofit housing providers and the Fresno Housing Authority to pursue options to preserve the projects.

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

Removal of Governmental Constraints

Program 5: Zoning Code Amendments

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

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

NOTE TO READER: The City of Fowler is currently (May 2015) in the process of updating the Development Code to comply with State law requirements for emergency shelters, transitional and supportive housing. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

Timeframe and Objectives:

- Amend Zoning Code within one year of Housing Element adoption.
- Annually review the effectiveness and appropriateness of the Zoning Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

Financing:	General Fund
Implementation Responsibility:	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 5: Code Enforcement

The City's Building/Code Enforcement 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.
- Pursue funding from state and federal programs to reinstate the City's Home Improvement Grant program (suspended with the dissolution of the Redevelopment Agency) with the goal of assisting 20 households over the planning period (5 very low-income, 5 low-income, and 10 moderate-income households).

Financing:	General Fund
Implementation Responsibility:	Development Services Department/Building and Code Enforcement 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 6: First-Time Homebuyer Resources

Fowler 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:	Development Services Department/Planning Division
Relevant Policies:	Policy 2.8

Program 7: 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.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- Expedite review and approval of alternative energy devices.

Financing:	General Fund
Implementation Responsibility:	Development Services Department/Planning, and Building and Code Enforcement Divisions
Relevant Policies:	Policy 6.1, Policy 6.2, Policy 6.3

Program 8: 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.

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

Program 9: Fair Housing

Residents in Fowler has access to fair housing services through 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:

- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and City website.

Financing:	General Fund
Implementation Responsibility:	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 2D-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 2D-1 Summary of Quantified Objectives, 2015-2023

Program Type	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	5	5	10	30	265	**315**
Rehabilitation		5	5	10		**20**
Homebuyer Assistance	0	0	0	0	0	**0**
Conservation (Subsidized Rental Housing and Public Housing)		64	65			**129**

SECTION 2D-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 Fowler'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 Fowler did not submit a fourth cycle (2008-2015) Housing Element for State HCD review or adopt an official Housing Element for the previous planning period. Consequently, the fifth cycle update must demonstrate the City's ability in meeting its prior RHNA, and roll over any shortfall in sites to the new planning period.

In the previous planning period, the RHNA assigned to the City of Fowler was 551 units (132 very low-income, 96 low-income, 105 moderate-income, and 218 above moderate-income units). The previous RHNA period covered 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 237 new residential units, all single family homes. Based on the building valuation, the majority of the units were affordable only to above moderate-income households. The 237 new units exceed the City's RHNA for above moderate-income housing. Therefore, the City must demonstrate adequate sites for the remaining 132 very low, 96 low, and 105 moderate-income units, for a total of 333 units from the prior RHNA planning period.

Vacant Sites Available

In assessing if the City would incur any RHNA penalty from the previous planning period, this section examines the amount of vacant land available in the city with the potential for residential development. Table 2D-2 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.** Sites that allow at least 16 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development in accordance with the market-based analysis included in this housing element. This includes sites with the following zoning:
    - Sites that are Multi-Family Residential (RM-3, RM-3-A) (up to 21.8 units per acre);
  - Sites that are zoned Neighborhood Commercial (C-1) and Community Commercial (C-2) (up to 21.8 units per acre); and
    - Sites that are zoned Form Based Code Area (DTWN) (up to 21.8 units per acre).
  - **Moderate-Income Sites.** Sites that are zoned Residential Medium allow for a density range of 5.6 to 13.5 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.
  - **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.

Table 2D-2 summarizes the vacant sites that are available for residential development in Fowler. The sites are described in detail in Table 2D-3 and the locations of these sites are shown in Figure 2D-1. Combined, the C-1, C-2, DTWN, and RM-3 zones have the ability to accommodate 502 multifamily units at 21.8 units per acre, which is adequate to address the City's lower-income RHNA of 228 units from the previous RHNA planning period. Vacant land designated at RM-2 has capacity to accommodate 167 potential new units, which is adequate to accommodate the moderate-income RHNA. Therefore, the City has adequate sites for its overall RHNA from the previous planning period, and would not incur a penalty.

Table 2D-2 Summary of Vacant Sites Inventory

Zoning	Acres	No. of Parcels	Max Units/Acre	Average Units/acre	DU Capacity
R-1-10	2.5	9	4.4	3.5	27
R-1-7	3.9	19	6.2	5.0	19
R-1-6	8.3	22	7.3	5.8	47
RM-2	16.7	5	12.4	10.0	167
RM-3	1.3	1	21.8	17.4	23
C-1	7.4	5	21.8	17.4	129
C-2	16.7	7	21.8	17.4	289
DTWN	3.6	14	21.8	17.4	61
Total	**60.4**	**82**			**762**

Table 2D-3 Vacant Sites, Fowler, December 2014

APN	Size (acres)	Zoning	General Plan Land Use	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
34328001	0.2	R-1-10	Residential, Low	Vacant	4.4			3	3	None
34027106	0.3	R-1-10	Residential, Low	Vacant	4.4			12	12	None
34027116	0.2	R-1-10	Residential, Low	Vacant	4.4			2	2	None
34027117	0.2	R-1-10	Residential, Low	Vacant	4.4			5	5	None
34027228	0.3	R-1-10	Residential, Low	Vacant	4.4			1	1	None
34027232	0.4	R-1-10	Residential, Low	Vacant	4.4			1	1	None
34024315	0.0	R-1-10	Residential, Low	Vacant	4.4			1	1	None
34027233	0.4	R-1-10	Residential, Low	Vacant	4.4			1	1	None
34328021	0.5	R-1-10	Residential, Low	Vacant	4.4			1	1	None
Subtotal	*2.5*							*27*	*27*	
34314310	0.2	R-1-7	Residential, High	Vacant	6.2			1	1	None
34315307	0.2	R-1-7	Residential, Medium	Vacant	6.2			1	1	None
34315112	0.2	R-1-7	Residential, Medium	Vacant	6.2			1	1	None
34021313	0.3	R-1-7	Residential, Medium	Vacant	6.2			1	1	None
34522108	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522209	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522206	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522104	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522211	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522212	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522213	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522214	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34523303	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522301	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None

Table 2D-3 Vacant Sites, Fowler, December 2014

APN	Size (acres)	Zoning	General Plan Land Use	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
34522125	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522304	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522305	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522306	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34523201	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
Subtotal	*3.9*							*19*	*19*	
34316212	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34325302	0.4	R-1-6	Residential, Medium	Vacant	7.3			2	2	None
34320213	0.1	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34335051	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34335050	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34021212	0.1	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34021207	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	A
34020107	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34021208	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34326027	0.1	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34304086	0.4	R-1-6	Residential, Medium	Vacant	7.3			2	2	None
34325114	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34305217	3.0	R-1-6	Residential, Medium	Vacant	7.3			17	17	None
34324219	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34309111	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	A
34025010	0.3	R-1-6	Residential, Medium	Vacant	7.3			2	2	None
34025017	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34025016	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34307209	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	A
34021103	0.3	R-1-6	Residential, Medium	Vacant	7.3			2	2	None

Table 2D-3 Vacant Sites, Fowler, December 2014

APN	Size (acres)	Zoning	General Plan Land Use	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
34322119	0.3	R-1-6	Residential, Medium	Vacant	7.3			2	2	None
34025003	0.9	R-1-6	Residential, Medium Low	Vacant	7.3			5	5	None
Subtotal	*8.3*							*47*	*47*	None
34305233S	11.2	RM-2	Residential, Medium	Vacant	12.4		112		112	None
34319113	0.2	RM-2	Residential, High	Vacant	12.4		2		2	None
34321219	0.1	RM-2	Residential, High	Vacant	12.4		1		1	None
34327013	5.0	RM-2	Residential, Medium	Vacant	12.4		50		50	None
34320321	0.2	RM-2	Residential, Medium	Vacant	12.4		2		2	None
Subtotal	*16.7*						*167*		*167*	
34303020	1.3	RM-3	Residential, High	Vacant	21.8	23			23	None
Subtotal	*1.3*					*23*			*23*	
34334006	0.7	C-1	Commercial, Neighborhood	Vacant	21.8	12			12	None
34334003	0.1	C-1	Commercial, Neighborhood	Vacant	21.8	2			2	None
34335046	0.8	C-1	Commercial, Neighborhood	Vacant	21.8	14			14	None
34334005	0.1	C-1	Commercial, Neighborhood	Vacant	21.8	2			2	None
34336040	5.7	C-1	Commercial, Neighborhood	Vacant	21.8	99			99	0.2 pct annual chance
Subtotal	*7.4*					*129*			*129*	
34308001	0.2	C-2	Commercial, Community	Vacant	21.8	3			3	0.2 pct annual chance
34311004	0.2	C-2	Commercial, Community	Vacant	21.8	3			3	0.2 pct annual chance
34311013	0.8	C-2	Commercial, Community	Vacant	21.8	14			14	0.2 pct annual chance
34311008	0.3	C-2	Commercial, Community	Vacant	21.8	5			5	0.2 pct annual chance
34308007	0.2	C-2	Commercial, Community	Vacant	21.8	3			3	0.2 pct annual chance

Table 2D-3 Vacant Sites, Fowler, December 2014

APN	Size (acres)	Zoning	General Plan Land Use	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
34308012	0.2	C-2	Commercial, Community	Vacant	21.8	3			3	0.2 pct annual chance
34302018	14.8	C-2	Commercial, Community	Vacant	21.8	258			258	None
Subtotal	*16.7*					*289*			*289*	
34316206	0.1	DTWN	Commercial, Community	Vacant	21.8	2			2	None
34316112	0.4	DTWN	Commercial, Community	Vacant	21.8	7			7	None
34316203	0.3	DTWN	Commercial, Community	Vacant	21.8	5			5	None
34313107	0.2	DTWN	Commercial, Community	Vacant	21.8	3			3	None
34313105	0.2	DTWN	Commercial, Community	Vacant	21.8	3			3	None
34316215	0.4	DTWN	Commercial, Community	Vacant	21.8	7			7	None
34313206	0.2	DTWN	Commercial, Community	Vacant	21.8	3			3	None
34313114	0.1	DTWN	Commercial, Community	Vacant	21.8	2			2	None
34313103	0.3	DTWN	Commercial, Community	Vacant	21.8	5			5	None
34317213	0.1	DTWN	Commercial, Community	Vacant	21.8	2			2	None
34314212	0.2	DTWN	Commercial, Community	Vacant	21.8	3			3	None
34302009	0.7	DTWN	Commercial, Community	Vacant	21.8	12			12	None
34317107	0.1	DTWN	Commercial, Community	Vacant	21.8	2			2	None
34317111	0.3	DTWN	Commercial, Community	Vacant	21.8	5			5	None
Subtotal	*3.6*					*61*			*61*	
Total	**60.4**					**502**	**167**	**93**	**762**	

Source: City of Fowler, December 2014.

Fifth Cycle Housing Element RHNA Analysis

For the fifth Housing Element update, Fowler has been assigned a RHNA of 524 units, including 123 very low-income units, 83 low-income units, 85 moderate-income units, and 243 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 Fowler'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 42 new single family residential units. These units are assumed to be affordable to above moderate-income households.

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 2D-4 shows an inventory of 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. These new developments will provide a total of 523 new units in Fowler on single family lots and an additional 46 new units of multifamily housing. The 171-lot development will provide 60 percent of the units on small lots, potentially moderating the prices for these homes; however, for the purposes of the inventory, all units are assumed to be affordable to above moderate-income households.

Table 2D-4 Planned or Approved Projects, Fowler, December 2014

Project	Units by Income Level					Total Units	Description of Affordable Units	Status
	ELI	VLI	LI	MI	AMI			
Proposed								
TTM 5292 – RJ Hill - APN 345-100-19s	0	0	0	0	171	171	--	Tentative Tract Map
Site Plan Review 15-01 Housing Authority	0	0	40	0	0	40	--	--
Site Plan Review 15-02	0	0	6	0	0	6	--	--
Approved								
TTM 5834 –RJ Hill - APN 343-040-68	0	0	0	0	57	57	--	Final Map
TTM 5834 Phase 2	0	0	0	0	75	75	--	Final Map
TTM 5090 Phase 2	0	0	0	0	55	55	--	Final Map
TTM 5090 Phase 3	0	0	0	0	55	55	--	Tentative Tract Map
TTM 5623	0	0	0	0	53	53	--	Tentative Tract Map
TTM 5785	0	0	0	0	57	57	--	Tentative Tract Map

Project	Units by Income Level					Total Units	Description of Affordable Units	Status
	ELI	VLI	LI	MI	AMI			
Total	0	0	46	0	**523**	**569**		

Source: City of Fowler, 2015.

RHNA Summary

Table 2D-5 provides a summary of Fowler's ability to meet the 2013-2023 RHNA. The total RHNA for the 2013-2023 RHNA is 524 units, including 206 lower-income units, 85 moderate-income units, and 243 above moderate-income units. After accounting for units built or under construction, planned and approved projects, and capacity on vacant sites, Fowler has a surplus capacity of 839 units.

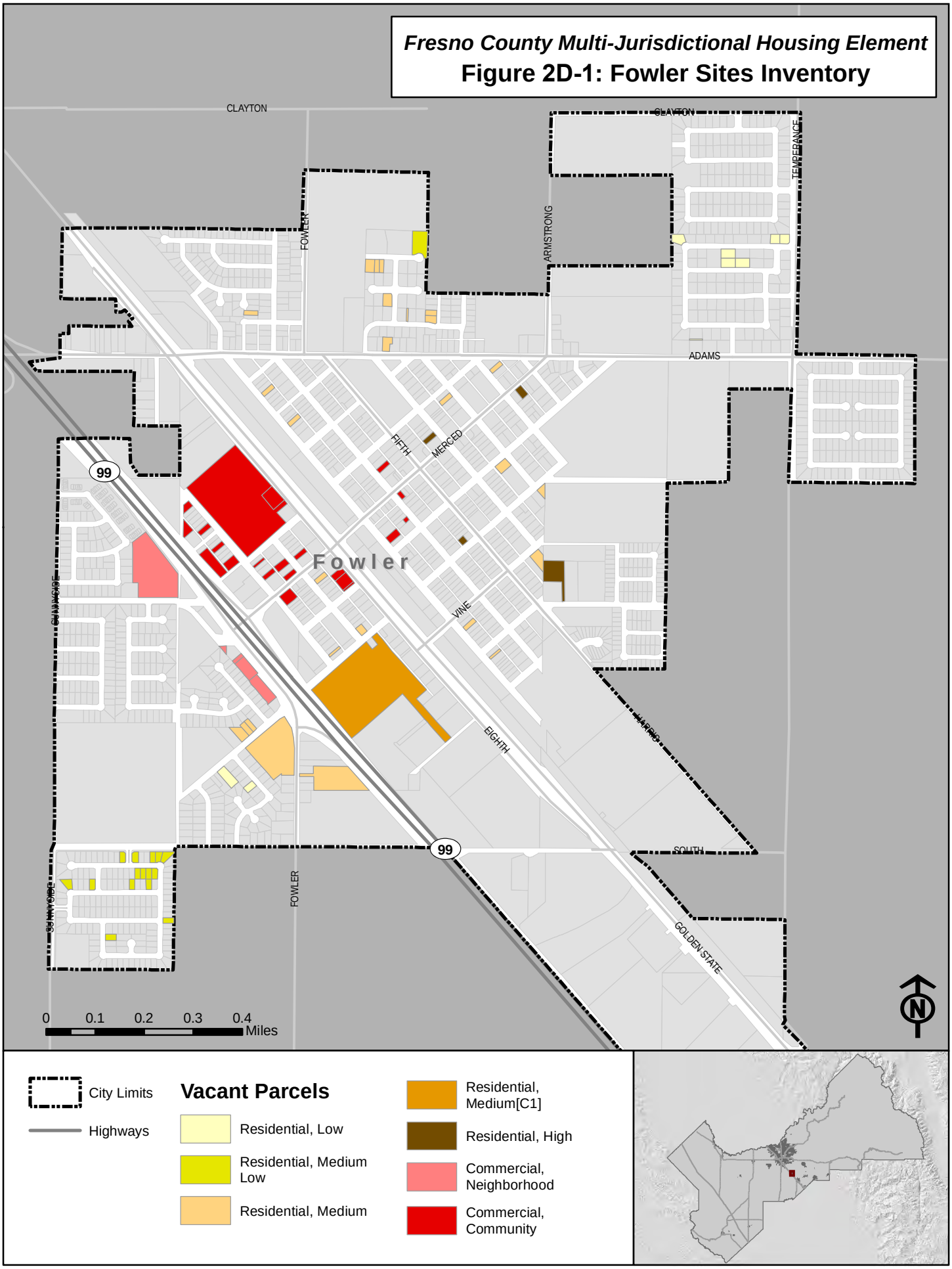
Table 2D-5 RHNA Summary, Fowler, December 2014

	Units by Income Level				Total Units
	ELI/VLI	LI	M	AM	
2013-2023 RHNA	123	83	85	243	524
Units Built or Under Construction	--	--	--	42	42
Planned or Approved Projects (Table 2D-3)	--	46	--	523	569
Capacity on Vacant Sites (Table 2D-2)	502		167	93	762
Surplus Capacity	**342**		**82**	**415**	**839**

Source: City of Fowler

Fresno County Multi-Jurisdictional Housing Element

Figure 2D-1: Fowler Sites Inventory



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SECTION 2D-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The City of Fowler General Plan contains the following residential land use designations:

- ***Low Density:*** 0.0-3.6 dwelling units per gross acre
- ***Medium-Low Density:*** 3.7-5.5 dwelling units per gross acre
- ***Medium Density:*** 5.6-13.5 dwelling units per gross acre
- ***High Density:*** 13.6-21.8 dwelling units per gross acre
- ***Community Commercial:*** 13.6-21.8 dwelling units per gross acre

Conclusion

The City offers a range of housing densities in the community. The densities are sufficiently high to allow the development of affordable housing for all income levels.

Recommended Action

None required.

Zoning Code

Analysis

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

- ***One Family Residential (R-1-12, R-1-10, R-1-8.5, R-1-7, R-1-6, R-1-5):*** The R Districts are intended primarily to provide living areas at locations designated by the General Plan for Low, Medium Low, and Medium Density, involving single family dwellings.
- ***Multi-Family Residential (RM-2-A, R-MP, RM-2, RM-3-A, RM-3)*:** The RM Multi-Family Residential Districts are intended primarily for the development of multifamily residential structures at densities consistent with policies of the General Plan.

In addition, the City's Zoning Code allows residential uses in the following nonresidential zones:

- ***Neighborhood Commercial (C-1):*** This district is intended primarily for the provision of retail and personal service facilities to satisfy the convenience-goods needs of the consumer relatively close to residential neighborhoods.

- ***Community Commercial (C-2):*** The Community Commercial District is to be applied to the community commercial areas of the City, as may be designated by the General Plan. These areas provide a wide range of retail, financial, governmental, professional, business service, and entertainment activities. Residential uses consistent with the RM-3 designation are also encouraged.
- ***Form-Based Code Area (DTWN):*** The Form-Based Code Area is intended to foster a vibrant town center through a mix of uses with shop fronts and commercial uses at street level, overlooked by canopy shade trees, upper story residences, and offices. The code regulates land development by setting controls on building form in order to achieve the vision for the community set forth in the Fowler General Plan.
- ***Urban Reserve District (UR):*** This district is intended to protect lands designated for eventual urban development to ensure the orderly conversion of these lands to nonagricultural use; to preserve lands best suited for agriculture from the encroachment of incompatible uses; and to provide appropriate areas for certain open uses of land that are not injurious to agriculture but that may not be harmonious with urban uses. The district allows one-family and farm employee housing that are incidental to permitted or conditionally permitted uses, including crops and the raising of animals or fowl.

Conclusion

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

Recommended Action

None required.

Residential Development Standards

Analysis

Table 2D-6 lists and describes the residential zoning districts in the City of Fowler Zoning Code that allow residential development. These development standards are typical and consistent with standards established in surrounding communities.

Table 2D-6 Residential Development Standards

Characteristics of Lot, Location, and Height	R-1-5	R-1-6	R-1-7	R-1-8.5	R-1-10	R-1-12	RM-2-A	RM-2	RM-3-A	RM-3
Minimum Lot Area (SF)	5,000 sf	6,000 sf	7,000 sf	8,500 sf	10,000 sf	12,000 sf	7,000 sf	7,000 sf	7,000 sf	7,000 sf
Maximum Density (DU/AC)	8.7	7.3	6.2	5.1	4.4	3.6	12.4	14.5	17.4	21.8
Minimum Lot Dimensions (Interior Lots)										
Width	50’	60’	65’	70’	80’	90’	50’	50’	50’	50’
Depth	90’	95’	100’	110’	110’	120’	100’	100’	100’	100’
Maximum Lot Coverage	40%	40%	40%	40%	40%	40%	55%	55%	55%	55%
Minimum Setbacks										
Front	20’	20’	20’	20’	25’	35’	15’	15’	15’	15’
Rear	10’	10’	10’	10’	10’	10’	10’	10’	10’	10’
Side	5’	5’	5’	7’	7’	10’	5’	5’	5’	5’
Maximum Height	2 Stories 35’	2 Stories 35’	2 Stories 35’	2 Stories 35’	2 Stories 35’	2 Stories 35’	35’	35’	35’	35’
Private Open Space (SF/DU)	--	--	--	--	--	--	100	100	100	100

Source: City of Fowler Zoning Code, 2015

Note: Multifamily housing is conditionally permitted in the Neighborhood Commercial and Community Commercial zones, as well as the Form-Based Code Area at RM-3 standards.

Parking

Table 2D-7 shows residential parking requirements in Fowler, which vary by housing type.

Table 2D-7 Residential Parking Requirements

Residential Use		Required Parking Spaces	
Single-family		2 spaces per unit, including 1 garaged space	
Multi-family	Studio	1.5 spaces	1/2 of required spaces shall be covered; plus 1 guest space per each 5 units
	1 BR	1.5 spaces	
	2 BR	1.5 spaces	
	3 or more BR	2 spaces	
Secondary Dwelling Units		1 space	

Source: City of Fowler Zoning Code, 2015

Open Space and Park Requirements

For multifamily development, the City requires setting aside 10 percent of the space as usable open space (which include swimming pools, green space, landscaping, and recreation room. For a single family development, 5 percent of the space is required to be set aside for usable 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 open space requirements do not represent excessive constraints on residential development.

Conclusion

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

Recommended Action

None required.

Growth Management

Analysis

The Fowler General Plan contains a policy on growth management. Specifically, it states that the desirable annual population and housing growth rate should not exceed the average of the planned growth rate through 2025 of 3 percent over any five-year period (50-60 units per year), and should not exceed 6 percent in any single year (80-90 units). Projects that may exceed these numbers should include provisions for phasing the project.

Conclusion

Fowler's RHNA for the fifth update cycle is 524 units over 11 years or about 48 units annually. According to the State Department of Finance as of January 1, 2013 (the beginning of the RHNA period), the City of Fowler had a housing inventory of 1,902 units. The 524-unit RHNA represents a 27.5 percent increase over 11 years, or 2.5 percent annually. This level of growth is within the City's growth management policy of 3 percent. Therefore, the growth management policy would not unduly constrain the City's ability to accommodate its RHNA.

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 vary the density bonus granted based on the proportion of affordable units provided. 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 Code within one year of Housing Element adoption.

Zoning for a Variety of Housing Types

Analysis

Title 9 of the City of Fowler Municipal Code describes the City's regulations for residential development. Table 2D-8 summarizes the housing types permitted and conditionally permitted under the Zoning Code.

Table 2D-8 Variety of Housing Types

Uses	R-1-5	R-1-6	R-1-7	R-1-8.5	R-1-10	R-1-12	RM-2-A	RM-2	RM-3-A	RM-3
Single Family	P	P	P	P	P	P	P	P	P	P
Multifamily	NP	NP	NP	NP	NP	NP	P	P	P	P
Manufactured/Mobilehomes	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Mobilehome Park	NP	NP	NP	NP	NP	NP	C	C	C	C
Farmworker / Employee Housing	P	P	P	P	P	P	P	P	P	P
Emergency Shelters	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Transitional and Supportive Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
SRO	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Foster Homes (six or fewer)	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Group Homes and Residential Care Facilities (six or fewer)	C	C	C	C	C	C	C	C	C	C
Group Homes and Residential Care Facilities (seven or more)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Second Dwelling Units	P	P	P	P	P	P	P	P	P	P

P = Permitted; P/A = Permitted with Administrative Approval; CUP = Conditional Use Permit; NP = Not Permitted

Source: City of Fowler Zoning Code, 2015

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

Multifamily

Multiple family dwellings are permitted by right in the RM zone.

Manufactured Housing

The City requires Administrative Approval for manufactured housing in the R and RM districts while single family dwellings are permitted by right.

Farmworker/Employee Housing

The Fowler Zoning Code defines farm employee housing as "living quarters, including dwellings with sleeping accommodations and dining facilities, maintained for occupancy by persons employed principally in farming and related pursuits on land owned, leased or rented by the owner, lessee, or tenant of the site on which the farm employee housing is located; excepting a labor camp or trailer park." While the City permits farm employee housing in all residential districts, the City's definition of farmworker housing in the Zoning Code is not consistent with State law, which specifically states that the housing needs not be occupied by persons employed by the farm operations on site.

Emergency Shelters

The Zoning Code does not currently contain provisions for emergency shelters. The City will amend the Zoning Code to permit emergency shelters by right in the M-1 zone.

According to the Fresno/Madera Continuum of Care, the homeless population in Fowler is estimated at six persons. The available vacant Light Industrial sites in Fowler offer adequate capacity for a potential shelter.

Table 2D-9 Potential Emergency Shelter Sites

APN	Acreage
34019021	0.2
34019008	1.8
Total	**2.0**

Source: City of Fowler, 2014.

Transitional and Supportive Housing

The Zoning Code does not currently contain provisions for transitional or supportive housing.

Single Room Occupancy (SRO) Units

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

Residential Care Facilities

The Ordinance permits foster homes for six or fewer with an Administrative Approval in all residential zones. However, all other types of residential care facilities for six or fewer require a Conditional Use Permit. The Zoning Code makes no provisions for large residential care facilities for more than six persons.

Second Units

The City permits secondary residential units in all of its residential zones, subject to additional development standards.

Conclusion

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

- **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.
- **Manufactured Housing:** The Zoning Code will need to be updated to permit manufactured homes in a manner consistent with single family housing.
- **Emergency Shelters:** The Zoning Code does not currently contain provisions for emergency shelters.
- **Transitional/Supportive Housing:** The Zoning Code does not currently contain provisions for transitional and supportive housing.
- **Single Room Occupancy (SRO) Housing:** The Zoning Code does not currently contain provisions for SRO housing.
- **Farmworker/Employee Housing:** The Fowler Zoning Code is not consistent with State law requirements for farmworker and employee housing.

Recommended Action

The Housing Element includes an action to amend the Zoning Code to address residential care facilities, manufactured housing, emergency shelters, transitional/supportive housing, SRO units, and farmworker and employee housing.

NOTE TO READER: The City of Fowler is currently (May 2015) in the process of updating the Development Code to comply with State law requirements for emergency shelters, transitional and supportive housing. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

On/Off-Site Improvements

Analysis

Fowler has residential development requirements for residential streets, sidewalks, solar access, landscaping, walls, street lighting, and parking. Improvement requirements for new developments are regulated under the Subdivision Ordinance (Title 9, Chapter 4 of the Municipal Code). Major improvements required by the City include:

- Local roads are improved to a 40-foot curb-to-curb width within an overall 60-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 56 feet for cul-de-sacs and short streets.
- Major streets are developed to 70, 80, and 100-foot rights-of-way, depending on their classification. The subdivider is responsible for dedicating sufficient right-of-way adjacent to the project to provide one-half of the major street with two travel lanes, including curb, gutter, parking lane, sidewalk, and a 10-foot landscape strip on one side.
- 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 10 feet in width is required adjacent to major streets between the sidewalk and wall to include street trees, ground cover, and an automatic irrigation system.
- In order to adequately provide water supply for use and safety purposes, it may be necessary for individual projects to dedicate a well site, install a well in the subdivision vicinity, or retrofit existing wells to increase flows from the wells.
- 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's Standard Specifications.
- All utilities are placed underground, in accordance with the requirements of the utility concerned, in either City street easements or appropriate utility easements.

Conclusion

Development requirements of the City of Fowler 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 fees are summarized in Table 2D-10.

Table 2D-10: Schedule of Fees for Residential Development

Permit Processing Fees		Base and Deposit
Pre-Application Design Review		
Conditional Use Permit	Minor	$1,735.63
	Complex	$4,318.54
Site Plan Review	Minor	$2,079.68
	Major	$3,142.62
Subdivisions	Tentative Map, Tentative Parcel Map (5-10 units)	$7,533.05
	Tentative Map (>10 units)	$8,960.58
	Final Subdivision Map Check (5-10 units)	$2,501.77
	Final Parcel Map Check (5-10 units)	$3,856.39
Land Use / Zoning	General Plan Amendment (Minor)	$37,89.63
	General Plan Amendment (Major)	$9,237.87
	Zoning Amendment (Minor)	$3,738.28
	Zoning Amendment (Major)	$10,316.22
	Negative Declaration	$4,477.72
	Mitigated Negative Declaration	$5,597.15
	Environmental Impact Report	$10,146.76
Development Impact Fees		
City Management and General Services	Low Density Residential	$228.25/unit
	Medium Density Residential	$175.09/unit
	High Density Residential	$175.09/unit
Law Enforcement	Low Density Residential	$733.25/unit
	Medium Density Residential	$564.40/unit
	High Density Residential	$564.40/unit
Fire Protection	Low Density Residential	$944.44/unit
	Medium Density Residential	$726.98/unit
	High Density Residential	$726.98/unit
Drainage	Low Density Residential	$4,221.27/acre
	Medium Density Residential	$4,377.60/acre
	High Density Residential	$5,628.36/acre
Water Supply	Low Density Residential	$2,266.98/unit
	Medium Density Residential	$2,260.92/unit
	High Density Residential	$2,266.98/unit
Recreation	Low Density Residential	$2,604.69/unit
	Medium Density Residential	$2,013.70/unit
	High Density Residential	$2,013.70/unit
Sewer	Low Density Residential	$2,519.60/unit
	Medium Density Residential	$2,519.60/unit
	High Density Residential	$2,519.60/unit

Source: City of Fowler, 2014.

Table 2D-11 shows permit fees for single family and multifamily prototype developments. Construction fees for a typical single family unit total about $18,975 and those for a typical multifamily unit total about $12,500. These fees are comparable to fees charged in the region and do not unduly constrain housing development in the community.

Table 2D-11 Prototypical Construction Fees

Fee Description	Amount	
	Single family	Multifamily
Plan Check and Building Permits	$3,450	$2,150
City Impact Fees	$13,885	$9,200
Regional Impact Fees	$1,640	$1,150
Total per Unit	**$18,975**	**$12,500**

Source: City of Fowler, 2015

The regional impact fee is the RTMF (Regional Transportation Mitigation Fee) collected by COG for all Fresno County cities. Not included are Indirect Source Review fees collected by the air district for projects larger than 50 units which generally are about $500/unit; or school fees which are $3.40/square foot, or $5,100 for a 1,500 square foot unit. Such projects are not typical in Fowler.

Conclusion

In summary, the fees for plan check, permits, and development impact total approximately $12,000-$18,975 per unit. The City's development impact fees are well below the statewide average and are consistent with fees charged in the region. Overall, fees constitute a relatively small proportion of total development cost. Therefore, they do not constitute a constraint to the production or improvement of housing. The primarily constraints to housing development are market-related.

Recommended Action

None required.

Processing and Permit Procedures

Analysis

The City permits most types of residential development by right with a site plan review by the staff. The City has no overlay zones, community plan or specific plan implementation areas, environmentally sensitive areas, or other procedures to delay project processing. 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 2D-12 Approvals and Processing Times for Typical Developments

	Single-Family	Single-Family (2–4 units)	Single-Family (5+ units)	Multi-Family (2–4 units)	Multi-Family (5+ units)	Mixed Use
Approvals Required	Director	Director	Planning Commission	Director	Director	Planning Commission
Processing Time	45 days	45-60 days	90 days	45-60 days	45-60 days	45-60 days

Conclusion

The City does not have a lengthy project review process.

Recommended Action

None required.

Building Codes

Analysis

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

Conclusion

No major 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 adopted the 2013 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities.

Definition of Family

The definition of "family" in Fowler's Zoning Code is as follows: "An individual, or two (2) or more persons related by blood or marriage, or a group of not more than six (6) 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 the foregoing definition." This definition exceeds the zoning power of a local jurisdiction and would be considered restrictive.

Zoning and Land Use Policies

The Ordinance permits foster homes for six or fewer with an Administrative Approval in all residential zones. However, all other types of residential care facilities for six or fewer require a Conditional Use Permit. The Zoning Code makes no provisions for large residential care facilities for more than six persons.

Reasonable Accommodation

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

Conclusion

Amendments to the City's Zoning Code are required to address the definition of family, large residential care facilities (for more than six persons), and reasonable accommodation procedures.

Recommended Action

The Housing Element includes an action to amend the Zoning Code to address the definition of family, residential care facilities, and reasonable accommodation procedures.

SECTION 2D-4: REVIEW OF PAST ACCOMPLISHMENTS

This section reviews and evaluates the City's progress in implementing the 1992 Housing Element. The City of Fowler last updated the Housing Element for the 1992 planning period and did not complete the fourth cycle update to the Housing Element. Given the outdated status of the 1992 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.

New Construction - 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 Fowler was assigned a RHNA of 551 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 132 units
- Low-Income (50 to 80 percent of the Area Median Income): 96 units
- Moderate-Income (80 to 120 percent of the Area Median Income): 105 units
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 218 units

Table 2D-13 summarizes the City's accomplishments in meeting the RHNA during the previous RHNA projection period. Since January 1, 2006, 237 new single family units have been constructed in the City. The City has met 100 percent of its above moderate-income RHNA. However, due to limited development interests in multifamily housing and limited funding available, no affordable housing units were constructed.

Table 2D-13, Units Built during RHNA Projection Period, City of Fowler, 2006-2013

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	132	96	105	218	551
Units Built 2006-2013	0	0	0	237	237
Percent of RHNA Met	0.0%	0.0%	0.0%	108.7%	39.6%

Source: City of Fowler, 2014.

Housing Rehabilitation

Prior to the dissolution of redevelopment, the City offered housing rehabilitation assistance to homeowners through the Home Improvement Grant Program. Between 2008 and 2012, the City assisted 58 households with Home Improvement Grants.

In 2008, Low Income Housing Tax Credit (LIHTC) was used to acquire and substantially rehabilitate 45 units at 1391 E. Summer Avenue (Ruby Court Apartments). Upon rehabilitation, this project offers low-income housing for seniors.

Homebuyer Assistance

The City does not offer homebuyer assistance.

SECTION 2D-5: AT-RISK ANALYSIS

Table 2D-14 shows assisted housing units in Fowler. There are 129 assisted affordable units in Fowler and no units are at risk of expiring in the next 10 years.

Table 2D-14 Assisted Housing Developments, Fowler

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Ruby Court Apartments	1391 E Sumner Ave	Senior	USDA Section 515, Rural Development Rental Assistance; LIHTC	45	44	Perpetuity	Not at risk
Fowler Apartments	340 E Adams Ave	Non-Targeted	USDA Section 515, Rural Development Rental Assistance	44	44	Perpetuity	Not at risk
Walnut Grove Villa	1446 E Sumner Ave	Non-Targeted	USDA Section 515, Rural Development Rental Assistance	40	40	Perpetuity	Not at risk
Total				**129**	**128**		
Total At Risk				**--**	**0**		

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

APPENDIX 2E: CITY OF HURON

SECTION 2E-1: ACTION PLAN

Adequate Sites

Program 1: Provision of Adequate Sites

The City of Huron will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 424 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;
- Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need; and
- Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 2: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Timeframe and Objectives:

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

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

Affordable Housing Development and Preservation

Program 3: 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.

Timeframe and Objectives:

- Annually contact affordable housing developers to explore affordable housing opportunities.
- Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development and special needs projects, particularly those located on infill sites.
- Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development. Examples of flexible development standards include: reduced parking requirements; reduced requirements for curb, gutter and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.

- Continue to streamline the environmental review process for housing developments, using available State categorical exemptions and Federal categorical exclusions, when applicable.
- Monitor the State Department of Housing and Community Development's website annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower income households (including extremely low income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Expand the City's affordable housing inventory by 185 units over the next eight years –40 extremely low-income, 60 very low-income, and 85 low-income units.

Financing:	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7

Program 4: Preserving Assisted Housing

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Huron. The City must guard against the loss of housing units available to lower income households. There are 88 assisted units in two developments – Tierra Del Vista Apartments and Silver Birch Apartments – that that are considered at risk of conversion to market rate by 2025. The City will strive to preserve these at-risk units as affordable housing.

Timeframe and Objectives:

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

Financing:	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 3.6

Removal of Governmental Constraints

Program 5: Zoning Code Amendments

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

- **Density Bonus:** Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.
- **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.
- **Emergency Shelters.** Update the definition of "homeless shelter" to be consistent with the State law definition.
- **Transitional/Supportive Housing:** Consistent with Government Code, address the provision of transitional and supportive housing in the same manner as similar uses in the same zones.
- **Single Room Occupancy:** Amend the Zoning Code to address the provision of SRO 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.

The City will continue to monitor the effectiveness and appropriateness of the Zoning Ordinance in facilitating housing for the homeless and other persons with special needs and make amendments as necessary.

Timeframe and Objectives:

- Amend Zoning Ordinance to address the definition of emergency shelters for the homeless and transitional/supportive housing by October 2015.
- Complete Zoning Ordinance update to address the density bonus provisions and address the definition of "family," farmworker/employee housing, and SRO housing by in 2016.
- Annually review the effectiveness and appropriateness of the Zoning Ordinance and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

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

Housing Quality

Program 6: Housing Rehabilitation Program

The City has had a housing rehabilitation program in the past where the efforts of code enforcement officials would be coordinated to target areas where rehabilitation needs are most prevalent. However, the program is not currently (2015) active. The City will pursue funding under federal and state programs to reinstate the affordable housing rehabilitation program.

Timeframe and Objectives:

- Pursue CDBG, HOME, and other funding opportunities annually to reinstate the housing rehabilitation program.

Financing:	CDBG, HOME
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1

Program 7: Code Enforcement

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

Timeframe and Objectives:

- Continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes.

Financing:	General Fund
Implementation Responsibility:	Building Department
Relevant Policies:	Policy 3.1, Policy 3.3

Housing Assistance

Program 8: Homebuyer Assistance Program

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

Timeframe and Objectives:

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

Financing:	CDBG, HOME
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 2.1, Policy, 2.4, Policy 2.5, Policy 2.8

Program 9: First-Time Homebuyer Resources

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

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

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:	Planning Department
Relevant Policies:	Policy 2.8

Program 10: 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.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- Expedite review and approval of alternative energy devices.

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

Program 11: 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.

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

Program 12: Fair Housing

Residents in Huron has access to fair housing services through 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:

- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and City website.

Financing:	CDBG; HOME; Other resources as available
Implementation Responsibility:	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 2E-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 2E-1 Quantified Objectives, 2015-2023

Program Types	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	40	60	85	80	60	325
Housing Rehabilitation	-	6	6	-	-	12
Homebuyer Assistance	-	20	20	-	-	**40**
Conservation (Subsidized Rental Housing and Public Housing)	-	279	278	-	-	**557**

SECTION 2E-2: SITES INVENTORY

For the fifth Housing Element update, Huron has been assigned a Regional Housing Needs Allocation (RHNA) of 424 units, including 86 very low-income units, 112 low-income units, 110 moderate-income units, and 116 above-moderate income units.

Units Built or Under Construction

Since the RHNA projection period runs from January 1, 2013, to December 31, 2023, Huron's RHNA can be reduced by the number of units built or under construction since January 1, 2013. Table 2E-2 shows units built or under construction since January 1, 2013 in Huron.

The Palmer Villas Senior Apartments has been entitled since 2009, but was not funded until 2014. The project will eventually include 81 units, including 24 units of senior housing and 57 family units. The 24 senior units are funded though HOME and tax credit financing and are included in Table 2E-2. The remaining 57 family units are included in Table 2E-3 as approved. APN 075-032-78S is a 30-unit deed-restricted low-income single family development financed by a CalHome loan to the City. All 30 units are inventoried as lower-income.

Table 2E-2 Units Built or Under Construction

Project/APN	Units by Income Level					Total Units	Description of Affordable Units
	ELI	VLI	LI	MI	AMI		
Palmer Villas Senior Apartments	3	12	8		1	24	Tax Credit Allocation Deed-restriction
APN 075-032-78S			30			30	Deed-restriction
36581 S. Lassen Ave.				1		1	Multifamily unit
Total	**3**	**12**	**38**	**1**	**1**	**55**	

Source: City of Huron, 2014

Planned or Approved Projects

Huron's Regional Housing Needs Allocation (RHNA) can also be reduced by the number of new units in projects that are planned or approved, but not yet built. Table 2E-3 and Figure 2E-1 show an inventory of all residential projects that are (as of January 2015) approved or in the planning process and scheduled to be built by the end of the current Housing Element planning period (December 31, 2023). For each project the table shows the name of the development, number of units by income category, a description of the units, and the current status of the project.

The Palmer Villas Apartments has been entitled since 2009, but was not funded until 2014. The project will eventually include 81 units, including 24 units of senior housing (counted above in Table 2E-2) and 57 family units. The 57 family are funded though HOME and tax credit financing and are included in Table 2E-3. APN 075-032-78S is a 30-unit deed-restricted low-income single family development financed by a CalHome loan to the City. All 30 units are inventoried as lower-income.

Table 2E-3 Planned or Approved Projects

Project	Units by Income Level					Total Units	Description of Units	Status
	ELI	VLI	LI	M	AM			
Palmer Villas Apartments			57			57	Tax Credit Allocation Deed-restriction	Approved, but not yet permitted
APN 075-032-78S			30			30	Deed-restriction	Approved, but not yet permitted
Total			**87**			**87**		

Source: City of Huron, 2014.

Vacant Land

The sites inventory uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:
  - **Lower-income Sites.** Sites at least 0.5 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned R-3, which allows up to 29 units per acre.
  - **Moderate-Income Sites.** Sites that are zoned R-2 allow for a density range of 10-15 dwelling units per net acre. The R-2 zone provides for a land use pattern characterized predominantly by small scale attached multiple family residential developments. The typical residential pattern includes duplexes, triplexes and fourplexes, and low rise, high-amenity apartments. These areas were inventoried as feasible for moderate-income residential development.
  - **Above Moderate-Income Sites.** All other sites, which allow only single family homes at lower densities, were inventoried as above moderate-income units.
- **Realistic Development Potential.** The inventory assumes build_-out of 80 percent of the maximum permitted density for all sites.

Table 2E-4 identifies vacant sites that are presently zoned for residential development in Huron. The locations of these sites are shown in Figure 2E-1. Based on permitted densities and the assumptions described above, the sites identified in Table 2E-4 can accommodate an estimated 2,166 units, including 255 lower-income units, 798 moderate-income units, and 1,113 above moderate-income units. All of these sites are outside of 200-year flood zones and all sites inventoried as lower-income are outside FEMA 100-year flood zones. Some sites inventoried as moderate- and above moderate-income on the northern edge of Huron are within FEMA 100-year flood zones, as indicated in the environmental constraints column of Table 2E-4, but these sites are not relied upon to meet the RHNA. There are no other environmental constraints that could hinder future development.

Table 2E-4 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
075-032-84S	8.79 (portion)	HDR	R-3	Vacant	15 - 29	203			203	No
075-091-05S	2.28 (portion)	HDR	R-3	Vacant	15 - 29	52			52	No
075-210-68	0.44	MDR	R-3	Vacant	10 - 15		5		5	No
075-210-39	0.35	MDR	R-3	Vacant	10 - 15		4		4	No
075-166-23	0.27	MDR	R-3	Vacant	10 - 15		3		3	No
075-294-04S	1.69	MDR	R-3	Vacant	10 - 15		20		20	No
075-032-84S	11.32 (portion)	MDR	R-2	Vacant	10 - 15		135		135	No
075-032-84S	20.11	MDR	R-2	Vacant	10 - 15		241		241	No
075-032-60S	16.09	MDR	R-2	Vacant	10 - 15		193		193	100-year flood
075-183-55S	0.28	MDR	R-2	Vacant	10 - 15		3		3	No
075-183-56S	0.28	MDR	R-2	Vacant	10 - 15		3		3	No
075-232-02	0.38	MDR	R-2	Vacant	10 - 15		4		4	No
075-232-03	0.19	MDR	R-2	Vacant	10 - 15		2		2	No
075-032-68S	6.96	MDR	R-2	Vacant	10 - 15		83		83	100-year flood
075-032-48S	8.55 (portion)	MDR	R-2	Vacant	10 - 15		102		102	No
075-032-48S	22.63 (portion)	LDR	R-1	Vacant	2 - 10			181	181	No
075-032-79S	22.6	LDR	R-1	Vacant	2 - 10			180	180	No
075-032-77S	19.87	LDR	R-1	Vacant	2 - 10			158	158	No
075-032-78S	19.52	LDR	R-1	Vacant	2 - 10			156	156	No
075-032-80S	19.38	LDR	R-1	Vacant	2 - 10			155	155	No
075-320-08S	10.13	LDR	R-1	Vacant	2 - 10			81	81	No
075-281-19S	2.45	LDR	R-1	Vacant	2 - 10			19	19	No

Table 2E-4 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
075-091-29S	2.05	LDR	R-1	Vacant	2 - 10			16	16	No
075-140-42	1.83	LDR	R-1	Vacant	2 - 10			14	14	No
075-140-62	1.76	LDR	R-1	Vacant	2 - 10			14	14	No
075-330-03T	1.71	LDR	R-1	Vacant	2 - 10			13	13	No
075-140-41	1.61	LDR	R-1	Vacant	2 - 10			12	12	No
075-140-34	1.28	LDR	R-1	Vacant	2 - 10			10	10	No
075-140-35	1.24	LDR	R-1	Vacant	2 - 10			9	9	No
075-140-33	0.74	LDR	R-1	Vacant	2 - 10			5	5	No
075-140-40	0.38	LDR	R-1	Vacant	2 - 10			3	3	No
075-173-29S	0.37	LDR	R-1	Vacant	2 - 10			2	2	No
075-140-38	0.36	LDR	R-1	Vacant	2 - 10			2	2	No
075-281-10S	0.27	LDR	R-1	Vacant	2 - 10			2	2	100-year flood
075-140-39	0.26	LDR	R-1	Vacant	2 - 10			2	2	No
075-281-12S	0.26	LDR	R-1	Vacant	2 - 10			2	2	100-year floodplain
075-281-11S	0.25	LDR	R-1	Vacant	2 - 10			2	2	100-year flood
075-281-04S	0.24	LDR	R-1	Vacant	2 - 10			1	1	No
075-281-02S	0.23	LDR	R-1	Vacant	2 - 10			1	1	No
075-281-03S	0.23	LDR	R-1	Vacant	2 - 10			1	1	No
075-281-08S	0.23	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-281-01S	0.22	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-05S	0.22	LDR	R-1	Vacant	2 - 10			1	1	No
075-281-07S	0.22	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-281-09S	0.21	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-283-04S	0.21	LDR	R-1	Vacant	2 - 10			1	1	No

Table 2E-4 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
075-291-10S	0.21	LDR	R-1	Vacant	2 - 10			1	1	No
075-282-01S	0.2	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-282-02S	0.2	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-282-03S	0.2	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-292-02S	0.2	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-292-03S	0.2	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-356-10	0.2	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-11S	0.19	LDR	R-1	Vacant	2 - 10			1	1	No
075-281-15S	0.19	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-281-16S	0.19	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-292-01S	0.19	LDR	R-1	Vacant	2 - 10			1	1	No
075-293-01S	0.19	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-293-02S	0.19	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-293-03S	0.19	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-283-03S	0.19	LDR	R-1	Vacant	2 - 10			1	1	No
075-283-02S	0.19	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-16S	0.19	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-15S	0.19	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-14S	0.19	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-12S	0.19	LDR	R-1	Vacant	2 - 10			1	1	No
075-281-13S	0.18	LDR	R-1	Vacant	2 - 10			1	1	No
075-283-01S	0.18	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-13S	0.18	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-281-14S	0.18	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-232-01	0.18	LDR	R-1	Vacant	2 - 10			1	1	No

Table 2E-4 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
075-291-09S	0.16	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-07S	0.16	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-06S	0.16	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-08S	0.14	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-23	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-18	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-19	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-20	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-21	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-22	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-272-01	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-16	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-17	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-25	0.1	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-14	0.1	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-15	0.1	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-30	0.1	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-31	0.1	LDR	R-1	Vacant	2 - 10			1	1	No
075-140-36	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-14	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-13	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-12	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-11	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-140-37	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-272-03	0.08	LDR	R-1	Vacant	2 - 10			1	1	No

Table 2E-4 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
075-272-02	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-355-05	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-355-03	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-355-02	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-32	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-16	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-15	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-07	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-06	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-05	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-04	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-03	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-355-04	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-25	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-06	0.05	LDR	R-1	Vacant	2 - 10			1	1	No
075-281-06S	0.02	LDR	R-1	Vacant	2 - 10			1	1	No
Total						**255**	**798**	**1,113**	**2,166**	

Source: City of Huron, 2014.

RHNA Summary

Table 2E-5 provides a summary of Huron's ability to meet the 2013-2023 RHNA. After accounting for units built or approved or under construction and capacity on vacant sites, Huron has a surplus in all income categories and a total surplus of 1,884 units.

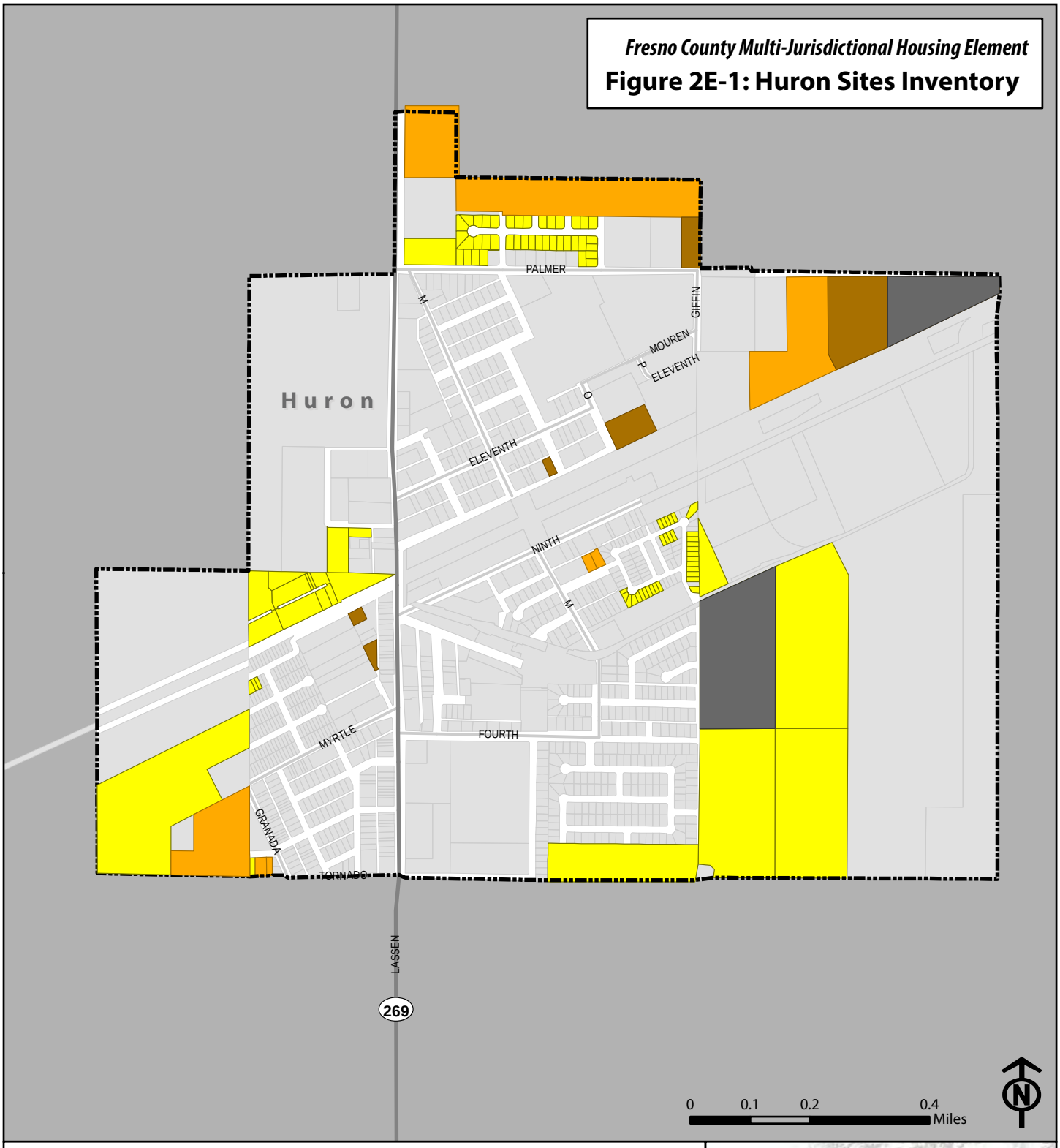
Table 2E-5 RHNA Summary

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2013-2023 RHNA	43	43	112	110	116	424
Units Built or Under Construction (Table 2E-2)	3	12	38	1	1	55
Planned or Approved Projects (Table 2E-3			87			87
Capacity on Vacant Sites (Table 2E-4)			255	798	1,113	2,166
Surplus Capacity			**197**	**689**	**998**	**1,884**

Source: City of Huron, 2014.

Fresno County Multi-Jurisdictional Housing Element

Figure 2E-1: Huron Sites Inventory



City Limits

Highways

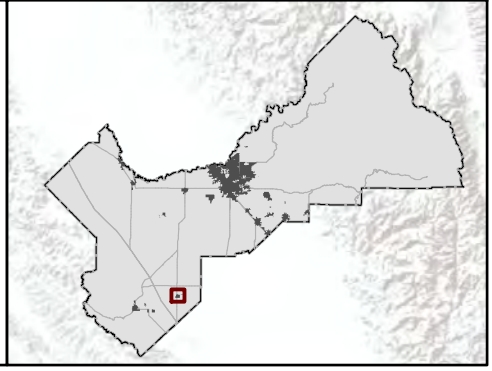
Approved or Under Construction

Vacant Parcels Zoning

R-1

R-2

R-3



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SECTION 2E-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The Huron 2025 General Plan Land Use Element includes three designations that permit residential development.

- ***Low Density Residential:*** Up to 21 persons/acre; 2 to 10 dwelling units per net acre;
- ***Medium Density Residential:*** Up to 40 persons per acre; 10 to 15 dwelling units per net acre; and
- ***High Density Residential:*** Up to 58 persons per acre; 15 to 29 dwelling units per net acre.

Conclusion

The General Plan offers a range of housing densities in the community.

Recommended Action

None required.

Zoning Ordinance

Analysis

The Huron Zoning Ordinance contains eight residential districts:

- ***Single Family Residential/Agricultural (R-A):*** The district is intended primarily for application to areas located at the fringe of the city limits where denser population and full provision of urban services is inappropriate. It will provide living areas that combine certain advantages of both urban and rural location by limiting development to very low-density concentrations of single family dwellings and permitting limited numbers of animals and fowl to be kept for pleasures or hobbies, free from activities of a commercial nature.
- ***Single Family Low Density Residential (R-1-A):*** The R-1-A district is intended to provide living areas within the city where development is limited primarily to low-density concentrations of single family dwellings on a lot of not less than 12,000 square feet in area. Regulations are designed to: promote and encourage a suitable environment for family life; provide space for community facilities needed to complement urban residential area and for institutions that require a residential environment; minimize traffic congestion and avoid the overloading of utilities designed to serve only low-density residential use; and provide housing options for all segments of the population.

- ***Single Family Medium Density Residential (R-1):*** The R-1 district is intended to provide living area within the city where development is limited primarily to low-density concentrations of single family dwellings. Regulations are designed to: promote and encourage a suitable environment for family life; provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment; minimize traffic congestion and avoid the overloading of utilities designed to serve only low-density residential use; and provide housing options for all segments of the population.
- ***Medium-High Density Residential (R-2):*** The R-2 district is intended primarily to provide for relatively high-density concentrations of residential uses in areas where such higher density use is consistent with the General Plan and are convenient to public facilities and services that enable such concentrations. The R-2 district is intended primarily for application to residential areas where proximity to neighborhood residential uses or major streets make multifamily uses appropriate in the vicinity of single family dwellings. The Medium Density Residential land use category (7.6 to 15.0 dwelling units/gross acre) provides for a land use pattern characterized predominantly by small-scale attached multiple family residential developments. The typical residential pattern includes duplexes, triplexes, fourplexes, larger-scale, low-rise, high-amenity apartments. Areas designated as medium/high-density residential are to be integrated throughout the community adjacent to transportation, community services, and commercial developments. To avoid inappropriate concentration of these facilities, such developments must be limited to 25 contiguous units when integrated into a single family subdivision and to 50 contiguous units when developed as a freestanding development.
- ***High Density Multifamily Residential (R-3):*** The R-3 district is intended to provide for the development of high-density multifamily residential structures, for the purposes of rental or sale to permanent occupants. The high-density residential land use category (15.1 to 24.0 dwelling units/gross acre) provides for the highest residential densities permitted in the city. It is intended that this category use innovative site planning, provide on-site recreational-amenities, and be located near major community facilities, business centers, and streets of at least collector capacity. Such developments must use high-quality architectural design features, intensified landscaping, adequate open space, adequate parking, and adequate on-site recreational facilities. High-density residential developments must be limited in size to no more than 100 units on one site to reduce the impact of such facilities on any one neighborhood in the community.
- ***High Density Multifamily Residential (one story) (R-3-A):*** The R-3-A district is intended to provide for the development of high-density multifamily residential structures, limited to one story in height, for the purposes of rental or sale to permanent occupants.
- ***Mobile Home Park (MHP):*** The MHP district is intended to provide for accommodation of residential mobile homes in unified parks.

- ***Urban Reserve (UR):*** The UR district is an overlying district, intended to set aside undeveloped agricultural land for future land uses due to urban expansion, while preventing the development of land uses which might conflict with the future planned use of the area. Single family homes are permitted in this district.

The Zoning Ordinance also allows for various residential uses in non-residential zones, including the following zones:

- ***Central Businesses and Shopping (CBD):*** The Central Business District designation provides the city with a mixed-use activity area in the downtown area, including retail, office, service, wholesale, public, and institutional establishments and special residential uses. It is intended to provide for a wide range of uses and to promote feasibility in the reuse of downtown buildings. The CBD Commercial zone will be used in the downtown area in order to attract and accommodate commercial, financial, office, governmental, and limited residential uses. Multifamily residential uses are conditionally permitted in this district with the same standards as the R-2 or R-3 zone, depending on the configuration of the proposed project.
- ***Service Commercial (C-S):*** The Service Commercial designation provides for commercial areas for non-retail commercial. Such uses may have characteristics that require isolation or separation from residential or other commercial uses, and include, but are not limited to body shops, car repair garages, contractors' yards, etc. This commercial designation should be applied adjacent to other commercial and industrial areas. Multifamily residential uses are conditionally permitted in this district with the same standards as the R-2 or R-3 zone, depending on the configuration of the proposed project.
- ***Light Industrial (M-L):*** This district is intended to reserve appropriately located areas for various types of processing, assembly, storage, and manufacturing uses and related activities; protect such areas from intrusion by residential or inharmonious commercial uses; regulate and control hazardous or objectionable influences incidental to certain industrial uses; and provide areas with adequate space, access, and separation from residential, commercial, and public uses to promote modern industrial development. Mobilehome parks and planned unit developments are conditionally permitted in this district with the same standards as the R-2 or R-3 zone, depending on the configuration of the proposed project.
- ***Heavy Manufacturing (M-H):*** The M-H general industrial district is intended to provide for the establishment of industrial uses essential to the development of a balanced economic base. The Heavy Industrial Zone allows for a range of activities including manufacturing, wholesale distribution, storage, and industrial uses involved in the manufacturing of finished product from raw material. Mobilehome parks and planned unit developments are permitted in this district with the same standards as the R-2 or R-3 zone, depending on the configuration of the proposed project.

Conclusion

The City's Zoning Ordinance provides for a range of housing options. The Zoning Ordinance limits multifamily housing to no more than 50 units per site in the R-2 Zone and 100 units per site in the R-3 Zone to reduce the impacts of these larger facilities on surrounding neighborhoods. Given the small size of the city, most multifamily developments, including affordable housing developments, have been much smaller than 100 units. In addition, the City does not prevent large parcels like this from being subdivided. For these reasons, the City does not view this limitation as a constraint to multifamily development and is not taken into account in the capacity analysis in the sites inventory.

Recommended Action

None required.

Residential Development Standards

Analysis

Table 2E-6 lists and describes the residential development standards required in Huron. These development standards are typical and consistent with standards established in surrounding communities.

Table 2E-6 Residential Development Standards, Huron

Zone	Building Height	Min. Lot Width (ft.)	Min Lot Depth (ft.)[2]	Minimum Yard Setback (ft.)				Minimum Lot Area[1]	Maximum Density (units/net acre)	Maximum Lot Coverage
				Front	Interior Side	Street Side	Rear			
R-A	30 ft./ 2 stories	120	120	30	10	--	20	24,000 sq. ft.	<1 du/ac	40%
R-1-A	30 ft./ 2 stories	75	100	30	10	35	20	12,000 sq. ft.	<1 du/ac	50%
R-1	30 ft./ 2 stories	50	100	20	5	10	20	5,000 sq. ft.	<1 du/ac	50%
R-2	30 ft./ 2 stories	60	100	20	5	10	20	9,000 sq. ft.	4,500 sq. ft. lot area per du	50%
R-3	40 ft./ 3 stories	60	100	15	5	10	15	9,000 sq. ft.	1,500 sq. ft. lot area per du	60%
R-3-A	20 ft./ 1 story	60	100	15	5	10	15	9,000 sq. ft.	1,500 sq. ft. lot area per du	60%
MHP	30 ft./ 2 stories	120	120	15	5	--	10	1 acre	2,400 sq. ft. lot area per du	50%
UR	30 ft./ 2 stories	165	170	30	5	--	10	5 acres	<1 du/ac	30%
P-F	30 ft./ 2 stories	60	100	20	5	--	20	6,000 sq. ft.	<1 du/ac	40%
CBD	40 ft./ 3 stories	--	--	--	--	10	1	--	--	--
C-S	75 ft./ 6 stories	--	--	--	--	10	10’	--	--	--
M-L	50 ft.	75	120	--	--	15	15	24,000 sq. ft.	--	--
M-H	--	75	120	--	--	15	15	24,000 sq. ft.	--	--

Notes:

[1] Minimum lot size for planned unit developments is 2 acres in any zone.

[2] From local streets. From major streets, a larger depth is required.

Source: City of Huron Zoning Ordinance, 2015.

Parking

Table 2E-7 summarizes the residential parking requirements in Huron.

Table 2E-7 Residential Parking Standards, Huron

Type of Residential Development	Required Parking Spaces
Single family	1 parking space in a garage or carport for each dwelling, or as determined by the Planning Commission
Duplex	1 parking space in a garage of carport for each dwelling unit. When there are 2 dwelling units on a single lot there must be 1.5 parking spaces for each dwelling unit, 1 of which must be in a carport or garage. If a requirement for 0.5 parking spaces results under this ratio, round up to the nearest whole number
Second unit	1 space for each bedroom
Multifamily	1 parking space for every individual sleeping room or unit. In cases where large units may be subdivided into smaller units for individual use, there must be 1 space for each of the smaller units
Mobile home park	1 space on a lot for each trailer space
Housing for the elderly	1 space for every 3 dwelling units, or portion thereof, when such use is authorized by conditional use permit
Residential care (greater than 6 residents)	1 space for each 2.5 beds or fraction thereof

Source: Huron Zoning Ordinance, 2014.

Open Space and Park Requirements

Table 2E-8 shows the minimum useable open space required by the Zoning Ordinance for each residential unit. Useable open space excludes driveways, patios, walkways, storage buildings, and swimming pools. Planned development procedures provide for the clustering of residential units and the concentration of open space for common use and allow as little as 295 square feet of open space per dwelling unit. The City has consistently encouraged this type of development as one method of providing different housing types at more affordable levels.

Table 2E-8 Minimum Open Space Requirements

Zoning District	Minimum Open Space Square Footage
R-1	795
R-2	545
R-3	153
R-3-A	153

Conclusion

The residential development standards, parking requirements, and open space standards are similar to other jurisdictions and do not serve as a constraint to development.

Recommended Action

None needed.

Growth Control

Analysis

The City does not have any growth restrictions that would impact the City's ability to meet its housing needs.

Conclusion

Growth control is not a constraint to development in Huron.

Recommended Action

None required.

Density Bonus

Analysis

The City of Huron amended its Zoning Ordinance in 2007 to provide for density bonuses. Section 17.19.01 (D) contains the City's density bonus provisions. While the Zoning Ordinance states that the City allows up to a 35 percent density bonus consistent with State law, the ordinance is internally inconsistent. For example, another section of the ordinance defines "density bonus" as "a density increase of twenty-five (25) percent over the otherwise maximum allowable residential density...", and another section of the ordinance says the "density bonus or combination of bonuses may not exceed twenty (20) percent." Furthermore, the ordinance does not explicitly provide for an additional three provisions or a density bonus for developments providing childcare, both as required by State law. The ordinance also does not contain the reduced parking requirements allowed under State law.

Conclusion

The City's current (2015) density bonus ordinance does not fully comply with State law. As previously stated, State law requires that the density bonus provides for a bonus up to 35 percent along with three additional concessions or incentives. In addition, Huron does not provide a density bonus for developments that include childcare facilities, and the ordinance does not contain the reduced parking standards allowed under State law.

Recommended Action

The Housing Element includes a program to update the density bonus ordinance to comply with State law.

Zoning for a Variety of Housing Types

Analysis

Title 17 (Zoning Ordinance) of the City of Clovis Municipal Code describes the City's regulations for residential development. Table 2E-9 summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 2E-9 Residential Uses Permitted by Zone, Huron

Residential Use	R-A	R-1-A	R-1	R-2	R-3	R-3-A	MHP	UR	CBD	C-S	M-L	M-H
Single Family Dwelling	P	P	P	P	P	P	-	P	-	-	-	-
Multifamily Housing	-	P	P	P	P	P	-	-	C	C	-	-
Manufactured Housing	P	P	P	P	P	P	-	P	-	-	-	-
Mobilehome Park	-	-	C	C	C	C	P	-	-	-	C	P
Farm Labor Housing (Permanent)	-	-	-	P	P	-	-	-	-	-	-	-
Farm Labor Housing (Seasonal)	-	-	-	-	P	-	P	-	-	-	-	-
Emergency Shelters	C	C	-	-	P	P	-	-	-	C	C	-
Transitional Housing	C	C	-	-	P	P	-	-	-	C	C	-
Supportive Housing	-	-	-	-	-	-	-	-	-	-	-	-
Single Room Occupancy	-	-	-	-	-	-	-	-	-	-	-	-
Group Homes (6 or fewer)	-	P	P	P	P	P	-	-	-	-	-	-
Group Homes (7 or more)		C	C	C	C	C	-	-	-	-	-	-
Second Residential Unit	P	P	P	P	P	P	-	-	-	-	-	-

P: permitted, C: conditional use permit, - no provisions.

[1]Dwellings, when accessory or incidental to a permitted use.

[2]Permitted for 6 or fewer. CUP needed in same zones for 7 or more.

Source: City of Huron Zoning Ordinance, 2014.

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

Multifamily

Multifamily dwellings are permitted by right in the R-1-A, R-1, R-2, R-3, and R-3-A zones, and are conditionally permitted in the CBD and C-S zones.

Manufactured Housing

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

Farmworker/Employee Housing

Under California Health and Safety Code 17021.5 (Employee Housing Act), farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. The City permits agricultural uses in the M-L, M-H, O, and A-E districts, but only permits permanent farm labor housing in the R-2 and R-3 districts and seasonal farm labor housing in the R-3 and MHP districts.

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

Emergency Shelters

The City of Huron complies with State law. The City permits homeless shelters (i.e., emergency shelters) by right in the R-3 and R-3-A districts and permits them conditionally in the C-S, M-L, R-A, and R-1-A districts. Table 2E-4 shows the parcels that are vacant and zoned R-3/R-3-A. There are six sites totaling 3.0 acres that are zoned R-3 or R-3-A and could potentially accommodate an emergency shelter by right. There is additional capacity in the C-S, M-L, R-A, and R-1-A districts with a conditional use permit.

Table 2E-10 Potential Emergency Shelter Sites, Huron

APN	Acreage
07529404S	1.7
07521039	0.3
07521044	0.2
07521068	0.4
07522221 07522220	0.3
07523320	0.1
Total	**3.0**

Source: Mintier Harnish, 2014.

While the City makes adequate provisions for homeless shelters, the definition of homeless shelter in the Zoning Ordinance is not entirely consistent with State law. Homeless shelters are defined as follows:

> *Housing for short-term (from 3 to 90 days) shelter, including shower facilities and meal service.*

Government Code defines emergency shelters as:

> *"Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."*

Transitional and Supportive Housing

Huron does not comply with State law requirements for transitional and supportive housing. The Zoning Ordinance does not define supportive housing, and transitional and supportive housing are not specifically permitted in all zones that permit residential uses.

Single Room Occupancy Units

The Zoning Ordinance provides a definition and standards for Single Room Occupancy facilities within Chapter 17.29 (Commercial Development Provisions), but does not permit SROs in any district.

Group Homes

The City nearly complies with State law requirements for group homes, which require group homes for six or fewer to be permitted in all zones allowing single family homes. The Zoning Ordinance needs to be amended to allow group homes for six or fewer in the R-A and UR zones to fully comply with State law. The City conditionally permits group homes for seven or more persons in several residential zones (i.e., R-1-A, R-1, R-2, R-3, R-3-A), which provides adequate opportunities for larger group homes.

Second Units

Huron complies with State law; the Huron Zoning Ordinance permits second dwelling units in all zones allowing single family homes (i.e., R-A, R-1-A, R-1, R-2, R-3, and R-3-A). The city requires a minimum lot size of 6,000 square feet for attached second units and 9,000 feet for detached second units. The total floor area of an attached second unit shall not exceed 40 percent of the habitable space of the primary dwelling, and detached second units are limited to 1,200 square feet in size.

Conclusion

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

- **Farmworker/Employee Housing:** Huron does not comply with the Employee Housing Act since the Zoning Ordinance defines farmworker housing for five (or more) employees as different from single family housing, and with different restrictions. In addition, the Zoning Ordinance does not specify that larger farmworker housing developments are permitted in zones that permit agricultural uses.
- **Emergency Shelters.** Huron should update the definition of "homeless shelter" to be consistent with the State law definition.
- **Transitional and Supportive Housing:** Huron does not comply with State law requirements for transitional and supportive housing.
- **Single Room Occupancy:** Single Room Occupancy units are not identified as an allowed residential use in Huron.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address farmworker and employee housing, the definition of homeless shelters, transitional and supportive housing, and single room occupancy units.

On- Off-Site Improvement Standards

Analysis

The City of Huron requires the following improvements for residential subdivisions with five or more parcels according to City Standard Specifications:

- Storm drainage system;
- Sanitary sewer system and domestic water system including water meters;
- Electric, telephone, and cablevision facilities; and
- Street infrastructure including curb and gutters, sidewalks, streetlights (galvanized steel), and fire hydrants.

The City requires a minimum right-of-way width of 60 feet for internal (low volume) residential streets for subdivision; 40 feet from curb to curb. The 60-foot internal residential street right-of-way allows for two travel lanes, two parking lanes, curbs, gutters, sidewalks, and public utility easements. The minimum right-of-way for collector streets is 80 feet; 56 feet curb to curb. The 80-foot collector street right-of-way provides room for three to four travel lanes, curbs, gutters, sidewalk, and public utility easements.

The City of Huron also requires other on- and off-site improvements, including connection to the City water system, provision of adequate sanitary sewer service (through public districts), and payment of fees to support government services such as schools, parks, fire, and law enforcement services. Streetlights and fire hydrants, required at regular intervals within the city, also address public health and safety needs.

Within the city, private outside utilities provide electrical, communication, and natural gas services. The improvement requirements imposed by those agencies are outside the purview of the City. The City, however, requires approval from those agencies prior to the approval of any subdivision map. For all new residential subdivisions, City development standards require the adequate provision of electric, gas, and telephone services.

Conclusion

The City designed its standard street sections to accommodate public utilities, and facilitate safe automobile, pedestrian, and bicycle circulation. The City does not believe that the provision of street improvements or other public facility improvements is a burden to the development of affordable housing. The standards are no more restrictive than similar standards in other Fresno County communities. This is not considered a constraint to housing production.

Recommended Action

None needed.

Fees and Exactions

Analysis

Certain residential projects that require General Plan amendments, zoning code changes, or other planning-related functions are charged administrative fees. Some of these costs are summarized in Table 2E-11.

Table 2E-11 Planning Fees, Huron

Description	Fees/Deposit Plus Actual Cost
Classification of Permitted Uses	$700+A/C
Zone Amendments (Minor)	$3,525 +A/C
Zone Amendments (Major)	$3,375 +A/C
Conditional Use Permit (Minor)	$1,690+A/C
Conditional Use Permit (Major)	$4,205+A/C
Variance (Minor)	$1,400+A/C
Variance (Major)	$2,695+A/C
Modification/Revocation of Conditional Use Permit	$1,750+A/C
Minor Deviations to Ordinance/Standards	$630+A/C
Site Plan Review – residential (Minor)	$2,025+A/C
Site Plan Review – residential (Major)	$3,060+A/C
Tentative Subdivision Map (Minor)	$7,335+A/C
Tentative Subdivision Map (Major)	$8,725+A/C
Revised Tentative Subdivision Map (Minor)	$2,280+A/C
Revised Tentative Subdivision Map (Major)	$4,995+A/C
Final Subdivision Map (Major)	$4,660+A/C
Final Subdivision Map (Minor)	$3,755+A/C
Tentative Parcel Map	$3,665+A/C
Revised Parcel Map	$1,380+A/C
Final Parcel Map	$1,805+A/C
Parcel Map Waiver	$1,440+A/C
Lot Line Adjustment	$1,395+A/C
General Plan Amendment (minor)	$3,690+A/C
General Plan Amendment (major)	$8,995+A/C
Annexation (1-5 acres)	$5,225+A/C
Annexation (6 or more acres)	$7,260+A/C
Environmental Assessments (Neg Dec)	$4,360+A/C
Environmental Assessments (Mitigated Neg Dec)	$5,450+A/C
Environmental Assessments (EIR)	$9,880+A/C

Source: City of Huron, 2013.

Development impact fees for Huron are shown in Table 2E-12.

Table 2E-12 Development Impact Fees, Huron

Category	Single Family (per unit)	Multifamily (per unit)
General services impact	$199.19	$199.19
Public safety/Police	$183.69	$183.69
Water Facility	$2,877.02	$2,877.02
Waste Facility	$1,593.45	$1,593.45
Storm Drain	$1,116.83	$558.42
Parks	$1,231.66	$874.59
Traffic	$59.05	$35.46
Water hookup	$700.00	$700.00
Sewer Hookup	$500.00	$500.00
Encroachment	--	$129.00
Total	**$8,461**	**$7,651**

Source: City of Huron, 2015.

Table 2E-13 shows permit fees for single family and multifamily prototype developments. The single-family prototype is a single-family detached residential dwelling unit with 1,300 square feet of living area and a 440-square-foot garage. The estimated construction cost for this prototype unit before permit fees is about $147,000. The plan check, permit, and impact fees account for an additional sum of $10,376 or approximately 7 percent of the estimated construction cost. The multi-family prototype is a 20-unit, two-story multi-family housing development. The estimated construction cost for this prototype before permit and impact fees is roughly $110,400 per unit. In summary, the fees for plan check, permits, and development impact total $8,394 per unit. This constitutes approximately 8 percent of the estimated construction cost.

Table 2E-13 Prototypical Construction Fees

Fee Description	Amount	
	Single-family	Multi-family
Entitlement Permit Processing	$730	$360
Plan Check and Building Permits	$745	$ 562
City Impact Fees	$7,261	$6,322
Regional Impact Fees	$1,640	$1,150
Total for Prototype	$ 10,376	$ 8,394

Source: City of Huron, 2015.

The regional impact fee is the RTMF (Regional Transportation Mitigation Fee) collected by COG for all Fresno County cities. Not included are Indirect Source Review fees collected by the air district for projects larger than 50 units which generally are about $500/unit; Such projects are not typical in Huron. School fees are also not included.

Conclusion

Permitting and development impact fees are an estimated 7 percent of the total development costs for single family development and 8 for multifamily. City fees are not considered a constraint to development.

Recommended Action

None required.

Processing and Permit Procedures

Analysis

Since the City is obligated to evaluate projects for consistency with the General Plan and Zoning Ordinance, requirements of the Subdivision Map Act, and compliance with the California Environmental Quality Act (CEQA), there are minimum time requirements. Processing times for development review vary, based on the size of the project and the extent of environmental review required.

From initial application to the City's Planning Commission hearing, a time frame of approximately 30 days is considered average for large residential projects. Smaller residential projects may proceed slightly faster. If City Council decision is required, it is typically scheduled for the next available meeting, which may vary from two to three weeks after the Planning Commission hearing. The Planning Commission and City Council hold monthly meetings. Processing time tends to increase as the project becomes more complex. General Plan amendments, annexations, planned development applications, or filing of vesting subdivision maps may require several months to process, depending on the completeness of the submittal and complexity of the project. These types of applications are uncommon in Huron though, and the City has received no such applications in recent years. The majority of development applications are building permit applications on existing lots, standard Tentative Subdivision Maps, or site plans for multifamily residential developments, and the City processes these in typically in less than two months.

Single Family

The process for regulatory approval of single family housing within Huron follows a straightforward process, organized through the City Planning Department. Other departments are also involved in the review and approval of Tentative Subdivision Maps, building permits, and other aspects of site approval as well. The following are key aspects of the development review process for Tentative Subdivision Maps for the purpose of creating lots for single family homes.

- A pre-submittal map is submitted to the Community Development Department, which submits the map for informal review by the Planning Commission and various departments (optional).
- An application is filed with the Community Development Department, to standards specified in the Zoning and Subdivision ordinances. All fees associated with map submittal are paid. (1 day)
- The application is reviewed by City Departments, including Planning, Engineering, and Parks and Recreation. (4 days)
- The Planning Commission holds a public hearing to gather input and approve the subdivision. Comments and conditions are developed for the map, and a Public Hearing is scheduled before the Planning Commission. (10 days)
- Once a completed Final Subdivision Map is submitted consistent with the requirements and conditions set forth in the Tentative Subdivision Map, the Final Map is reviewed by the same departments, and approved for consideration by the Planning Commission. (4 days)
- The Planning Commission holds a public hearing to gather input and approve the Final Map. (10 days)
- Permits are pulled for construction.

Multifamily

The process for regulatory approval of multifamily housing within Huron follows a straightforward process, organized through the City Planning Department. Other departments are also involved in the review and approval of Site Plans, building permits, and other aspects of site approval as well. The following are key aspects of the development review process for Site Plan review, for the development and construction of multifamily housing.

- Application is submitted for Site Plan Review, and fees are paid (1 day).
- Preliminary review by the City Manager (2 days)
- Review by City Engineer (7 days)
- Site Plan receives final approval within 20 days of the application submittal, although the usual time frame is closer to 10 days. Appeals of City Manager decisions are made to the Planning Commission.

Once approved, building permits may be applied for immediately.

Permits and Conditional Uses

Conditional Use Permit approval is not required for multifamily housing development in Huron. Site Plan Review is required, and is considered and decided upon by the City Administrator. Within 20 days after submission of a complete site plan, the City Administrator will approve, approve with conditions, or disapprove the site plan. Typical Conditional Use Permits are acted upon within five days of receipt by the City.

Typical processing times in Huron for other various permits, applications, and environmental review include:

- Building Permit (1 day)
- General Plan Amendment (4 weeks)
- Annexation (3 months + (depending on complexity))
- Negative Declaration (3 months)
- Environmental Impact Report (6 months to one year)

The processes and timelines for permitting of residential uses within Huron are not considered to be a significant impediment to the production or maintenance of housing within the community. Processing timelines and requirements are handled quickly, and there are no committees or other review boards required for developments beyond the approving department or government body making the decision on the project.

The City makes every effort to keep processing time for projects has been kept to a minimum. However, the City staffing levels in the various departments responsible for development review are also kept to a minimum which may result in a slight increase in the time for processing of projects when the workload is heavy. The adequacy and accuracy of plans varies significantly among the various developers. The City has developed procedural guidelines and checklists to reduce time in the preliminary plan preparation phases. The City has also created revised application form that contains an outline of procedures and application submittal requirements.

Conclusion

The City does not have a lengthy project review process.

Recommended Action

None required.

Building Codes and Enforcement

Analysis

The City follows the 2013 California Building Code (CBC). No local amendments have been added to the 2013 CBC. The City operates a code enforcement program employing one full-time Code Enforcement Officers. Enforcement involves ensuring that development within the City conforms to the standards contained in the Huron Municipal Code. The code enforcement process is initiated both by resident complaints and through the observation of code violations by enforcement staff. The City has had a housing rehabilitation program in the past where the efforts of code enforcement officials would be coordinated to target areas where rehabilitation needs are most prevalent. However, the program has limited funding and is currently not very active.

Conclusion

The City has not made any local amendments to the Code that would impact the cost of housing.

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

As previously stated, Huron follows the 2013 California Building Code. The code provides the minimum standards for accessibility. There are currently no amendments to the Building Codes that would diminish the ability to accommodate persons with disabilities or effect accessibility.

Definition of Family

The definition of "family" in the Huron Zoning Ordinance is restrictive and could pose a constraint to housing for persons with disabilities.

> *"Family" means an individual, or two or more persons related by blood, marriage or legal adoption, or a group of not more than six persons who are not so related living together as a single housekeeping unit.*

This definition does not comply with State law. Definitions can not impose a numerical limit on the number of persons in a family.

Zoning and Land Use Policies

The City provides for a variety of housing intended to care for the special needs of the disabled. As described above, group homes for six or fewer people are allowed by-right in nearly all residential zones that allow single family homes (except the UR and R-A zones), and group homes for more than seven persons are permitted with a conditional use permit from the Planning Commission in the R-1-A, R-1, R-2, R-3 and R-3-A zones. A CUP is necessary in order to evaluate the scale of use in comparison to it surrounding environment and does not significantly constrain the operation of a group home for disabled persons within the city.

The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the city.

Reasonable Accommodation

Huron addressed the need for reasonable accommodation in Section 17.71.07 of the Zoning Ordinance in its 2007 update. The purpose of this Section of the Zoning Ordinance is to provide people with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. This process provides for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development, and use of housing for people with disabilities.

The City provides a ministerial process for individuals with disabilities to make requests for reasonable accommodations with respect to zoning, permit processing, or building requirements. This is for either group homes or single or multifamily dwellings. In addition, the City follows California's accessibility laws which require the following for multifamily residential developments:

- Multifamily developments containing 4-20 units require that all of their ground floor units are adaptable (interior modifications) and meet accessibility requirements.
- Multifamily developments containing greater than 20 units require that 2 percent of the total units are adaptable and the remainder of the units are accessible.
- Single family residential developments are exempt from accessibility requirements, but accessibility features for a single family home may be added at the request of a homeowner pursuant to the process described in Section 17.71.07 of the Zoning Ordinance.

Conclusion

Amendments to the City's Zoning Ordinance are required to address the definition of family and to allow group homes in the UR and R-A zones.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address the definition of family and allow small group homes in all zones allowing single family.

SECTION 2E-4: REVIEW OF PAST ACCOMPLISHMENTS

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

Table 2E-14 Evaluation of 2009 Housing Element, Huron

Program	Status	Evaluation	Recommendation
1.a The City will complete the five-year land use update as part of its General Plan update. Adequate sites will be identified and annexed as needed to provide a minimum of 150 percent of the necessary land inventory to meet the needs of the extremely low-, very low-, and low-income groups.	Completed	Huron has sufficient inventory for its extremely low-, very low-, and low-income RHNA.	Continue program to maintain adequate sites throughout the planning period.
1.b The City will establish an incentive program of reduced development fees, permitting compatible mixed uses, and expedited site plan permitting to encourage urban infill.	Status	Mixed-use development is permitted in the Central Business and Shopping District, but the program was not completed due to budget constraints.	Continue.
1.c The City will prepare an inventory of government-owned land within the City and its "Sphere of Influence", and will analyze that land for possible housing sites. If appropriate sites can be identified, the City will actively recruit developers and apply to funding agencies to facilitate development of the sites with assisted housing targeting extremely low-, very low-, and low-income persons and families.	Ongoing	Several affordable developments were built during the planning period, including Alicante Apartments (2008), Huron Plaza (2008), and Huron Portfolio (2012). In addition, the City contributed $465,000 in CDBG funds for the recently approved Palmer Villas Senior Apartments. The City also deferred development fees for the project.	Continue to facilitate development of affordable housing
1.d The City will apply for additional CDBG funds to either acquire or extend necessary services to infill parcels for housing development.	Ongoing	The City contributed $465,000 in CDBG funds for the recently approved Palmer Villas Senior Apartments.	Continue.
2.a The City will actively recruit involvement of for-profit and non-profit housing corporations (such as Self Help Enterprises) to develop at least 10 affordable, extremely low-, very low-income, and special needs housing annually, assisting development as possible with awarded grant funds.	Ongoing	The City contributed $465,000 in CDBG funds for the recently approved Palmer Villas Senior Apartments.	Continue.
2.b The City will review, update, clarify, and amend as necessary, the Zoning Ordinance within one year of adoption of the Zoning Ordinance, and at least annually for consistency with State law including, but not limited to Density bonuses, to include reduced parking requirements consistent with Gov. Code 65915(p). Allowing Single Occupancy Rooms in the C-4 District, Allowing as a permitted use employee housing of less than six bed in the R-1 and R-2 Zones, in accordance with State law including the following: Employee housing will be permitted according to the Employee Housing	Not completed	The City did not complete these Zoning Ordinance amendments. The City does comply with State law requirements for emergency shelters, but the other Zoning Ordinance amendments are needed to comply with State law.	Continue this program. Zoning Ordinance amendments are needed to comply with State law.

Program	Status	Evaluation	Recommendation
Act (Health and Safety Code Section 17000-17062), specifically Sections 17021.5 and 17021.6. For example, pursuant to Section 17021.5 employee housing for six or fewer employees will be permitted in the same manner as other dwellings of the same type in the same zone. Pursuant to Section 17021.6, employee housing consisting of no more than 12 single family units or housing consisting of no more than 36 beds will be permitted in the same manner as an agricultural use in zones permitting agricultural uses. Develop standards that encourage provision of low-income and special needs housing in appropriate residential zoning districts including employee housing, while protecting the integrity of residential neighborhoods; retrofitted access ramps are permitted in setback areas. The City will also amend the Zoning Ordinance to allow for emergency shelters in a C-4 Zone requiring only Site Plan Review. Amend the Zoning Ordinance to permit transitional housing and supportive housing as a residential use without occupancy standards, and only subject to those regulations that apply to other residential dwellings of the same type in the same zone. Also, the Zoning Ordinance amendment will include the definitions of "transitional housing" and "supportive housing"[...] Amend the Zoning Ordinance to include a definition of family as follows: FAMILY. One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit.			
2.c The City of Huron will develop an informational flyer, a list of regional area housing developers, and accomplish a mailing to encourage developers to make application for FmHA 502 Interest Subsidy programs. The City will take Action/Implementation Measures necessary to expedite processing and approvals for such projects and establish a procedure to provide pre-application review of projects to expedite their timely approval.	Not Completed	Not completed due to budget constraints.	Continue to facilitate development of affordable housing
2.d The City of Huron will encourage innovation within the general guidelines of the City's community design standards, by the developers to all project applications for greater assurance for the development of safe, attractive, and functional residential neighborhoods.	Ongoing	The City continues to encourage innovation by developers.	Continue as a policy
2.e The City will manage new residential development within the context of a planning framework designed to minimize adverse impacts on the area's natural resource base and overall living environment by consistent (annual) review of development standards.	Ongoing	This is an ongoing policy.	Continue as a policy
3.a The City will review its zoning ordinance annually to identify	Completed	The Housing Element serves to review the	Delete program. This

Program	Status	Evaluation	Recommendation
potential obstacles to the timely development of housing.		zoning ordinance.	is accomplished through the Housing Element.
3.b The City staff will conduct an annual meeting, inviting local and regional housing developers to discuss potential impediments to the development of new housing opportunities. Developer recommended revisions to the Zoning Ordinance and/or development standards, as appropriate and feasible within the law, will be presented to Council for consideration.	Completed as part of Housing Element Update	The Housing Element serves to review the zoning ordinance. Developers and members of the community were invited to stakeholder meetings to discuss constraints to housing.	Delete program. This is accomplished through the Housing Element.
3.c The City will apply for funds to conduct a housing affordability study. The study will include review of housing project application (i.e., tentative subdivision map, General Plan amendment), processing, and development fees to determine their effect on the cost of providing housing. The results of the study will be presented to Council.	Completed	The Housing Element serves this purpose.	Delete program. This is accomplished through the Housing Element.
3.d The City of Huron will continue to participate with Fresno County, and in conjunction with the current Sphere of Influence (SOI) Update, in identifying adequate reserves of developable land to address potential escalation of land costs.	Ongoing	The City has adequate sites to address its housing needs. Land prices remain reasonable.	Delete program.
3.e The City will prepare and adopt policies and procedures to grant priority to projects that provide affordable housing to lower-income households and meet the other requirements of SB 1087 and/or provide housing for extremely low-income families.	Not Completed	Not completed due to budget constraints.	Continue to provide incentives for affordable and special needs housing
4.a The City will maintain current information on the condition of housing stock in the City by conducting surveys at least every 5 years and updating its housing conditions database based on the survey results.	Not completed	This was not completed due to limited staff resources; however, the City continues its code enforcement efforts to maintain the current housing stock.	Delete program. Not feasible given limited resources.
4.b The City will support public and private efforts to rehabilitate and improve existing housing stock by applying annually to State and Federal housing rehabilitation sources to provide available funds for the removal of unsafe, substandard dwellings which cannot be economically repaired, and the rehabilitation of substandard and deteriorating housing units.	Not Completed	Not completed due to budget constraints.	Continue.
4.c The City will promote awareness of the need for housing and neighborhood conservation by developing a brochure outlining available assistance programs for distribution by Code Enforcement and display in public offices.	Not Completed	Not completed due to budget constraints.	Continue.
4.d The City Planning Department at least annually has sole responsibility to contact the ownership of identified 'at-risk' subsidized multifamily housing facilities. The ownership status and future plans will	Ongoing	Two at-risk affordable developments (Conquistador Villas Apartments and Huron Garden Apartments) were acquired,	Continue to work to preserve at-risk housing

Program	Status	Evaluation	Recommendation
be determined and noted by staff. Owners will be reminded of the need for timely notice and asked to inform the Department immediately of potential change of ownership or loss of low-income units. Upon notification, the City will immediately contact the qualified agencies and others that may have since registered with HCD. Along with the (funding) resources listed in that Chapter, the City will provide staff assistance and fast-track permitting for needed improvements.		rehabilitated, and preserved as affordable housing in 2012 (known as Huron Portfolio Apartments). The City worked with the developer on the acquisition and preservation by deferring development fees.	
5.a. The City will continue to implement, through the building permit process all Federal and State requirements for accessibility and adaptability of new residential buildings and residential buildings undergoing rehabilitation to meet the needs of mobility-impaired individuals.	Ongoing	The City continues to implement the California Building Code with all Federal and State requirements.	Continue
5.b. The City will require that all multifamily housing projects include at least 2 percent of the units meet the needs of persons with physical conditions that require special design considerations. The City will additionally invoke all SB 520 requirements and provide reasonable accommodation regarding residential development for disabled persons by expediting permits for any immediate needs of the disabled population. Reasonable accommodation procedures will be developed by the City staff to inform disabled individuals regarding the types of reasonable accommodations that are afforded, the general process of application to request accommodation and receive administrative approval. Pamphlets will be developed by the City and distributed through service agencies within the City and County. To streamline the process, requests will be managed by the City's Director of Community Development.	Ongoing	Huron addressed the need for reasonable accommodation in Section 17.71.07 of the Zoning Ordinance in its 2007 update, and continues to offer reasonable accommodation.	Continue
5.c. In conjunction with Action/Implementation Measures 1.a, b, and c and Action/Implementation Measures 2.a, b, and c, the City will additionally identify sites for varying special needs populations (homeless, farmworkers, disabled, seniors, extremely low income persons or families), and additional group home facilities. Developers will be contacted and advised of the identified site for these uses. The City will provide assistance, as funds are available to organizations seeking to develop or convert residential buildings for use as group homes for persons with special needs that prevent them from using conventional housing. Potential assistance to be provided includes participation in applying for Federal or State funding and/or waiving of certain fees or development standards.	Ongoing	Calhome and HOME, USDA, Tax credit applications have been submitted by developers. Some are moving forward. The Housing Element identifies information on special needs populations, including vacant developable sites.	Delete program. Not feasible due to limited staff resources.
5.d. During current and future review of its zoning ordinances (see Action/Implementation Measure 2.b), the City will determine steps to ensure the reduction or removal of potential constraints that might negate	Ongoing	The City provides ample opportunities through the Zoning Ordinance for residential care facilities.	Amend Zoning Ordinance to allow small group homes in

Program	Status	Evaluation	Recommendation
the development of sufficient numbers and types of residential care facilities pursuant to community need.			UR and R-A zones.
5.e. The City will provide assistance to rental housing developments that contain at least 10 percent of affordable (with a priority of extremely low-families) three- and four-bedroom dwelling units. Assistance is available in the form of City staff aid in applying for available Federal and/or State programs, project density bonuses, and fee cost reduction, and/or fast track processing. Information on this program will be included in the brochure developed and distributed under program 4.c.	Ongoing	Huron has a density bonus program that can assist developers of affordable projects.	Continue to provide incentives and assist in the development of affordable housing.
5.f. The City shall complete and adopt guidelines for integrating affordable residential projects that provide housing for lower-income single working parent households and child care services. The City shall pursue Federal and State funds for child care services, and actively recruit community-based non-profit and/or private for-profit organizations for such services.	Not Completed	Not completed due to budget constraints.	Delete. Program is not feasible given staff resource limitations.
5.g. The City of Huron will actively pursue non-profit partners to apply for Affordable Housing Innovation Program funds to implement construction of rental housing for seniors and handicapped that may be extremely low-income persons or families and will take all Action/Implementation Measures necessary to expedite processing and approval of such projects.	Ongoing	24 units are currently being constructed through the Affordable Housing Innovation Program.	Delete program, but continue to pursue grant funding for affordable housing.
5.h. The City of Huron will actively pursue non-profit sponsors to jointly develop a Migrant Farm Worker Rental Housing facility The City will sponsor an application for funds to the Joe Serna farmworker housing program.	Not completed	This program was not completed due to limited staff resources.	Delete. Joe Serna program is no longer awarding funds.
6.a. The City's Planning Department shall provide information and referral services, on an as needed basis, regarding fair housing laws, and assist citizens with discrimination complaints to the State Department of Fair Employment and Housing. As a semi-annual community service, the City Planning Department shall work with the Newspaper of local circulation to publish information on fair housing laws and identify agencies to contact regarding discrimination complaints. The information shall be printed in English and Spanish.	Ongoing	The city continues to provide information and referral services, on an as needed basis, regarding fair housing laws, and assist citizens with discrimination complaints to the State Department of Fair Employment and Housing.	Continue.
7.a. Through the City's site plan review process ensure housing construction that is environmentally sound, cost effective, and promotes energy efficiency. Encourage new developments to incorporate housing design and orientation techniques that reflect energy-efficient site planning and use of passive solar access standards through the dissemination of	Ongoing	The City continues to encourage cost-effective, environmentally-sound, energy-efficient housing construction. PG&E has a number of programs to promote energy efficiency.	Continue.

Program	Status	Evaluation	Recommendation
PG&E published information brochures available at City Planning Department.			
7.b. In conjunction with scheduled City Zoning Ordinance and Design Standards review, identify, and make recommendations for amendments to requirements which potentially inhibit site planning for solar access.	Not Completed	Not completed due to budget constraints. The Zoning Ordinance requires that solar panels should be integrated into the roof design. This should not act as a constraint to solar access.	Continue.
7.c. The City shall help lower-income homeowners in applying for assistance from other agencies to make energy conservation improvements, including but not limited to CDBG, Cal-HFA, and PG&E, that can provide financial assistance to lower-income homeowners and rental unit owners whose tenants are of lower-income status.	Not Completed	Not completed due to budget constraints. PG&E has a number of rebate programs for homeowners looking to conserve energy.	Continue.

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 Huron was assigned a RHNA of 476 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 129
- Low-Income (50 to 80 percent of the Area Median Income): 81
- Moderate-Income (80 to 120 percent of the Area Median Income): 98
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 168

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

Table 2E-15 Units Built During 2006-2013 RHNA Projection Period, Huron

	Very Low-income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	129	81	98	168	476
Units Built 2006-2015	51	105	18	2	176
Percent of RHNA Met	39	130	18	1	37

Source: City of Huron, 2014.

SECTION 2E-5: AT RISK

Table 2E-16 shows assisted housing units in Huron. There are 557 assisted affordable units in Huron and 88 are at risk of expiring in the next 10 years. Two of the at-risk properties, Tierra Del Vista Apartments and Silver Birch Apartments, are set to expire late in the planning period. During the previous planning period, two affordable developments - Conquistador Villa Apartments and Huron Garden Apartments – were acquired, rehabilitated, and the affordability restriction was preserved. The units are not known as Huron Portfolio and are shown in the table below.

Table 2E-16 At Risk, Huron

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Tierra Del Vista Apartments	16530 Palmer Avenue	Large Family	LIHTC	54	54	2022	At risk
Silver Birch Apts.	16800 Fifth Street	Senior	USDA Section 515, LIHTC	35	34	2023	At risk
Porvenir Estates	36850 Lassen Avenue	Large Family	LIHTC	40	39	2056	Not at risk
Porvenir Estates II	16901 Tornado Ave	Large Family	LIHTC	40	39	2056	Not at risk
Palmer Heights Apartments	35820 South Lassen Avenue	Large Family	LIHTC	61	60	2060	Not at risk
Alicante Apartments	36400 Giffen Drive	Large Family	LIHTC	81	80	2063	Not at risk
Huron Plaza	16525 South 11th Street	Large Family	LIHTC, HUD	64	63	2063	Not at risk
Huron Portfolio	16201 Palmer Avenue	Non-targeted	LIHTC	76	74	2067	Not at risk
Cazares Terrace	36487 O Street	Non-targeted	Public Housing	24	24	In perpetuity	Not at risk
Cazares Terrace II	36333 Mouren Street	Non-targeted	Public Housing	20	20	In perpetuity	Not at risk
Huron Apartments	19125 Myrtle Avenue	Non-targeted	Public Housing	20	20	In perpetuity	Not at risk
Parkside Apartments	36200 North Giffen Avenue	Non-targeted	Public Housing	50	50	In perpetuity	Not at risk
Total				**565**	**557**		
Total At Risk				**--**	**88**		

Source: California Housing Partnership, 2015.

As previously stated, there are three methods to preserve the at-risk units: acquisition and rehabilitation, replacement, or a rent subsidy.

Acquisition and Rehabilitation

The estimated total cost to acquire and rehabilitate each unit is $117,225. Roughly, the total cost to acquire and rehabilitate the 88 at-risk units is $10.3 million.

Replacement

To replace the 88 at risk units, at $170,370 per unit, would cost an estimated $15.0 million.

Rent Subsidy

Rent subsidies vary based on a resident's income. As previously stated, the subsidy needed to preserve a unit at an affordable rent for extremely low-income households would be an estimated $351 per month, or $4,212 per year. For 30 years, the subsidy would be about $126,360 for one household. Subsidizing all 88 units at an extremely low-income rent for 30 years would cost an estimated $11.1 million.

The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated $176 per month or $2,112 per year. For 30 years, the subsidy would be about $63,360 for one household. Subsidizing all 88 units at a very low-income rent for 30 years would cost an estimated $5.6 million.

The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated $293 per month, or $3,516 per year. For 30 years, the subsidy would be about $105,480 for one household. Subsidizing all 88 units at a low-income rent for 30 years would cost an estimated $9.3 million.

APPENDIX 2F: CITY OF KERMAN

SECTION 2F-1: ACTION PLAN

Adequate Sites

Program 1: Rezone and Provision of Adequate Sites

The City of Kerman will provide for a variety of housing types and ensure that adequate sites are available to meet its total Regional Housing Needs Allocation (RHNA) of 1,332 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. However, the City has a remaining need of 305 moderate-income units.

The City will pursue annexation and rezoning of land early in the planning period to facilitate development and accommodate its remaining need of 305 moderate-income units. Figure 2F-1 show sites that are outside the city limits but within the Sphere of Influence and designated for Medium Density Residential, which allows up to 12 units per acre. The Medium Density Residential designation typically includes a mix of single family, duplex, tri-plex, four-plex, and multifamily uses that are affordable for moderate-income households. These areas total 751 acres and have capacity for over 7,000 units. The City anticipates that as the City grows over the eight-year planning period of the Housing Element, enough of these sites will be annexed to cover the 305-unit deficit in the moderate-income category. The City will annually monitor capacity to meet its moderate-income housing needs.

Timeframe and Objectives:

- Maintain and annually update the inventory of residential land resources;
- Pursue annexation and rezoning of land early in the planning period to facilitate development and accommodate its remaining need of 305 moderate-income units;
- Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need; and
- Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 2: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Timeframe and Objectives:

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

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

Affordable Housing Development and Preservation

Program 3: 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:

- Assist interested developers in identifying affordable housing opportunities through new construction, acquisition, and/or rehabilitation.
- Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development.
- Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development.
- Continue to streamline the environmental review process for housing developments, 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 Kerman for lower income households (including extremely low income households), such as seniors, disabled (including persons with developmental disabilities), 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 226 units over the next eight years – 40 extremely low income, 80 very low income, and 106 low income units.

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

Program 4: Preservation of Assisted Housing at Risk of Converting to Market Rate

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Kerman. The City must guard against the loss of housing units available to lower income households. There are 100 publicly assisted housing units at the Vintage Apartments (now called Golden Meadows) that are considered at risk of conversion to market rate in 2021. The City will strive to preserve these at-risk units as affordable housing.

Timeframe and Objectives:

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

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

Removal of Governmental Constraints

Program 5: Zoning Code Amendments

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

- **Farmworker/Employee Housing:** Comply the Employee Housing Act which requires farmworker housing up to 12 units or 36 beds be considered an agricultural use and permitted in any zone that permits agricultural uses, and employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone.
- **Single Room Occupancy:** Amend the Zoning Code to address the provision of SRO housing.
- **Group Homes:** Amend the Zoning Ordinance to clarify provisions for group homes and allow group homes for six or fewer residents in all zones allowing single family residential uses. Additionally, amend the Zoning Ordinance to include provisions for larger group homes of seven or more residents.
- **Second Units:** Amend the Zoning Ordinance to remove inconsistencies and clarify that second units are permitted in all zones allowing single family uses.

- **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.
- **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.
- **Parking Reduction:** Consider adopting an Administrative Modification process to accommodate minor reduction in required parking standards for senior citizen and other qualified multifamily development projects as an incentive to encourage and allow non-profit developers to construct more affordable units or deeper affordability.

Timeframe and Objectives:

- Amend Zoning Code within one year of Housing Element adoption.
- Annually review the effectiveness and appropriateness of the Zoning Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

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

Housing Quality

Program 6: 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 Kerman 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 four low income households during the planning period.

Financing:	CDBG and HOME funds
Implementation Responsibility:	Planning and Development Department
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1

Program 7: 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 Kerman 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:	Planning and Development Department
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1

Program 8: Code Enforcement

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

Timeframe and Objectives:

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

Financing:	General Fund
Implementation Responsibility:	Code Enforcement Officer
Relevant Policies:	Policy 3.1, Policy 3.3

Housing Assistance

Program 9: Fresno County Homebuyer Assistance Program (HAP)

City of Kerman 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 four households.

Financing:	HOME funds
Implementation Responsibility:	Planning and Development Department
Relevant Policies:	Policy 2.8

Program 10: First-Time Homebuyer Resources

Kerman 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:	Planning and Development Department
Relevant Policies:	Policy 2.8

Program 11: 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.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- Expedite review and approval of alternative energy devices.

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

Program 12: 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.

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

Program 13: Fair Housing

Residents in Kerman has access to fair housing services through 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:

- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and City website.

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

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	40	80	106	182	42	**450**
Rehabilitation	-	2	2	-	-	**4**
Homebuyer Assistance	-	-	4	-	-	**4**
Conservation (Subsidized Rental Housing and Public Housing)	-	253	253	-	-	**506**

SECTION 2F-2: SITES INVENTORY

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 Kerman'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 Kerman did not submit a fourth cycle (2008-2015) housing element for review and certification from HCD. Consequently, the fifth cycle housing element must demonstrate the City's ability in meeting its prior RHNA, and roll over any shortfall in sites to the new planning period. To determine any potential penalties, the analysis in this Housing Element uses the following approach outlined by HCD:

- Step 1: Subtracting the number of housing units constructed, under construction, permitted, or approved since 2006 to date by income/affordability level; 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

The City can count any building permits issued since January 1, 2006, the start of the fourth cycle RHNA period. As shown in Table 2F-2, Kerman has issued permits for 640 units since 2006. Deed-restricted affordable units were inventoried as lower-income. Other multifamily and second units were inventoried as moderate-income based on expected rents. All single family units were inventoried as above moderate-income.

Table 2F-2 Permits Issued, Kerman, January 1, 2006 – December 31, 2014

Affordability Methodology	Units by Income Level			Total
	LI	MI	AMI	Units
Deed-restricted affordable	226			**226**
Market-rate multifamily development		46		**46**
Second Units		4		**4**
Market-rate single family			364	**364**
Total	**226**	**50**	**364**	**640**

Source: City of Kerman, 2014

Vacant and Underutilized Land

In assessing if the City would incur any RHNA penalty from the previous planning period, this section examines the amount of vacant land available in the city with the potential for residential development. The vacant and underutilized land inventory described below as a part of the sites inventory for the Fifth Cycle Housing Element can be counted toward the Fourth Cycle RHNA as well, since all these sites were available during the Fourth Cycle RHNA period. As shown in Table 2F-6 and Figure 2F-1, Kerman has capacity for 1,119 units, including 733 lower-income units, 36 moderate-income units, and 350 above-moderate-income units.

Kerman can also retroactively count approved projects as vacant sites since the land was vacant during the previous RHNA cycle. Therefore, Tracts 5928 and 5831 can be treated as vacant sites. Tract 5928 Phase I and II is made up of 9.20 acres of land zoned SD-R-5 (8.71 units per acre) and 12.01 acres of land zoned SD-R-4.5 (9.68 units per acre). Using the same assumptions as Table 2F-6, this site has capacity for 120 above moderate-income units. Tract 5831 is made up of 15.49 acres of land zoned SD-R-3.5 (12.44 units per acre). Using the same assumptions as Table 2F-6, this site has capacity for 148 moderate-income units.

AB 1233 Carry-Over Analysis Summary

Table 2F-3 summarizes the AB 1233 carry-over analysis for Kerman. Based on units constructed and capacity from vacant and underutilized sites, Kerman meets its Fourth Cycle RHNA in the above moderate-income category, but has 168 units of unaccommodated need in the lower-income categories and 255 units of unaccommodated need in the moderate-income category. These units will carry over into the Fifth Cycle.

Table 2F-3 AB 1233 Carry-Over Analysis Summary

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2006-2013 RHNA	351	351	425	489	809	2,424
Units Constructed 2006-2013 (Table 2F-2)	226			50	364	640
Vacant and Underutilized Sites (Table 2F-6)	733			184	482	1,119
Unaccommodated Need from 4th Cycle	**168**			**255**	**0**	**423**

Source: City of Kerman, 2014.

Fifth Cycle Housing Element RHNA Analysis

For the Fifth Cycle Housing Element update, Kerman has been assigned a RHNA of 909 units, including 238 very low income units, 211 low income units, 202 moderate income units, and 258 above moderate income units. In addition, the City has a carry-over of 168 lower-income units and 255 moderate-income from the Fourth Cycle RHNA, for a total of 379 low-income units and 457 moderate-income.

Units Built or Under Construction

Since the Fifth Cycle RHNA projection period runs from January 1, 2013 to December 31, 2023, Kerman's RHNA can be reduced by the number of units built or under construction since January 1, 2013. Table 2F-4 and Figure 2F-1 show units built or under construction since January 1, 2013 in Kerman; 12 single family homes have been built since this date.

Table 2F-4 Units Built or Under Construction Since January 1, 2013

APN	Units by Income Level					Total Units	Description of Units
	ELI	VLI	LI	MI	AMI		
023-723-09					1	1	SFD
023-723-10					1	1	SFD
023-723-11					1	1	SFD
020-320-80					1	1	SFD
020-320-77					1	1	SFD
020-320-78					1	1	SFD
020-320-75					1	1	SFD
023-725-20					1	1	SFD
023-725-17					1	1	SFD
023-531-19					1	1	SFD
023-710-10					1	1	SFD
023-710-09					1	1	SFD
Total	**0**	**0**	**0**	**0**	**12**	**12**	

Source: City of Kerman, 2014

Planned or Approved Projects

Kerman's RHNA can also be reduced by the number of new units in projects that are planned or approved, but not yet built. Table 2F-5 and Figure 2F-1 show an inventory of all residential projects that are (as of January 2015) approved or in the planning process and scheduled to be built by the end of the current Housing Element planning period (December 31, 2023). For each project the table shows the name of the development, number of units by income category, a description of the units, and the current status of the project.

Tract 5928 is a subdivision split into two separate phases. Phase 1 will contain 19 single family homes, while Phase 2 will include 106 single family homes and 25 multifamily units, all of which are inventoried as above moderate-income units. Tract 5831 is a 91-unit single family subdivision. All 91 units will be market rate single family homes and are inventoried as above moderate-income.

Table 2F-5 Planned or Approved Projects

Project	Units by Income Level					Total Units	Description of Units	Status
	ELI	VLI	LI	M	AM			
Tract 5928 Phase 1					19	19	Single family homes	Approved 7/7/2008
Tract 5928 Phase 2					131	131	106 single family homes, 25 multifamily units	Approved 7/7/2008
Tract 5831					91	91	Single family homes	Approved 12/20/2006
Total	**0**	**0**	**0**	**0**	**241**	**241**		

Source: City of Kerman, 2014

Vacant and Underutilized Land

The Kerman Housing Element sites inventory uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:
  - **Lower-income (LI) Sites.** Sites at least 0.5 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned R-3 M-U, and GC, which allow up to 20 units per acre.
  - **Moderate-Income (MI) Sites.** Sites that are zoned R-2 allow for up to 12.44 dwelling units per net acre. Sites that are zoned SD-R-3.5 allow 12.44 units per net acre. These areas were inventoried as feasible for moderate-income residential development. Typical dwelling units include small and medium-sized apartments and other attached units. Sites that are less than

0.5 acres in size and zoned for R-3 were deemed too small to be inventoried as lower-income and were instead inventoried as moderate-income.

- **Above Moderate-Income (AMI) Sites.** Sites within zones that allow only single family homes at lower densities were inventoried as above moderate-income units. This includes sites zoned for R-1-7 and R-1-12.

- **Development Potential.** The inventory assumes build-out of 80 percent of the maximum permitted density for all sites. However, The City's Zoning Code caps multifamily residential development at 100 units per parcel. Therefore, in the zones where multifamily is permitted (i.e., R-3, M-U, and GC) the sites inventory caps capacity at 100 units per parcel.
- **Assumptions for Mixed-use Zoning.** The Mixed Use zoning district allows for both residential and commercial uses. The M-U district allows for any use permitted within the R-3 zone and, thus, could allow up to 20 units per acre. Sites zoned MU were inventoried at 20 units per acre and as lower-income. The General Commercial (GC) district also allows R-3 uses with a conditional use permit. Sites in the GC district were inventoried as lower-income based on the maximum density of 20 units per acre.
- **Assumptions for Underutilized Sites.** The inventory includes four underutilized sites zoned either R-3 or MU. These sites have been identified because the existing uses are not maximizing development potential that was identified in the 2007 General Plan. These sites exhibit redevelopment potential with a combination of residential and commercial uses. For each site, the City has evaluated overall site potential, potential for lot consolidation, and the status of existing uses.

Table 2F-6 identifies vacant and underutilized sites that are presently zoned for residential or mixed uses and suitable for residential development in Kerman. The locations of these sites are shown in Figure 2F-1. Based on permitted densities and the assumptions described above, the sites identified in Table 2F-6 can accommodate an estimated 1,119 units, including 733 lower-income units, 36 moderate-income units, and 350 above moderate-income units. All of these sites are outside of FEMA 100-year flood zones and do not have other environmental constraints that could hinder future development.

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
02359041S	0.98	HDR	R-3	Vacant	20	15			15	No
02305065S	1.50	HDR	R-3	Vacant	20	24			24	No
2303039 2303041 2303044S (portion) *Subtotal*	0.27 0.20 0.64 *1.11*	HDR	R-3	Underutilized warehouse on western side of parcels. One vacant parcel	*20*	*17*			*17*	No
02331210S	1.04	HDR	R-3	Vacant	20	16			16	No
02303045S 02303046S 02303047S 02303048S 02303049S 02303007S 02303008S *Subtotal*	2.23 0.17 1.98 1.11 2.14 0.20 1.41 *8.91*	MU	MU	Mostly vacant, some underutilized industrial uses	*20*	*142*			*142*	No
02336018T	1.79	MU	MU	Underutilized grass area	20	28			28	No
02322035S	18.69	RC	GC	Vacant	20	100			100	No
02322034S	10.91	RC	GC	Vacant	20	100			100	No
02513095	3.70	RC	GC	Vacant	20	59			59	No
02012027S	3.60	RC	GC	Vacant	20	57			57	No
02303052	1.38	GC	GC	Vacant	20	22			22	No
02302068ST	0.98	GC	GC	Vacant	20	15			15	No

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
02339015S	0.94	GC	GC	Vacant	20	15			15	No
02303055 02303054 02303057 02303056 02303053 02303058 *Subtotal*	0.53 0.52 0.50 0.46 0.46 1.96 *4.43*	RC	GC	Vacant	*20*	*70*			*70*	No
02339020S 02339019S 02339018S 02339021S *Subtotal*	0.42 0.41 1.28 0.54 *2.65*	GC	GC	Vacant	*20.00*	*42*			*42*	No
02310008S 02310004S 02310007S 02310029S *Subtotal*	0.31 0.21 0.13 0.09 *0.74*	RC	GC	Vacant	*20.00*	*11*			*11*	No
02340502S	0.62	HDR	R-3	Vacant	20		9		9	No
02310024S	0.33	HDR	R-3	Vacant	20		5		5	No
02330213S	0.21	HDR	R-3	Vacant	20		3		3	No
02347203S	0.19	HDR	R-3	Vacant	20		3		3	No
02318820S	0.09	MDR	R-2	Vacant	12		1		1	No
02321307S	0.16	MDR	R-2	Vacant	12		1		1	No
02321701S	0.17	MDR	R-2	Vacant	12		1		1	No
02320701S	0.17	MDR	R-2	Vacant	12		1		1	No

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
02318510S	0.19	MDR	R-2	Vacant	12		1		1	No
02322051S	1.18	MDR	R-2	Vacant	12		11		11	No
02322047S	0.16	MDR	R-1-7	Vacant	6			1	1	No
02323217	0.05	LDR	R-1-7	Vacant	6			1	1	No
02323216	0.10	LDR	R-1-7	Vacant	6			1	1	No
02032077S	0.15	LDR	R-1-7	Vacant	6			1	1	No
02372403S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372402S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371054S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372405S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372522S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372614S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372503S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372502S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372202S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372203S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372102S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372103S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372108S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372201S	0.16	LDR	R-1-7	Vacant	6			1	1	No

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
02371034S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371036S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371037S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371035S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371033S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372312S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371045S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371046S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371051S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372404S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371018S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371020S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02032064S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02033308S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02033309S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02033310S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02033311S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371019S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372401S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371053S	0.16	LDR	R-1-7	Vacant	6			1	1	No

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
02372106S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372517S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372518S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372520S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372519S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372516S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372107S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02033312S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371049S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371050S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371017S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372311S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02033302S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02033303S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02033304S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02033305S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371029S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371026S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371028S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02371027S	0.16	LDR	R-1-7	Vacant	6			1	1	No

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
02371030S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02033301S	0.16	LDR	R-1-7	Vacant	6			1	1	No
02372511S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02372521S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02372510S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02032080S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02372104S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02372609S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02372105S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02372406S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371047S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371048S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371057S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371032S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02032075S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02032076S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033202S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033102S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033103S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033203S	0.17	LDR	R-1-7	Vacant	6			1	1	No

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
02033204S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033104S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033205S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033105S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02036031S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033108S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033208S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033109S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033209S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033110S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033210S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033111S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033211S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033406S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02372310S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033101S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033201S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371038S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033112S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033212S	0.17	LDR	R-1-7	Vacant	6			1	1	No

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
02372309S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02353119S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033428S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02372308S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371016S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02372307S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371015S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371013S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371011S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371009S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371014S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371012S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371010S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371008S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02372306S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371056S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033438S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371025S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033314S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02372611S	0.17	LDR	R-1-7	Vacant	6			1	1	No

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
02372613S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02372205S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02372610S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02372612S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02371031S	0.17	LDR	R-1-7	Vacant	6			1	1	No
02033307S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02371002S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02033313S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02033421S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02033107S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02033437S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02033214S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02033114S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02372504S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02372313S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02033306S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02033207S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02372501S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02372512S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02033106S	0.18	LDR	R-1-7	Vacant	6			1	1	No

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
02372608S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02372101S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02346211S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02372509S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02033113S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02033429S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02033213S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02371001S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02371052S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02372523S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02033206S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02032078S	0.18	LDR	R-1-7	Vacant	6			1	1	No
02372302S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033439S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02372109S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033420S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033415S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033418S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033416S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033417S	0.19	LDR	R-1-7	Vacant	6			1	1	No

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
02033419S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033413S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033414S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033412S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033411S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033410S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02371044S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02372206S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033432S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033409S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02372515S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033441S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033431S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02032066S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033425S	0.19	LDR	R-1-7	Vacant	6			1	1	No
02033424S	0.20	LDR	R-1-7	Vacant	6			1	1	No
02032065S	0.20	LDR	R-1-7	Vacant	6			1	1	No
02033430S	0.20	LDR	R-1-7	Vacant	6			1	1	No
02330213S	0.21	LDR	R-1-7	Vacant	6			1	1	No
02371039S	0.21	LDR	R-1-7	Vacant	6			1	1	No

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
02353116S	0.21	LDR	R-1-7	Vacant	6			1	1	No
02371003S	0.21	LDR	R-1-7	Vacant	6			1	1	No
02372301S	0.21	LDR	R-1-7	Vacant	6			1	1	No
02371007S	0.22	LDR	R-1-7	Vacant	6			1	1	No
02033433S	0.22	LDR	R-1-7	Vacant	6			1	1	No
02348204S	0.22	LDR	R-1-7	Vacant	6			1	1	No
02338010	0.22	LDR	R-1-7	Vacant	6			1	1	No
02372305S	0.23	LDR	R-1-7	Vacant	6			1	1	No
02033408S	0.23	LDR	R-1-7	Vacant	6			1	1	No
02371004S	0.23	LDR	R-1-7	Vacant	6			1	1	No
02347126S	0.24	LDR	R-1-7	Vacant	6			1	1	No
02033427S	0.24	LDR	R-1-7	Vacant	6			1	1	No
02372507S	0.24	LDR	R-1-7	Vacant	6			1	1	No
02372524S	0.24	LDR	R-1-7	Vacant	6			1	1	No
02372525S	0.24	LDR	R-1-7	Vacant	6			1	1	No
02371041S	0.24	LDR	R-1-7	Vacant	6			1	1	No
02033423S	0.24	LDR	R-1-7	Vacant	6			1	1	No
02372514S	0.24	LDR	R-1-7	Vacant	6			1	1	No
02033407S	0.24	LDR	R-1-7	Vacant	6			1	1	No
02348101S	0.24	LDR	R-1-7	Vacant	6			1	1	No

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
02372506S	0.24	LDR	R-1-7	Vacant	6			1	1	No
02372508S	0.25	LDR	R-1-7	Vacant	6			1	1	No
02371040S	0.25	LDR	R-1-7	Vacant	6			1	1	No
02371043S	0.25	LDR	R-1-7	Vacant	6			1	1	No
02372513S	0.25	LDR	R-1-7	Vacant	6			1	1	No
02035016S	0.27	LDR	R-1-7	Vacant	6			1	1	No
02034020S	0.27	LDR	R-1-7	Vacant	6			1	1	No
02034013S	0.27	LDR	R-1-7	Vacant	6			1	1	No
02034014S	0.27	LDR	R-1-7	Vacant	6			1	1	No
02035015S	0.27	LDR	R-1-7	Vacant	6			1	1	No
02035020S	0.27	LDR	R-1-7	Vacant	6			1	1	No
02035019S	0.27	LDR	R-1-7	Vacant	6			1	1	No
02034019S	0.27	LDR	R-1-7	Vacant	6			1	1	No
02035021S	0.27	LDR	R-1-7	Vacant	6			1	1	No
02035010S	0.27	LDR	R-1-7	Vacant	6			1	1	No
02035009S	0.27	LDR	R-1-7	Vacant	6			1	1	No
02035014S	0.27	LDR	R-1-7	Vacant	6			1	1	No
02035011S	0.27	LDR	R-1-7	Vacant	6			1	1	No
02371042S	0.28	LDR	R-1-7	Vacant	6			1	1	No
02035024S	0.28	LDR	R-1-7	Vacant	6			1	1	No

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
02034008S	0.28	LDR	R-1-7	Vacant	6			1	1	No
02034003S	0.28	LDR	R-1-7	Vacant	6			1	1	No
02034002S	0.28	LDR	R-1-7	Vacant	6			1	1	No
02035005S	0.28	LDR	R-1-7	Vacant	6			1	1	No
02034001S	0.28	LDR	R-1-7	Vacant	6			1	1	No
02035006S	0.28	LDR	R-1-7	Vacant	6			1	1	No
02035004S	0.28	LDR	R-1-7	Vacant	6			1	1	No
02034004S	0.28	LDR	R-1-7	Vacant	6			1	1	No
02035007S	0.28	LDR	R-1-7	Vacant	6			1	1	No
02371005S	0.28	LDR	R-1-7	Vacant	6			1	1	No
02034018S	0.29	LDR	R-1-7	Vacant	6			1	1	No
02345313S	0.29	LDR	R-1-7	Vacant	6			1	1	No
02033426S	0.29	LDR	R-1-7	Vacant	6			1	1	No
02033422S	0.29	LDR	R-1-7	Vacant	6			1	1	No
02035001S	0.30	LDR	R-1-7	Vacant	6			1	1	No
02035022S	0.30	LDR	R-1-7	Vacant	6			1	1	No
02034017S	0.30	LDR	R-1-7	Vacant	6			1	1	No
02035018S	0.30	LDR	R-1-7	Vacant	6			1	1	No
02035017S	0.30	LDR	R-1-7	Vacant	6			1	1	No
02034021S	0.30	LDR	R-1-7	Vacant	6			1	1	No

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
02035008S	0.30	LDR	R-1-7	Vacant	6			1	1	No
02348201S	0.30	LDR	R-1-7	Vacant	6			1	1	No
02035025S	0.31	LDR	R-1-7	Vacant	6			1	1	No
02035013S	0.31	LDR	R-1-7	Vacant	6			1	1	No
02371006S	0.31	LDR	R-1-7	Vacant	6			1	1	No
02035023S	0.32	LDR	R-1-7	Vacant	6			1	1	No
02034011S	0.32	LDR	R-1-7	Vacant	6			1	1	No
02035012S	0.32	LDR	R-1-7	Vacant	6			1	1	No
02371055S	0.32	LDR	R-1-7	Vacant	6			1	1	No
02035003S	0.32	LDR	R-1-7	Vacant	6			1	1	No
02348203S	0.34	LDR	R-1-7	Vacant	6			1	1	No
02348202S	0.34	LDR	R-1-7	Vacant	6			1	1	No
02034016S	0.35	LDR	R-1-7	Vacant	6			1	1	No
02322023S	0.40	LDR	R-1-7	Vacant	6			1	1	No
02035002S	0.42	LDR	R-1-7	Vacant	6			2	2	No
02034007S	0.43	LDR	R-1-7	Vacant	6			2	2	No
02034009S	0.44	LDR	R-1-7	Vacant	6			2	2	No
02034010S	0.48	LDR	R-1-7	Vacant	6			2	2	No
02014023S	18.43	LDR	R-1-7	Vacant	6			88	88	No
02351304S	0.33	LDR	R-1-12	Vacant	4			1	1	No

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
02351305S	0.33	LDR	R-1-12	Vacant	4			1	1	No
Total						**733**	**36**	**350**	**1,119**	

Source: City of Kerman, 2014.

RHNA Summary

Table 2F-7 provides a summary of Kerman's ability to meet the 2013-2023 RHNA. After accounting for units built or under construction, planned and approved projects, and capacity on vacant/underutilized sites, Kerman has a surplus in the lower- and above moderate-income categories and a remaining need of 421 moderate-income units. After carrying over the surplus from the lower-income categories, the remaining moderate-income need can be reduced to 305.

One way that this remaining need of 305 moderate-income units could be met during the planning period is through annexations. Figure 2F-1 show sites that are outside the city limits but within the Sphere of Influence and designated for Medium Density Residential, which allows up to 12 units per acre. The Medium Density Residential designation typically includes a mix of single family, duplex, tri-plex, four-plex, and multifamily uses that are affordable for moderate-income households. These areas total 751 acres and have capacity for over 7,000 units. The City anticipates that as the City grows over the eight-year planning period of the Housing Element, enough of these sites will be annexed to cover the 305-unit deficit in the moderate-income category. The City will annually monitor capacity to meet its moderate-income housing needs.

Table 2F-7 RHNA Summary, Kerman, January 1, 2013 – December 31, 2023

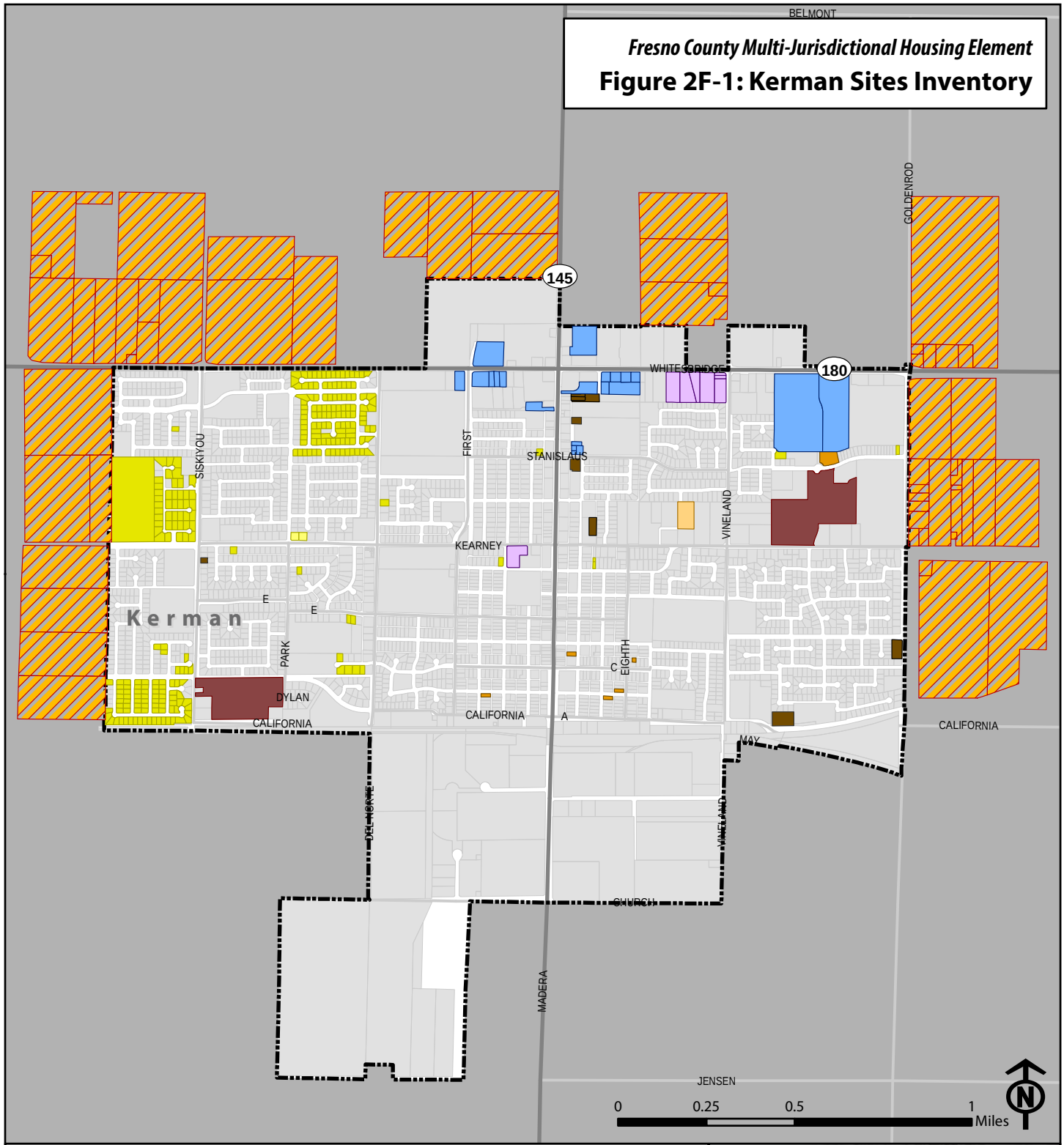
Project	Units by Income Level					Total Units
	ELI	VLI	LI	M	AM	
2006-2013 RHNA Unaccommodated Need	-	-	**168**	**255**	-	**423**
2013-2023 RHNA	119	119	211	202	258	909
Total RHNA	**119**	**119**	**379**	**457**	**258**	**1,332**
Units Built or Under Construction (Table A-4.1)	-	-	-	-	12	12
Planned or Approved Projects (Table A-4.2)	-	-	-	-	241	241
Capacity on Vacant Sites (Table A-4.3)	733			36	350	1,119
Remaining Surplus/(Need)[1]	**116**			**(421)**	**345**	**(421)**

[1] Remaining Surplus/Need(-) is calculated by subtracting units built, planned projects, and capacity on vacant a sites from the total RHNA.

Source: City of Kerman, 2014.

Fresno County Multi-Jurisdictional Housing Element

Figure 2F-1: Kerman Sites Inventory



City Limits

Highways

Zoning

R-1-12

R-1-7

SD-R-4.5

R-2

R-3

M-U

GC

Approved Tentative Tracts

Outside City Limits
Designated MDR



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SECTION 2F-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The 2007 Kerman General Plan includes four land use designations that allow residential development:

- ***Very Low Density Residential:*** Maximum 2 dwelling units per acre
- ***Low Density Residential:*** Maximum 9 dwelling units per acre
- ***Medium Density Residential:*** Maximum 12 dwelling units per acre
- ***High Density Residential:*** Maximum 20 dwelling units per acre

The General Plan also contains a Mixed-use designation that allows for a combination of residential, office, and commercial uses.

Conclusion

The General Plan land use designations offers a range of housing densities in the community.

Recommended Action

None required.

Zoning Ordinance

Analysis

The City's Zoning Ordinance contains the following residential zoning districts:

- ***Urban Reserve (UR):*** The purpose of this district is to preserve land for agriculture; serve as a holding zone for future urban development; and, prevent the encroachment of urban uses or incompatible agriculturally-related uses.
- ***Rural Residential (RR, RR-43, RR-100):*** The purpose of this district is to allow for low-density residential development on large lots in order to preserve the rural character of Kerman, allow for agricultural uses, and serve as a transition area between urbanizing lands and agriculture. This district provides for three rural residential zones: RR, RR-43, and RR-100. The application of each zone will be based on the land use of the property, the Kerman general plan, and the availability of infrastructure.

- ***Single Family (R-1-7, R-1-12):*** The purpose of this district is to provide for residential areas within Kerman which allow a range of densities for single family homes, and uses compatible with the single family district. This district is intended to promote an environment which is free of traffic and parking congestion, significant noise levels, and uses which are not complementary to residential neighborhoods. This district provides for two single family residential zones: R-1-7 and R-1-12. The purpose and intent of each zone is based on the policies and objectives outlined in the Kerman general plan. The R-1-7 zone is reserved for traditional types of single family development. The R-1-12 zone is intended to create a boulevard effect along certain streets in Kerman. This district is generally reserved for streets which serve as major entryways to the community.
- ***Multiple Family Residential (R-2, R-3):*** The purpose of this district is to provide for a range of multifamily residential densities that are designated in a manner which do not conflict with surrounding residential uses and do not over burden local streets. This district provides for two multifamily residential base zones: R-2 and R-3. The purpose and location of the R-2 and R-3 zone districts is based on the policies and objectives outlined in the Kerman General Plan. The purpose of the district is to provide for a range of multifamily residential housing densities that meet the goals of the Kerman housing element and are designed and located so that they do not conflict with adjacent land uses and do not over burden local streets.
- ***Mobile Home Park (MHP):*** The purpose of this chapter is to promote housing opportunities for residents of the city of Kerman by establishing policies and development standards for mobile home parks. The development standards for the mobile home parks will further encourage the creation of stable and attractive parks which will benefit the residents of the park and the community as a whole.

In addition, the City's Zoning Ordinance allows residential uses in the following nonresidential zones:

- ***Mixed-Use (MU):*** The purpose of this district is to implement the objectives of the Kerman general plan with respect to properties deemed appropriate for mixed-use development. The district is intended to allow for a combination of residential, office, and commercial uses. The district discourages uses of a service or industrial nature or those generating high volumes of vehicle traffic. All uses in the M-U zone are processed as a conditional use and are required to obtain a conditional use permit prior to establishment of the use. All project proponents must also submit a master plan of development as required in Section 17.45.080, Master plan.
- ***General Commercial (GC):*** The purpose of this district is to provide sites for a wide range of commercial and office uses which are diverse, visually pleasing, convenient in terms of parking and access, attractive and used by citizens of Kerman as well as visitors to the area. Multifamily residential is allowed with a conditional use permit.
- ***Office Professional (OP):*** The purpose of this district is to provide areas in the community which are appropriate for office development and identify residential sites which, due to their location, are appropriate for transition to office use. Single family uses are allowed.

In 2007 the City adopted the Smart Development (SD) Combining District, which provides flexible development standards within the density standards of the underlying zone district. The intent of the SD District is to permit a more efficient and aesthetic use of land through the arrangement of buildings not permitted through the strict application of zoning. Providing such flexibility in development standards can result in lowering the cost of development. The SD Combining District is described as follows:

- ***Smart Development (-SD-R-5, -SD-R-4.5, -SD-R-3.5, -SD-R-2.5):*** The purpose of the district is to promote development designs that respond to significant planning-related issues facing the San Joaquin Valley, including urbanization of agricultural land, air pollution, housing affordability, traffic, aesthetics, and neighborhood deterioration. This new approach to development design has been popularized by the term "smart growth" and its purpose is to achieve the average density goals set forth by each district. The smart development district is structured to encourage a comprehensive development that is superior to traditional development of the recent past by increasing walkability and connectivity while achieving the higher net density and preservation of open space goals set forth by the general plan. To the greatest extent possible, attention is given to greater design details and the average density set forth by each individual zone district will be achieved through a mix of residential housing types and sizes.

Conclusion

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

Recommended Action

None required.

Residential Development Standards

Analysis

Table 2F-8 lists and describes the residential development standards required in Kerman. These development standards are typical and consistent with standards established in surrounding communities.

Table 2F-8 Residential Development Standards

Zoning District	Minimum Lot Size	Density	Height (ft.)	Coverage	Minimum Lot Dimensions (ft.)		Minimum Setbacks (ft.)			Open Space
					Width	Depth	Front	Rear	Side	
RR	0.5 acres	2 du/acre	35	40%	125	n/a	35	25	15	n/A
R-1-12	12,000 sq. ft.	2 du/acre	35	45%	120	100	35	15	12	n/a
R-1-7	7,000 sf.	9 du/acre	35	45%	75	n/a	25	15	5	n/a
R-2	7,000 sf.	12 du/acre	35	45%	70	n/a	20	15	5	5% net area*
R-3	7,000 sf.	20 du/acre	35	50%	70	n/a	15	15	5	5% net area*
SD-R-5	5,000 sf.	7 du/acre	35	45%	n/a	n/a	25	5	5	900 sq. ft.
SD-R-4.5	4,500 sf.	8 du/acre	35	50%	n/a	n/a	20	5	5	750 sq. ft.
SD-R-3.5	3,500 sf.	12.5 du/acre	35	60%	n/a	n/a	15	5	5	500 sq. ft.
SD-R-2.5	2,500 sf.	20 du/acre	35	70%	n/a	n/a	10	5	5	250 sq. ft.

Note: * Open space requirement of 5% of net site area only applies where there are 10 or more units proposed.

Source: City of Kerman Municipal Code Sections 17.40, 17.42, 17.58, and 17.74: Zoning Ordinance, 2015.

Parking

Table 2F- summarizes the residential parking requirements in Kerman.

Table 2F-9 Residential Parking Standards, Kerman

Type of Residential Development		Required Parking Spaces	
Single family detached, duplexes, halfplexes, and mobile homes		2 covered spaces/unit	
Second unit		1 space/ bedroom or efficiency unit	
Apartments, condominiums, townhouses, rowhouses, and cluster development	1 BR[1]	1.5 spaces/unit	One of the required parking spaces per unit must be covered. 0.5 spaces/unit as guest parking
	More than 1 BR	2 spaces/unit	
Mobile home park		-2 spaces/unit; one shall be covered -1 supplemental space for boats, travel trailers, and other vehicles for each 10 mobile home lots. - 1 guest space for every 5 mobile home sites.	

Note:[1] Any room which could be converted to a bedroom (such as a den) will be considered a bedroom when computing required parking.

Source: Kerman Zoning Ordinance, 2014.

Open Space and Park Requirements

As shown in Table 2F-9 above, the City requires open space to be set aside in certain residential zones. For developments with 10 or more units in the R-2 and R-3 zones, 5 percent of the net area must be set aside as open space. Within the Smart Development Combining District, the Zoning Ordinance has a minimum yard requirement ranging from 250 square feet in the SD-R-2.5 to 900 square feet in the SD-R-5.

Conclusion

The development standards are typical for most Central Valley and California communities and do not pose any potential constraints to the development of affordable housing in Kerman.

Recommended Action

None required.

Growth Management

Analysis

The City of Kerman General Plan land Use Element contains growth management policies that balance infill development with outward expansion into the Sphere of Influence (SOI). The goal is to promote an urban growth pattern that is compact, contiguous and concentric. The General Plan establishes a 2017 Growth Boundary Line and expansion beyond this line will not be considered unless the City's "80% Infill Policy" is fulfilled. The

General Plan divided the City's residential areas into three areas defined below and illustrated in Map 7 in Part II of the 2007 Kerman General Plan:

- West of Madera Ave., south of Whitesbridge Road, north of California Avenue
- North of Whitesbridge Road
- East of Madera Avenue, south of Whitesbridge Road, north of California Avenue

In order to consider growth beyond the 2017 Growth Boundary Line, one of the areas must have reached the 80 percent infill criteria, meaning 80 percent of the residential area has built out.

As discussed in Section 2F-2, Sites Inventory, the City has adequate sites within current city limits to accommodate its regional housing needs allocation (RHNA), and is not relying on annexing more residential land to meet its housing needs.

Conclusion

Since the City has adequate capacity within current city limits to meet its RHNA, the Growth Boundary Line is not a constraint to meeting the City's housing needs.

Recommended Action

None required.

Density Bonus

Analysis

Chapter 17.70 of the City's Zoning Ordinance contains the Density Bonus provisions for the City of Kerman. The City grants a 25 percent density bonus over the housing unit density allowed by the existing zoning if the developer agrees to meet one of the following conditions:

- At least 10 percent of the units are for lower-income households;
- At least 25 percent of the units are for low- or moderate-income households; or
- At least 50 percent of the units are for qualifying residents.

Qualifying residents is defined in the Zoning Ordinance as persons 62 years of age or older or 55 years of age or older in a senior citizen housing development.

Conclusion

Kerman's Density Bonus Ordinance is outdated and does not comply with current State law, which requires a density bonus up to 35 percent with up to three additional incentives. In addition, the Ordinance does not provide a density bonus for a development with childcare facilities.

Recommended Action

The Housing Element includes a program to update the density bonus ordinance to comply with State law.

Zoning for a Variety of Housing Types

Analysis

Title 17 (Zoning) of the City of Kerman Municipal Code describes the City's regulations for residential development. Table 2F-10 summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 2F-10 Residential Uses Permitted by Zone, Kerman

District Name	UR	OPR	RR	R-1	R-2	R-3	MHP	-SD[1]	MU	OP	GC
Single Family Dwelling	P	P	P	P	-	-	-	P		P	-
Multifamily (40 or fewer units)	-	-	-	-	P	P	-	C	C	C	C
Multifamily (41 to 100 units)	-	-	-	-	C	C	-	C	C	C	C
Manufactured Housing	P	P	P	P	P	P	P	P	-	-	-
Mobilehome Park	-	-	-	C	C	C	-	C	-	-	-
Farm Employee Housing	P	P	-	-	-	-	-	-	-	-	-
Emergency Shelters (6 or fewer)[2]	-	-	C	C	P	P	-	C	C	-	-
Transitional Housing	-	-	-	-	-	-	-	-	-	-	-
Supportive Housing	-	-	-	-	-	-	-	-	-	-	-
Single Room Occupancy	-	-	-	-	-	-	-	-	-	-	-
Community Care Facility (6 or fewer)	-	-	C	C	P	P	-	C	C	-	-
Community Care Facility (7 or more)	-	-	-	-	-	-	-	-	-	-	-
Licensed group care home (6 or fewer)	-	-	C	-	-	-	-	-	-	-	-
Second Residential Unit3	P	P	P	P	C	C	-	P	C	C	-

P: permitted, C: conditional use permit, "-" no provisions.

[1] Permitted uses in -SD are the same as those in R-1. Conditional uses are the same as those in R-1, R-2, and R-3.

[2] Emergency shelters for six or fewer persons are allowed under the definition of community care facilities.

[3] Chapter 17.66 (Second Residential Units) explains that second residential units shall be permitted in all single-family residential districts; however, second residential units are also listed as conditionally permitted within the UR, OPR, RR, R-1, R-2, and R-3 zones.

Source: City of Kerman Zoning Ordinance, 2014.

Multifamily

The City of Kerman Zoning Code expressly permits duplexes and up to 40 multiple-family dwelling units per site in the R-2 and R-3 zone districts. Multifamily developments exceeding 41 units up to a maximum of 100 units require a Conditional Use Permit in these zones. Multifamily housing is also permitted subject to a conditional use permit MU, OP, GC, and –SD Combining District.

The current maximum 100 units per project is based on the city's experience with past projects. Kerman is a relatively small community and the typical multi-family project has not exceeded 100 units due to market demand or project feasibility. The City has approved several recent affordable projects, and none of the projects came close to the 100 unit maximum. The Kerman Acre (Granada Commons) Apartments, built in 2010, was a small affordable apartment complex of only 16 units; the Kearney Palms Senior Apartments Phase III, built in 2012, included 44 affordable units; and the Hacienda Heights apartments which included 68 affordable units. The City facilitated the development of these affordable projects with Redevelopment Agency funds and fee waivers. None of these affordable projects were impacted by the Zoning Ordinance standard that limits multifamily to 100 units.

Manufactured Housing

In compliance with State law, the City's Zoning Ordinance expressly permits manufactured homes in all zones allowing single family homes.

Farmworker/Employee Housing

The Zoning Ordinance contains provisions that allow for farm employee housing in agricultural zones; however, the provisions do not fully comply with State law requirements.

Under California Health and Safety Code 17021.5 (Employee Housing Act), farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. The City permits agricultural uses in the UR, OPR, and RR zones, but currently only permits farm employee housing in the UR and OPR zones. The definition of "farm labor camp" is as follows:

> *"Any living quarters such as dwellings, boarding houses, bunkhouses, automobile trailers or other housing accommodations, permanently maintained in connection with any farm work for the housing of five or more farm employees."*

While this definition does not necessarily conflict with State law requirements for farm employee housing, it does not expressly permit housing up to 12 units or 36 beds.

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

Emergency Shelters

The City recently (May 2015) amended the Zoning Ordinance to comply with State law requirements for emergency shelters. The Zoning Ordinance defines emergency residential shelter as:

> *"Emergency residential shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, where no individual or household may be denied emergency shelter because of an inability to pay; as defined and used in Section 508019 of the California Health and Safety Code.*

Emergency shelters are allowed by-right in the C-S and M-1 zones subject to development standards that are allowed per State law. Table 2F-11 shows the parcels that are vacant and zoned C-S and M-1. There are eight parcels totaling over 41 acres that are zoned either C-S or M-1 and could potentially accommodate an emergency shelter by right. The 2013 Point-in-Time Count estimated that ere were 2,799 homeless individuals in Fresno County, with five homeless persons estimated to be from the City of Kerman. The C-S and M-1 zones provides more than enough capacity to accommodate the City's need for homeless shelters.

Table 2F-11 Potential Emergency Shelter Sites

APN	Acreage
02306055S	9.50
02513014S	8.90
02306054S	8.59
02306093S	5.96
02513058	4.78
02307302S	2.78
02307111S	0.75
02306034S	0.38
Total	**41.64**

Source: Mintier Harnish, 2014.

Transitional and Supportive Housing

The City also recently (May 2015) amended the Zoning Ordinance to comply with State law requirements for transitional and supportive housing. The City adopted the following definitions, which ensure compliance with State law:

> *"Transitional housing" Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing units are residential uses allowed in all zones that allow residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.*

"Supportive housing" housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing units are residential uses allowed in all zones that allow residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.

"Target populations" persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

The City also added Section 17.92.030 to read: "Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone."

Single Room Occupancy Units

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

Group Homes

The Zoning Ordinance makes some provisions for group homes, but does not fully comply with State law requirements. Group homes fall under two defined land uses in the Zoning Ordinance: "community care facility" and "group home" (or "group housing facility"). The definitions are as follows:

"Community care facility" means any facility, place or building which is maintained and operated to provide nonmedical residential care, emergency shelters, adult day care, or home-finding agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, or incompetent persons. "Community care facility" shall include residential facility, residential care facility for the elderly, adult day care facility, home finding agency, and social rehabilitation facility, as defined in Section 1502 of the Health and Safety Code, and includes the following:

A. Adult Residential Facility. Provides twenty-four-hour-a-day nonmedical care and supervision to adults who are mentally disordered or otherwise handicapped except elderly persons, who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

B. Residential Care Facility for the Elderly. A group housing arrangement chosen voluntarily by residents who are at least sixty-two years of age and who are provided varying levels of supportive services of care, as agreed upon at the time of admission, based upon their varying needs.

C. Rehabilitation Facility. Provides twenty-four-hour-a-day nonmedical care and supervision in a group setting to adults and/or emancipated minors recovering from alcohol and/or drug misuse, who are currently or potentially capable of meeting their life support needs independently; but who temporarily need assistance, guidance, and counseling.

D. Foster Family Home. Any residential facility providing twenty-four hour care for six or fewer foster children which is owned, leased or rented and is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed. Such placement may be by a public or private child placement agency or by a court order, or by voluntary placement by a parent, parents or guardian.

"Group home" or "group housing facility" means any building, facility, premises, house, structure, dwelling unit, multiple dwelling unit, apartment house, or portion thereof, at which persons reside in a group occupancy setting, but not including a hotel, motel, fraternity, sorority, rooming and/or boarding house, rest home or family. This facility is generally characterized by the provision of pre-arranged or organized household structure or program. Residents of a facility may also receive medical treatment in addition to any nonmedical supportive services in a residential or congregate care setting, as opposed to a hospital. Group housing facilities, except those located in a single family dwelling with six or fewer persons, are subject to the provisions of Chapter 17.12.

While the definition for "group home" implies that group housing facilities with six or fewer persons located in a single family dwelling are not subject to a conditional use permit, the Zoning Ordinance does not clearly allow them in all zones allowing single family residential uses. In fact, licensed group care homes are identified specifically as a conditional use in the RR zone. This is the only reference to licensed group care homes in the Zoning Ordinance. There are no provisions for group homes of seven or more in any of the zones.

Second Units

The Zoning Ordinance is internally inconsistent in its treatment of second units. Chapter 17.66 (Second Residential Units) explains that second residential units shall be permitted in all single-family residential districts; however, second residential units are also listed as conditionally permitted within the UR, OPR, RR, R-1, R-2, and R-3 zones.

Conclusion

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

- **Farmworker/Employee Housing:** The Zoning Ordinance does not fully comply with the employee housing act in that farm employee housing is not permitted in all zones allowing agricultural uses, and employee housing for six or fewer is not expressly permitted in all zones allowing single family uses.
- **Single Room Occupancy:** Single room occupancy facilities are not defined in the Zoning Ordinance.
- **Group Homes:** The provisions for group homes should be clarified and amended to fully comply with State law.
- **Second Units:** The Zoning Ordinance should be amended to remove inconsistencies and clarify that second units are permitted in all zones allowing single family uses.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address farmworker and employee housing, single room occupancy units, group homes, and second units.

On- Off-Site Improvement Standards

Analysis

The City of Kerman requires that developers complete certain site improvements in conjunction with new housing development. The following improvements are required for residential subdivisions according to Title 16 of the Municipal Code:

- Streets and highways must be graded and surfaced prior to the issuance of any building permit. This includes the extension of all subdivision streets, highways, or public ways to the intercepting paving line of any county road, city street, or State highway.
- All underground utilities, sanitary sewers, and storm drains in streets, service roads, alleys, or highways must be constructed prior to the surfacing of such streets.
- Street infrastructure including curb and gutters, sidewalks, streetlights, street signs, and fire hydrants must be installed.

Local streets comprise the majority of the residential street network in Kerman, in contrast to major and secondary arterial and collector streets. The City's standards for local street right-of-ways is 60 feet, with a curb-to-curb pavement width of 36 to 40 feet, having two lanes, and on-street parallel parking on both sides of the street. Residential projects within the Smart Development Combining Zone District may reduce local street right-of-ways to 50 feet, with a curb-to-curb pavement width of 32 feet. This reduces the cost of street infrastructure and provides more buildable area in a subdivision. Several existing single family residential project were developed with this reduced standard and the City has approved several subdivision maps within the SD Zone District.

Conclusion

These off-site standards do not act as an impediment to the production of housing for lower income households. Installation of these off-site improvements is considered a "cost of doing business." From the City's vantage point, these improvements are necessary to ensure that Kerman is built in a manner that benefits residents of the subdivision and the city as a whole.

Recommended Action

None required.

Fees and Exactions

Analysis

Various fees and improvements are charged by the City to cover costs of processing permits and providing services and facilities, such as utilities, parks, and infrastructure. Almost all of these fees are charged on a pro-rata share system, based on the magnitude of the project's impact or the extent of benefit. Table 2F-12 shows the typical planning fees for market-rate residential development in Kerman.

Table 2F-12 Typical Processing and Permitting Fees, Kerman

Type	Fee
Planning and Application Fee	
Site Plan Review (major)	$1,400
Site Plan Review (minor)	$500
Variance Review	$1,000
Conditional Use Permit (major)	$1,300
Conditional Use Permit (minor)	$500
General Plan Amendment	$1,500
Specific Plan	Consultants Cost +15%
Lot Line Adjustment	$350
Minor Deviation	$100
Fire Department Review	$247
Environmental Fees	
Categorical Exemption	$100
Negative/Mitigated Negative Declaration	$1,000
Environmental Impact Report	Consultants Cost + 15%
Environmental Mitigation Monitoring	$500 min. deposit + staff hourly rate
Subdivision Fees	
Tentative Parcel Map (1-4 Lots)	$900
Tentative Tract Map (5+ Lots)	$2,000 (+$26/lot)
Smart Development (SD)	$1,800
Rezone/Prezone Map Amendment	$1,300
Annexation	$2,000
Deferred Improvement Agreement	$785
Development Agreement	$1,259

Source: City of Kerman Development Fee Schedule, 2014.

The City also charges development impact fees for all new residential projects. Table 2F-13 shows typical planning, environmental, and development impact fees for two prototypical projects: a 100-unit single family subdivision and a 40-unit multifamily development. The estimated construction cost for this prototype unit before permit fees is about $200,000. The plan check, permit, and impact fees account for an additional sum of $16,237, or approximately 8 percent of the estimated construction cost. The multi-family prototype is a 20-unit, two-story multi-family housing development. The estimated construction cost for this prototype before permit and impact fees is roughly $170,000 per unit. In summary, the fees for plan check, permits, and development impact total $13,563 per unit. This constitutes approximately 8 percent of the estimated construction cost. This estimate does not include school fees, which would add about $8,900 in fees for a single family unit and $4,500 to the fees for a multifamily unit.

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

Type of Fee	Single Family Subdivision (100 units)		Multifamily Development (40 units)	
	Total	Per Unit	Total	Per unit
Planning Fees				
Tentative Tract Map	$4,600	$46	-	-
Fire Department Review Fee	$247	$2	$247	$6
Conditional Use Permit	-	-	-	-
General Plan Amendment	-	-	-	-
Rezone	-	-	-	-
Subtotal	*$4,847*	*$48*	*$247*	*$6*
Environmental Fees				
Categorical Exemption	-	-	$100	$3
Mitigated Negative Declaration	$1,000	$10.00	-	-
Mitigation Monitoring	$500	$5.00	-	-
Subtotal	*$1,500*	*$15*	*$100*	*$3*
Impact Fees				
Administrative	$50,000	$500	$19,000	$475
Public Building Facilities	$132,400	$1,324	$25,160	$629
General Plan Fee	$29,600	$296	$11,840	$296
Fire Station and Equipment	$73,000	$730	$17,680	$442
Storm Basin Acquisition	$25,200	$252	$6,160	$154
Storm Drain Facilities	$104,300	$1,043	$25,480	$637
Water Front Footage	$39,600	$396	$11,240	$281
Water Oversize	$30,400	$304	$11,520	$288
Water Major Facilities	$212,600	$2,126	$80,800	$2,020
Sewer Front Footage	$42,200	$422	$12,000	$300
Sewer Oversize	$55,400	$554	$21,040	$526
Sewer Major Facilities	$234,900	$2,349	$93,960	$2,349
Parks Development	$270,600	$2,706	$108,240	$2,706
Parks Quimby	$75,900	$759	$30,360	$759
Major Streets	$154,500	$1,545	$41,960	$1,049
Street Signals	$31,000	$159	$8,440	$211
Railroad Crossing	$26,300	$263	$5,000	$125
Outside Travel Lane	$31,000	$310	$12,400	$310
Subtotal	*$1,618,900*	*$16,189*	*$542,280*	*$13,557*
Total	**$1,623,747**	**$16,237**	**$542,527**	**$13,563**

Note: [1] Assumes an average 2,000 square foot single family unit and average 1,000 square foot multifamily unit.

Source: City of Kerman, 2014.

In creating a development fee structure, Kerman carefully balanced the need to offset the cost of public services with a level of fees that do not inhibit residential development. As a means of reducing the cost impact of paying these fees upfront, the City allows deferred payment of fees–including Quimby/Park Development and Parking In-Lieu Fees–at the time a certificate of occupancy is issued for any of the residential units. The City has also provided fee waivers for several affordable housing developments.

Conclusion

City development impact fees are an estimated 7 percent of the total development costs for both single family and multifamily development. These fees are similar to or lower than many other communities in the region. The City makes every effort to work with developers to offset the cost of fees.

Recommended Action

None required.

Processing and Permit Procedures

Analysis

The development review process in the City of Kerman is governed by three levels of decision-making bodies: the Planning and Development Services Department, the Planning Commission, and the City Council.

Single family, multifamily, and mixed-use residential projects are reviewed by the Planning and Development Services Department through the Site Plan Review process using applicable development standards, design guidelines, and the City's General Plan. The Planning and Development Services Department reviews development proposals for land-use applicability, environmental impacts, aesthetic value, architectural style, and landscape to ensure a quality physical and environmental design. Any required environmental assessment is conducted concurrent with the planning analysis.

State law requires that a jurisdiction's legislative body make project decisions. In the City of Kerman this body is the City Council. The City Council can adopt ordinances to delegate authority to other review bodies such as the Planning Commission. Approval of minor land use permits was delegated to the Planning Director (e.g., Site Plan Permits). A Site Plan Permit is approved by the Planning Director at an administrative level. A hearing before the Planning Commission will only occur when a hearing is requested by the applicant or other interested persons. If no hearing is requested, the decision of the Planning Director approving the Site Plan Permit is final.

The Planning Commission reviews all discretionary projects that require an entitlement for a General Plan Amendment, zone change, variance, conditional use permit, subdivision, and/or specific plan. The Commission acts both as an advisory body to the City Council as well as a final decision-making body. The City Council acts as the appellant body for any decisions made by the Planning Commission.

The permit requirements for residential uses depend on the type of project and the land use category. In the Multifamily land use category, projects with 40 or fewer units can be approved with only ministerial review (i.e., Site Plan Review). Projects with 41 or more units require a Conditional Use Permit (CUP) and are reviewed by the Planning Commission. The purposes of discretionary review (CUP) are the following:

- To enable design review in accordance to community design plans and guidelines;
- To allow the City to modify development standards for housing development when necessary and appropriate,;
- To mitigate potential environmental impacts of development; and
- To ensure that the development will not adversely impact existing water supplies and sewer treatment capacity.

The discretionary process allows Planning Commissioners to review site layout and design and project features in accordance with design standards.

Permit processing times vary depending on whether the project is ministerial (staff approval without a public hearing) or discretionary (public hearing required). The typical processing time for housing development in 2014 was three months for ministerial projects and six to nine months for conditional use permits. All ministerial and discretionary residential projects are reviewed by several City departments prior to staff approval or a public hearing.

The Planning Department reviews projects for compliance with the General Plan and the State Subdivision Map Act and the California Environmental Quality Act (CEQA). The Public Works Department reviews the project for its effect on roads, drainage, and City water and sewer capacity and supply. The North Central Fire Protection District insures that fire safety standards are met.

Table 2F-14 describes typical permit processing timelines for projects.

Table 2F-14 Local Processing Times

Type of Approval or Permit	Typical Processing Time
Site Plan Review	45-60 days
Conditional Use Permit	60-90 days
General Plan Amendment/Zone Change	60-90 days
Tract Maps	120-180 days
Parcel Maps	60-90 days

Source: City of Kerman, 2014.

Smart Development projects are processed just like tentative subdivision maps and zoning ordinance amendments, the procedures of which are outlined above. These types of projects are typically processed within a six to seven month time period. The processing time is reduced if the property is already inside the city limits. The staff and Commission review of Smart Development projects usually takes longer because there is more extensive review of the design details included in the submittal package. However, with the additional review by staff, Commission, and Council, the community is getting a better-designed residential product. This additional review will benefit the community in the long-term.

Mixed-Use projects are processed as a conditional use permit. This procedure is also outlined above. As with Smart Development projects, the staff's and Commission's review of mixed-use projects usually takes longer because there is more extensive review of the design details included in the submittal package. However, with the additional review by staff, Commission and Council, the community is getting a better-designed development product that will benefit the community in the long-term.

Conclusion

As a small city with limited development, Kerman does not experience the backlogs in development typical in many larger jurisdictions. In most cases, even when Planning Commission or City Council review is required, approval can be obtained in about three to five months. Small projects, such as single family units, may receive over-the-counter approval with a simple site plan. While larger multifamily projects could be constrained by the requirement of a CUP, recent affordable housing project approvals show that the CUP requirement is not overly burdensome. Two recent affordable multifamily housing projects were approved by the Planning Commission within two to three months from the date the application was deemed complete. These projects include a 44-unit project (Kearney Palms Senior Apartments in 2010) and a 68-unit project (Hacienda Heights Apartments in 2011). A typical project requiring only administrative site plan permit incorporating 40 units or less would take approximately the same amount of time to process (1.5 to 2.5 months) as a CUP project would take.

For example, most of the conditions for a 68-unit multifamily apartment project approved in 2009 consisted mostly of code requirements such as fire safety (as required by California Fire Code), air quality (as required by the Air Pollution Control District), landscaping, fencing, and road improvements (as required by Public Works). However, the discretionary review process also provided the Planning Commission the opportunity to allow three concessions or incentives related to site design and layout.

Recommended Action

None required.

Building Codes

Analysis

The City of Kerman has adopted the 2013 California Building Code. The City has not made any local amendments that impact residential development. The City of Kerman Code Enforcement Officer works with the Police Department, Fire Department, Planning Department, and Building Department to investigate reported violations of laws relating to nuisances and zoning. Such investigations typically include illegal home occupations, illegal units, dangerous structures, fence violations, illegal signs, graffiti, debris, and weeds, as well as inoperable and illegal vehicles. The code enforcement process is typically initiated in the following three ways: 1) observation by City staff, 2) as a consequence of an action (i.e. application for permit); or 3) in response to a complaint by an individual. The City relies on residents to help identify the majority of the code violations, particularly with the budget cuts and reduced staffing and resources.

Conclusion

The City has not made any local amendments to the Code that would impact the cost of housing.

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

As previously stated, the City follows the 2013 California Building Code. The code provides the minimum standards for accessibility. There are currently no amendments to the Building Codes that would diminish the ability to accommodate persons with disabilities or effect accessibility.

Definition of Family

The Kerman Zoning Ordinance defines family as:

> *"Family" means one or more persons occupying a premises and living as a single housekeeping unit as distinguished from a group occupying a hotel, club, fraternity or sorority house. The family shall be deemed to include necessary servants.*

This definition complies with State law.

Zoning and Land Use Policies

As described above, the provisions for group homes in the Zoning Ordinance should be clarified and amended to fully comply with State law.

Reasonable Accommodation

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

Conclusion

Amendments to the City's Zoning Ordinance are required to address group homes and provide for reasonable accommodation procedures.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address group homes and adopt a reasonable accommodation ordinance.

SECTION 2F-4: REVIEW OF PAST ACCOMPLISHMENTS

The previous Housing Element covered a planning period of July 1, 2008, to December 31, 2015 (as extended from June 30, 2013 by SB 375). However, the City of Kerman has not pursued the adoption of a Housing Element since the 1990s. The last official Housing Element was adopted in June 1993 for the second update cycle. Given the outdated status of the 1993 Housing Element (more than 20 years old) and many of the programs and policies contained in that Housing Element have long become obsolete, 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 June 30, 2013. The City of Kerman was assigned a RHNA of 359 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 91 units
- Low-Income (50 to 80 percent of the Area Median Income): 72 units
- Moderate-Income (80 to 120 percent of the Area Median Income): 72 units
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 124 units

Table 2F-15 summarizes the City's accomplishments in meeting the RHNA during the previous RHNA projection period. A total of 640 new units have been constructed in Kerman since January 1, 2006. The City more than met its fair share of the lower-income housing need during the planning period.

Table 2F-15 Units Built During RHNA Projection Period, Kerman

	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2006-2015 RHNA	163	72	124	**359**
Units Built 2006-2015	226	50	364	**640**
Percent of RHNA Met	**139%**	**69%**	**294%**	**178%**

Source: City of Kerman, 2014.

Facilitating Affordable Housing

There were several new affordable housing developments have been built in Kerman in the past decade:

- Kearney Palms Senior Apartments: 80 affordable units (2006);
- Kearney Palms Phase II: 20 lower-income units (2009);
- Kerman Acre (Granada Commons) Apartments: 16 lower-income units (2010);
- Kearney Palms Senior Apartments Phase III: 43 lower-income units (2012); and
- Hacienda Heights Apartments: 68 lower-income units (2012).

The City provided assistance to facilitate development of these units. Prior to the dissolution of the Redevelopment Agency, the Agency provided funding to support these developments. The City also provided fee waivers and fee deferrals to help make the projects more financially feasible. As shown above, the City exceeded its RHNA for lower-income households during the planning period.

Housing Rehabilitation

The City of Kerman 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.

Homebuyer Assistance

The City also provides homebuyer assistance to low-income households through the County's Homebuyer Assistance Program (HAP).

SECTION 2F-5: AT RISK

There are 491 assisted affordable units in Kerman and 100 units are at risk of expiring in the next 10 years. These 100 units are in one development, Vintage Apartments, which expires in 2021. There have been several new affordable developments built in the past few years in Kerman, including the Kerman Arce Apartments, Kearny Palms Senior Apartments Phase III, and Hacienda Heights. The City assisted in the development of several new affordable units using former Redevelopment Agency funds and by providing fee waivers.

As previously stated, there are three methods to preserve the at-risk units: acquisition and rehabilitation, replacement, or a rent subsidy.

Table 2F-16 At Risk, Kerman

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Kerman Sunset Apartments	430 S. Sixth Street	Non-targeted	LIHTC, USDA	36	35	2054	Not at risk
Vintage Apartments	14380 West California	Senior	LIHTC	100	100	2021	At risk
Kearney Palms Senior Apartments	14608 W. Kearney Street	Senior	LIHTC	81	80	2061	Not at risk
Kearney Palms, Phase II	14606 W. Kearney Blvd.	Senior	LIHTC	20	20	2064	Not at risk
Kerman Garden Apts.	166 S. Madera Ave	Non-targeted	USDA	93	89	10/14/2027	Not at risk
Kearney Palms Senior Apartments, Phase III	14644 W. Kearney Blvd	Senior	LIHTC, HOME	44	43	2042*	Not at risk
Hacienda Heights	15880 W. Gateway	Non-targeted	LIHTC, HOME, RDA	69	68	2067*	Not at risk
Granada Commons	14570 California Avenue	Non-targeted	Public Housing	16	16	In perpetuity	Not at risk
Helsem Terrace	938 South 9th Street	Non-targeted	Public Housing	40	40	In perpetuity	Not at risk
Total				**499**	**491**		
Total At Risk				**--**	**100**		

Note: *At-risk year is estimated based on year built and funding programs. Actual affordable expiration date is not confirmed.

Source: California Housing Partnership, 2015.

As previously stated, there are three methods to preserve the at-risk units: acquisition and rehabilitation, replacement, or a rent subsidy.

Acquisition and Rehabilitation

The estimated total cost to acquire and rehabilitate each unit is $117,225. Roughly, the total cost to acquire and rehabilitate the 100 at-risk units is $11.7 million.

Replacement

To replace the 100 at-risk units, at $170,370 per unit, would cost an estimated $17 million.

Rent Subsidy

Rent subsidies vary based on a resident's income. As previously stated, the subsidy needed to preserve a unit at an affordable rent for extremely low-income households would be an estimated $351 per month, or $4,212 per year. For 30 years, the subsidy would be about $126,360 for one household. Subsidizing all 100 units at an extremely low-income rent for 30 years would cost an estimated $12.6 million.

The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated $176 per month or $2,112 per year. For 30 years, the subsidy would be about $63,360 for one household. Subsidizing all 100 units at a very low-income rent for 30 years would cost an estimated $6.3 million.

The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated $293 per month, or $3,516 per year. For 30 years, the subsidy would be about $105,480 for one household. Subsidizing all 100 units at a low-income rent for 30 years would cost an estimated $10.5 million.

APPENDIX 2G: CITY OF KINGSBURG

SECTION 2G-1: ACTION PLAN

Adequate Sites

Program 1: Provision of Adequate Sites

The City of Kingsburg will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 374 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.
- 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.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 2: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage 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.

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

Affordable Housing Development and Preservation

Program 3: 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:

- Assist interested developers in identifying affordable housing opportunities through new construction, acquisition, and/or rehabilitation.
- Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development.
- Continue to streamline the environmental review process for housing developments, 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 Kingsburg for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), 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 (including the 46-unit Marion Villas Apartments) – 10 extremely low-income, 30 very low-income, and 40 low-income units.

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

Program 4: Preservation of Assisted Housing at Risk of Converting to Market Rate

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Kingsburg. The City must guard against the loss of housing units available to lower-income households. This City has a total of 187 publicly assisted rental units in three projects. In addition, a new 46-unit senior housing development is under construction. 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, contact nonprofit housing providers and the Fresno Housing Authority to pursue options to preserve the projects.

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

Removal of Governmental Constraints

Program 5: Zoning Code Amendments

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

- **Density Bonus**: Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.
- **Farmworker/Employee Housing:** Comply with the Employee Housing Act which requires farmworker housing up to 12 units or 36 beds be considered an agricultural use and permitted in any zone that permits agricultural uses, and employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone.
- **Reasonable Accommodation:** Establish a reasonable accommodation procedure to provide flexibility in policies, rules, and regulations in order to allow persons with disabilities access to housing.
- **Definition of Family:** Remove the definition of family in the Zoning Code, or amend the definition to ensure it does not differentiate between related and unrelated individuals, or impose a numerical limit on the number of persons in a family.
- **Second Units:** Amend the Zoning Code to address the provision of second units with an administrative review process, consistent with State law. Currently, second units in the City are permitted via a Conditional Use Permit (CUP).
- **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. Currently manufactured homes are subject to an Administrative Review where site-built homes are permitted by right.
- **Single-Room Occupancy (SRO) Housing:** Amend the Zoning Code to address the provision of SRO housing.

NOTE TO READER: The City of Kingsburg is currently (May 2015) in the process of updating the Zoning Ordinance to comply with State law requirements for emergency shelters, transitional and supportive housing. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

Timeframe and Objectives:

- Amend Zoning Code within one year of Housing Element adoption.
- Annually review the effectiveness and appropriateness of the Zoning Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

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

Housing Quality

Program 6: 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 Kingsburg 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 the City website and public counters.
- Refer interested households to County program with the goal of assisting four low-income households during the planning period.

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

Program 7: 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 Kingsburg 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 the City website and public counters.
- Refer interested property owners to County program.

Financing:	HOME funds
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 3.2, Policy 4.1

Program 8: 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:	General Fund
Implementation Responsibility:	Building Department
Relevant Policies:	Policy 1.8, Policy 2.5, Policy 3.1, Policy 3.2, Policy 3.3, Policy 3.4, Policy 3.5, Policy 4.1

Housing Assistance

Program 9: Fresno County Homebuyer Assistance Program (HAP)

City of Kingsburg 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 the City website and public counters.
- Refer interested households to County program with the goal of assisting four households.

Financing:	HOME funds
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 2.8

Program 10: First-Time Homebuyer Resources

Kingsburg 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:	Planning Department
Relevant Policies:	Policy 2.8

Program 11: 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.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- Expedite review and approval of alternative energy devices.

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

Program 12: 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.

Financing:	HUD Section 8
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 2.2

Program 13: Fair Housing

Residents in Kingsburg have access to fair housing services through 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 housing resources available in the region.

Timeframe and Objectives:

- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and City website.

Financing:	CDBG; HOME; Other resources as available
Implementation Responsibility:	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 2G-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 2G-1: Summary of Quantified Objectives – 2015-2023

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	10	30	40	40	200	320
Rehabilitation			4			4
Homebuyer Assistance			4			4
Conservation (Subsidized Rental Housing and Public Housing)		116	117			233

Note: New construction objective is based on a one-percent growth annually. The lower income units include the 46-unit Marion Villas Apartments.

SECTION 2G-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 Kingsburg'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 Kingsburg did not submit a fourth cycle (2008-2015) Housing Element for State HCD review or adopt an official Housing Element for the previous planning period. Consequently, the fifth cycle update must demonstrate the City's ability in meeting its prior RHNA, and roll over any shortfall in sites to the new planning period.

In the previous planning period, the RHNA assigned to the City of Kingsburg was 1,213 units (314 very low-income, 230 low-income, 170 moderate-income, and 499 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.

Progress toward Fourth Cycle RHNA

Since January 1, 2006, the City issued building permits for 274 new residential units, including 228 single family homes and a 46-unit affordable senior housing project. The 46-unit project includes 21 very low-income units, 24 low-income units, and one manager's unit (assumed to be at moderate-income level). Therefore, the City must demonstrate adequate sites for 293 very low-, 206 low-, 169 moderate-income, and 271 above moderate-income units, for a total of 939 units from the prior RHNA planning period.

Table 2G-2 Permits Issued, Kingsburg, January 1, 2006 – December 31, 2014

Affordability Methodology	Units by Income Level				Total Units
	VLI	LI	MI	AMI	
Deed-restricted affordable	21	24	1		46
Market-rate single family				309	228
Total	**21**	**24**	**1**	**228**	**274**

Source: City of Kingsburg, 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 2G-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 least 16 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development in accordance with the market-based analysis included in this housing element. This includes sites with the Zoning below:
    - Sites that are Multi-Family Residential (RM-2.5, RM-2) (up to 17.4 units per acre);
    - Sites that are zoned Central Commercial (CC) (no density specified); and
    - Sites that are zoned Mixed Use Combining District (MXU) (any uses identified in the General Plan land use diagram are eligible for consideration, including High Density Residential Use up to 22 units per acre).

    Development potential in the CC zone is determined by a building envelope established by the following development standards:
    - No limitation on lot coverage
    - 15-foot yard requirements
    - 75-foot height limit
    - No more than 25 percent of the residential units may be located on the ground floor;
    - Ground floor units may not be located along street frontages; and
    - After parking structure, garages, or carports have been deducted, no more than 50 percent of the ground floor building area may be occupied by residential units.

A recent (2013) affordable senior housing project in the CC zone was constructed at 33.3 units per acre. Assuming non-senior housing may have a larger average unit size, a density of 25 units per acre can easily be achieved within the flexible building envelope. For the purpose of this analysis, development potential on properties zoned CC and within the MXU is based on the CC zoning, which offers flexible development standards with no specified density limit.

- **Moderate-Income Sites.** Sites that are zoned Residential Medium allow for a density range of 8.1 to 14.5 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 Multi-Family Residential (RM-MH-5.5) (up to 7.9 units per acre);
  - Sites that are Multi-Family Residential (RM-MH-5.4) (up to 8.1 units per acre); and
  - Sites that are Multi-Family Residential (RM-3) (up to 14.5 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.

Table 2G-3 summarizes the vacant sites that are available for residential development in Kingsburg within the current city limits. The locations of these sites are shown in Figure 1. Table 2G-4 provides a detailed listing of the vacant parcels.

Table 2G-3: Summary of Vacant Sites Inventory

Zoning	Acres	No. of Parcels	Max Units/ Acre	Average Units/acre	DU Capacity
R-1-10	8.83	33	4.4	3.52	34
R-1-7	3.85	15	6.2	4.96	19
RM-5.5	0.13	1	7.9	6.32	1
RM-3	11.74	8	14.5	11.6	136
RM-2					
Within MXU	0.47	5	17.4	13.92	6
Outside MXU	0.48	2	22	17.6	9
HC					
Within MXU	32.21	36	22	17.6	572
CC					
Within MXU	9.68	15	Not Specified	25.0	243
Outside MXU	2.69	11	Not Specified	25.0	67
Total	**70.75**	**126**			**1,087**

Table 2G-4 Vacant Sites, Kingsburg, December 2014

APN	Size (acres)	Zoning	General Plan Land Use	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
39604315	0.04	CC	Central Commercial	Vacant	25	1			1	None
39605103	1.33	CC	Central Commercial	Vacant	25	33			33	None
39605109	0.08	CC	Central Commercial	Vacant	25	2			2	None
39607213	0.16	CC	Central Commercial	Vacant Land with Minor Imps Only	25	4			4	None
39607304	0.25	CC	Central Commercial	Vacant Land with Minor Imps Only	25	6			6	None
39607305	0.16	CC	Central Commercial	Vacant Land with Minor Imps Only	25	4			4	None
39607306	0.16	CC	Central Commercial	Vacant Land with Minor Imps Only	25	4			4	None
39607401	0.07	CC	Central Commercial	Vacant Land with Minor Imps Only	25	2			2	None
39607402	0.10	CC	Central Commercial	Vacant Land with Minor Imps Only	25	3			3	None
39610211	0.25	CC	Central Commercial	Vacant	25	6			6	None
39606401	0.09	CC	Central Commercial	Vacant	25	2			2	None
Subtotal	*2.69*					*67*			*67*	
39404410	1.16	CC/MXU	Central Commercial	Vacant	25	29			29	None
39505038	1.99	CC/MXU	Central Commercial	Vacant	25	50			50	None
39603111	1.28	CC/MXU	Central Commercial	Vacant	25	32			32	None
39604316	1.56	CC/MXU	Central Commercial	Vacant	25	39			39	None
39606301	0.54	CC/MXU	Central Commercial	Vacant	25	14			14	None
39606409	0.33	CC/MXU	Central Commercial	Vacant Land with Minor Imps Only	25	8			8	None
39606410	0.25	CC/MXU	Central Commercial	Vacant Land with Minor Imps Only	25	6			6	None
39608303	0.25	CC/MXU	Central Commercial	Vacant	25	6			6	None
39608305	0.26	CC/MXU	Central Commercial	Vacant Land with Minor Imps Only	25	7			7	None

Table 2G-4 Vacant Sites, Kingsburg, December 2014

APN	Size (acres)	Zoning	General Plan Land Use	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
39612122	0.13	CC/MXU	Central Commercial	Vacant	25	3			3	None
39612123	0.20	CC/MXU	Central Commercial	Vacant	25	5			5	None
39612124	0.31	CC/MXU	Central Commercial	Vacant	25	8			8	None
39612125	0.30	CC/MXU	Central Commercial	Vacant	25	8			8	None
39505040S	0.75	CC/MXU	Central Commercial	Vacant	25	19			19	None
39608109	0.37	CC/MXU	Central Commercial	Vacant Land with Minor Imps Only	25	9			9	None
Subtotal	*9.68*					*243*			*243*	
39404207	0.90	HC/MXU	Highway Commercial	Vacant	22	16			16	None
39439004	0.69	HC/MXU	Highway Commercial	Vacant	22	12			12	None
39439008	1.34	HC/MXU	Highway Commercial	Vacant	22	24			24	None
39439009	1.34	HC/MXU	Highway Commercial	Vacant	22	24			24	None
39439010	1.34	HC/MXU	Highway Commercial	Vacant	22	24			24	None
39439011	1.34	HC/MXU	Highway Commercial	Vacant	22	24			24	None
39439012	0.28	HC/MXU	Highway Commercial	Vacant	22	5			5	None
39439013	0.33	HC/MXU	Highway Commercial	Vacant	22	6			6	None
39439014	0.54	HC/MXU	Highway Commercial	Vacant	22	10			10	None
39439015	0.55	HC/MXU	Highway Commercial	Vacant	22	10			10	None
39439016	0.33	HC/MXU	Highway Commercial	Vacant	22	6			6	None
39439017	0.28	HC/MXU	Highway Commercial	Vacant	22	5			5	None
39439018	0.37	HC/MXU	Highway Commercial	Vacant	22	7			7	None
39439019	0.45	HC/MXU	Highway Commercial	Vacant	22	8			8	None
39439020	0.57	HC/MXU	Highway Commercial	Vacant	22	10			10	None
39440001	0.77	HC/MXU	Highway Commercial	Vacant	22	14			14	None
39440003	0.78	HC/MXU	Highway Commercial	Vacant	22	14			14	None
39440008	0.28	HC/MXU	Highway Commercial	Vacant	22	5			5	None

Table 2G-4 Vacant Sites, Kingsburg, December 2014

APN	Size (acres)	Zoning	General Plan Land Use	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
39440009	0.33	HC/MXU	Highway Commercial	Vacant	22	6			6	None
39440010	0.53	HC/MXU	Highway Commercial	Vacant	22	9			9	None
39440011	0.56	HC/MXU	Highway Commercial	Vacant	22	10			10	None
39404205	1.98	HC/MXU	Highway Commercial	Vacant	22	35			35	None
39404206	0.94	HC/MXU	Highway Commercial	Vacant	22	17			17	None
39404208	1.76	HC/MXU	Highway Commercial	Vacant	22	31			31	None
39440004	1.23	HC/MXU	Highway Commercial	Vacant	22	22			22	None
39440005	1.42	HC/MXU	Highway Commercial	Vacant	22	25			25	None
39440006	2.79	HC/MXU	Highway Commercial	Vacant	22	49			49	None
39440007	1.42	HC/MXU	Highway Commercial	Vacant	22	25			25	None
39440012	0.36	HC/MXU	Highway Commercial	Vacant	22	6			6	None
39440013	0.48	HC/MXU	Highway Commercial	Vacant	22	8			8	None
39440019	2.11	HC/MXU	Highway Commercial	Vacant	22	37			37	None
39440020	1.35	HC/MXU	Highway Commercial	Vacant	22	24			24	None
39404212	0.42	HC/MXU	Highway Commercial	Vacant	22	7			7	None
39513137	0.66	HC/MXU	Highway Commercial	Vacant	22	12			12	None
39513138	0.62	HC/MXU	Highway Commercial	Vacant	22	11			11	None
39440002	0.77	HC/MXU	Highway Commercial	Vacant	22	14			14	None
39404207	0.90	HC/MXU	Highway Commercial	Vacant	22	16			16	None
39439004	0.69	HC/MXU	Highway Commercial	Vacant	22	12			12	None
39439008	1.34	HC/MXU	Highway Commercial	Vacant	22	24			24	None
39439009	1.34	HC/MXU	Highway Commercial	Vacant	22	24			24	None
39439010	1.34	HC/MXU	Highway Commercial	Vacant	22	24			24	None
39439011	1.34	HC/MXU	Highway Commercial	Vacant	22	24			24	None
39439012	0.28	HC/MXU	Highway Commercial	Vacant	22	5			5	None
39439013	0.33	HC/MXU	Highway Commercial	Vacant	22	6			6	None

Table 2G-4 Vacant Sites, Kingsburg, December 2014

APN	Size (acres)	Zoning	General Plan Land Use	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
39439014	0.54	HC/MXU	Highway Commercial	Vacant	22	10			10	None
39439015	0.55	HC/MXU	Highway Commercial	Vacant	22	10			10	None
39439016	0.33	HC/MXU	Highway Commercial	Vacant	22	6			6	None
39439017	0.28	HC/MXU	Highway Commercial	Vacant	22	5			5	None
39439018	0.37	HC/MXU	Highway Commercial	Vacant	22	7			7	None
39439019	0.45	HC/MXU	Highway Commercial	Vacant	22	8			8	None
39439020	0.57	HC/MXU	Highway Commercial	Vacant	22	10			10	None
39440001	0.77	HC/MXU	Highway Commercial	Vacant	22	14			14	None
39440003	0.78	HC/MXU	Highway Commercial	Vacant	22	14			14	None
39440008	0.28	HC/MXU	Highway Commercial	Vacant	22	5			5	None
39440009	0.33	HC/MXU	Highway Commercial	Vacant	22	6			6	None
39440010	0.53	HC/MXU	Highway Commercial	Vacant	22	9			9	None
39440011	0.56	HC/MXU	Highway Commercial	Vacant	22	10			10	None
39404205	1.98	HC/MXU	Highway Commercial	Vacant	22	35			35	None
39404206	0.94	HC/MXU	Highway Commercial	Vacant	22	17			17	None
39404208	1.76	HC/MXU	Highway Commercial	Vacant	22	31			31	None
39440004	1.23	HC/MXU	Highway Commercial	Vacant	22	22			22	None
39440005	1.42	HC/MXU	Highway Commercial	Vacant	22	25			25	None
39440006	2.79	HC/MXU	Highway Commercial	Vacant	22	49			49	None
39440007	1.42	HC/MXU	Highway Commercial	Vacant	22	25			25	None
39440012	0.36	HC/MXU	Highway Commercial	Vacant	22	6			6	None
39440013	0.48	HC/MXU	Highway Commercial	Vacant	22	8			8	None
39440019	2.11	HC/MXU	Highway Commercial	Vacant	22	37			37	None
39440020	1.35	HC/MXU	Highway Commercial	Vacant	22	24			24	None
39404212	0.42	HC/MXU	Highway Commercial	Vacant	22	7			7	None
39513137	0.66	HC/MXU	Highway Commercial	Vacant	22	12			12	None

Table 2G-4 Vacant Sites, Kingsburg, December 2014

APN	Size (acres)	Zoning	General Plan Land Use	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
39513138	0.62	HC/MXU	Highway Commercial	Vacant	22	11			11	None
39440002	0.77	HC/MXU	Highway Commercial	Vacant	22	14			14	None
Subtotal	*32.21*					*572*			*572*	
39606209	0.05	RM-2	High Density Residential	Vacant	17.4		1		1	None
39606225	0.07	RM-2	High Density Residential	Vacant	17.4		1		1	None
39612204	0.17	RM-2	High Density Residential	Vacant	17.4		2		2	None
39612217	0.17	RM-2	High Density Residential	Vacant	17.4		2		2	None
Subtotal	*0.46*						*6*		*6*	
39615101	0.33	RM-2/MXU	High Density Residential	Vacant	22	6			6	None
39615111	0.15	RM-2/MXU	High Density Residential	Vacant	22	3			3	None
Subtotal	*0.48*					*9*			*9*	
39404409	5.54	RM-3	Medium Density	Vacant	14.5		64		64	None
39416503	0.17	RM-3	Medium Density	Vacant	14.5		2		2	None
39425116	1.31	RM-3	Medium Density	Vacant	14.5		15		15	None
39425117	4.15	RM-3	Medium Density	Vacant	14.5		48		48	None
39437008	0.07	RM-3	Medium Density	Vacant	14.5		1		1	None
39517311	0.28	RM-3	Medium Density	Vacant	14.5		3		3	None
39616112	0.07	RM-3	Medium Density	Vacant	14.5		1		1	None
39616113	0.15	RM-3	Medium Density	Vacant	14.5		2		2	None
Subtotal	*11.74*						*136*		*136*	
39509227	0.13	RM-5.5	Medium Density Residential	Vacant	7.9		1		1	None
Subtotal	*0.13*						*1*		*1*	
39337011	0.16	R-1-7	Low Density Residential	Vacant	6.2			1	1	None
39406018	0.58	R-1-7	Low Density Residential	Vacant	6.2			3	3	None
39424402	0.20	R-1-7	Low Density Residential	Vacant	6.2			1	1	None
39427501	0.29	R-1-7	Low Density Residential	Vacant	6.2			1	1	None

Table 2G-4 Vacant Sites, Kingsburg, December 2014

APN	Size (acres)	Zoning	General Plan Land Use	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
39438041	0.21	R-1-7	Low Density Residential	Vacant	6.2			1	1	None
39438042	0.22	R-1-7	Low Density Residential	Vacant	6.2			1	1	None
39504079	0.16	R-1-7	Low Density Residential	Vacant	6.2			1	1	None
39508105	0.17	R-1-7	Low Density Residential	Vacant	6.2			1	1	None
39508231	0.16	R-1-7	Low Density Residential	Vacant	6.2			1	1	None
39616313	0.21	R-1-7	Low Density Residential	Vacant	6.2			1	1	None
39619009	0.20	R-1-7	Low Density Residential	Vacant	6.2			1	1	None
39620119	0.21	R-1-7	Low Density Residential	Vacant	6.2			1	1	None
39438004S	0.22	R-1-7	Low Density Residential	Vacant	6.2			1	1	None
39524005S	0.17	R-1-7	Low Density Residential	Vacant	6.2			1	1	None
39433305	0.69	R-1-7	Low Density Residential	Vacant	6.2			3	3	None
Subtotal	*3.85*							*19*	*19*	
39429022	0.23	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39429024	0.30	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39429025	0.30	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39429026	0.31	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39429028	0.25	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39429029	0.23	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39429030	0.23	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39429031	0.24	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39429033	0.26	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39429034	0.25	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39429037	0.25	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39429038	0.25	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39429039	0.23	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39429044	0.21	R-1-10	Low Density Residential	Vacant	4.4			1	1	None

Table 2G-4 Vacant Sites, Kingsburg, December 2014

APN	Size (acres)	Zoning	General Plan Land Use	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
39432118	0.31	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432119	0.26	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432120	0.34	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432121	0.24	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432124	0.23	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432125	0.25	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432126	0.37	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432127	0.24	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432129	0.25	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432130	0.26	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432131	0.27	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432132	0.25	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432133	0.25	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432134	0.25	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432301	0.25	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432302	0.24	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432303	0.24	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39432401	0.22	R-1-10	Low Density Residential	Vacant	4.4			1	1	None
39337003	0.57	R-1-10	Low Density Residential	Vacant	4.4			2	2	None
Subtotal	*8.83*							*34*	*34*	
Total	**70.08**					**891**	**143**	**53**	**1,087**	

Notes:

1. Potential units are estimated based on 80 percent of the allowable density for all zones except for CC zone, where no density limit is specified.

2. CC zone has no specified density range. A recent senior affordable project was constructed at 33.3 units per acre. A density of 25 units per acre can easily be accommodated within the allowable building envelope.

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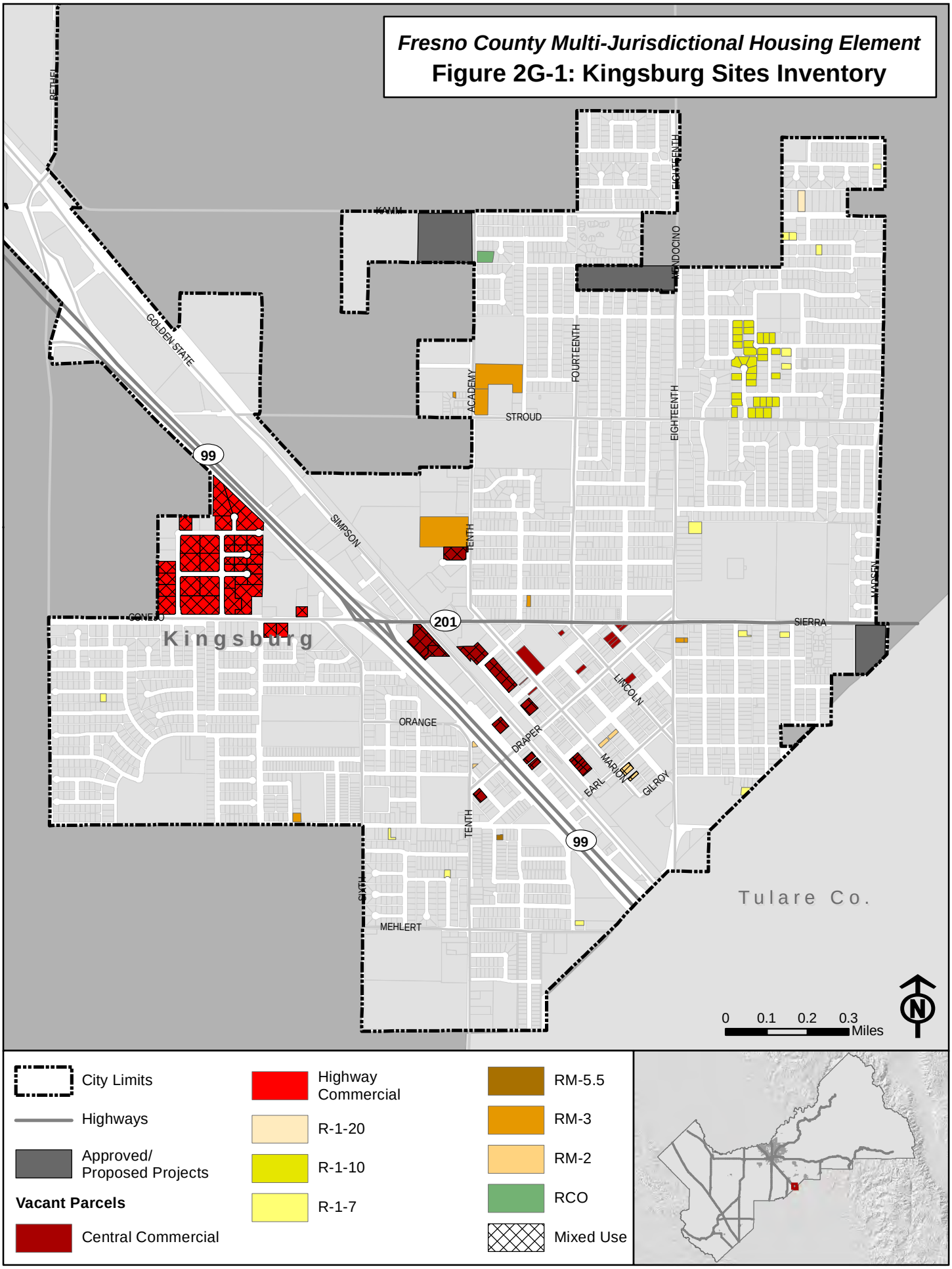
Fresno County Multi-Jurisdictional Housing Element
Figure 2G-1: Kingsburg Sites Inventory
BETHEL
KAMM
EIGHTEENTH
MENDOCINO
GOLDEN STATE
FOURTEENTH
ACADEMY
STROUD
EIGHTEENTH
99
SIMPSON
TENTH
MADSEN
CONEJO
201
SIERRA
Kingsburg
LINCOLN
ORANGE
DRAPER
MARION
EARL
GILROY
TENTH
99
SIXTH
MEHLERT
Tulare Co.
0 0.1 0.2 0.3
Miles
N
City Limits
Highways
Approved/
Proposed Projects
Vacant Parcels
Central Commercial
Highway
Commercial
R-1-20
R-1-10
R-1-7
RM-5.5
RM-3
RM-2
RCO
Mixed Use

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AB 1233 Carry-Over Analysis Summary

Combined, the RM-2, CC, and MXU zones have the ability to accommodate 897 multifamily units at allowable densities of at least 15 units per acre, adequate to address the City's remaining lower-income RHNA of 499 units from the previous RHNA planning period. Vacant land designated at RM-3 and RM-5.5 is limited, with a combined capacity of 137 units. Vacant land with a single family zoning (R-1-7 and R-1-10) can accommodate another 53 units. Excess capacity from the CC and MXU zones can make up the shortfall in sites for the moderate-income and above moderate-income units. Therefore, no carryover RHNA is incurred from the previous RHNA period.

Table 2G-5 AB 1233 Carry-Over Analysis Summary, Kingsburg, Fourth Cycle RHNA

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
Fourth Cycle RHNA	**157**	**157**	**230**	**170**	**499**	**1,213**
Units Constructed 2006-2014 (Table 2G-2)			45	1	228	274
Vacant Sites Available			897	137	53	**1,087**
Surplus Capacity			**398**	**(32)**	**(218)**	**148**

Source: City of Kingsburg, 2014

Fifth Cycle Housing Element RHNA Analysis

For the fifth Housing Element update, Kingsburg has been assigned a RHNA of 374 units, including 113 very low-income units, 70 low-income units, 60 moderate-income units, and 131 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 Kingsburg 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 59 new units between January 1, 2013 and September 30, 2014. This includes the 46-unit Marion Villas Apartments by the Housing Authority of Fresno County.

Planned or Approved Projects

As of October 1, 2014, the City also had 46 single family lots that have been approved as a subdivision, 48 units approved for low- and very low-income units, and another 34 single family units in a specific plan area planned for annexation. The City's RHNA can also be further reduced by the number of new units in projects that are planned or approved. Table 2G-6 shows an inventory of 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.

Table 2G-6 Planned or Approved Projects, Kingsburg, , December 2014

Project	Units by Income Level					Total Units	Description of Affordable Units	Status
	ELI	VLI	LI	M	AM			
Northampton (Covington) – (APN 39402113)	0	0	0	0	46	46	--	Final Map
SPR 2012-04 (APN 39408001)	0	0	0	0	34	34	--	Site Plan Review
(APN 39602017T)	0	24	24	0	0	48	County Housing Authority	Final Map
Total	0	24	24	0	80	128		-

Source: City of Kingsburg, 2015

RHNA Summary

Table 2G-7 provides a summary of Kingsburg ability to meet the 2013-2023 RHNA. The total RHNA for the 2013-2023 RHNA is 374 units, including 113 very low-income units, 70 low-income units, 60 moderate-income units, and 131 above moderate-income units. After accounting for units built or under construction, planned and approved projects, and capacity on vacant sites, Kingsburg has a surplus capacity of 900 units.

Table 2G-7 RHNA Summary, Kingsburg, December 2014

Project	Units by Income Level				Total Units
	ELI/VLI	LI	M	AM	
2013-2023 RHNA	**113**	**70**	**60**	**131**	**374**
Units Built or Under Construction	21	24	1	13	59
Planned or Approved Projects (Table 2G-6)	24	24	--	80	128
Capacity on Vacant Sites (Table 2G-4)		897	137	53	1,087
Surplus[1]		807	78	15	900

[1] Remaining Need is calculated by subtracting planned projects and capacity on vacant sites from the total RHNA.

Source: City of Kingsburg

SECTION 2G-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

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

- **Low Density:** 4-6 dwelling units per net acre
- **Medium Density:**7-15 dwelling units per net acre
- **High Density:** 16-22 dwelling units per net acre

Conclusion

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

Recommended Action

None required.

Zoning Ordinance

Analysis

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

- ***Residential Acreage (RA)*** -- The RA residential acreage district is intended to provide living area which combines certain of the advantages of both urban and rural location by limiting development to low density concentrations of one-family dwellings as designated by the General Plan.
- ***One Family Residential (R-1-7, R-1-10, R-1-20)*** -- The R districts are intended primarily to provide living areas at locations designated by the general plan for low density, involving single family dwellings.
- ***Multi-Family Residential (RM-MH-5.4, RM-5.5, RM-3, RM-2.5, RM-2)*** -- The RM multifamily residential districts are intended primarily for the development of multifamily residential structures at densities consistent with policies of the general plan.

In addition, the City's Zoning Ordinance allows residential uses in the following nonresidential zones:

- ***Professional Office (PO):*** This district is intended to provide opportunities for the location of professional and commercial offices in close relationship to one another in areas designated for combined professional office use and high density use, by the General Plan. Residential uses

consistent with the R and RM districts are also permitted uses in this district.

- ***Central Commercial (CC):*** **T**he Central Commercial district is intended to be applied within and at the periphery of the central business district (CBD) of the city. The CBD serves as the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community. Mixed use development is conditionally permitted via a Planned Unit Development permit.
- **Mixed Use Combining District (MXU):** The MXU district is intended for application to two types of property:
  - Within commercial base zoning districts, on any site of such a size and configuration that a mixture of businesses is determined to appropriate, such as a commercial subdivision or business park.
  - Those residential, commercial and industrial base zoning districts which lay within the boundaries of the city's former redevelopment project area(s), and which are designated as areas characterized by a mixture of uses, blighted structures and sites, and/or inadequate street and alley improvements.

  To improve land use conditions in the MXU, all categories of land use shown on the general plan diagram are eligible for consideration.

Conclusion

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

Recommended Action

None required.

Residential Development Standards

Analysis

Error! Reference source not found. Table 2G-8 lists and describes the residential zoning districts in the City of Kingsburg Zoning Ordinance that allow residential development. These development standards are typical and consistent with standards established in surrounding communities.

Within the CC zone where mixed use development is conditionally permitted, the following standards apply:

- No more than 25 percent of the residential units may be located on the ground floor;
- Ground floor units may not be located along street frontages; and
- After parking structure, garages, or carports have been deducted, no more than 50 percent of the

ground floor building area may be occupied by residential units.

In 2013, the City approved a senior housing project in the CC zone. This 46-unit project on a 1.38-acre site yielded a density in excess of 33.3 units per acre.

Within the MXU Combining District, any uses in the General Plan (except single family use) are eligible for consideration.

Table 2G-8 Residential Development Standards

Characteristics of Lot, Location, and Height	RA	R-1-7	R-1-10	R-1-20	RM-MH-5.4	RM-5.5	RM-3	RM-2.5	RM-2
Minimum Site Area (SF)	20,000 sq. ft.	7,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.	5 acres (5,400 sq. ft. per unit)	5,500 sq. ft. (5,500 sq. ft. per unit)	3,000 sq. ft. (2,500 sq. ft. per unit)	3,000 sq. ft. (2,500 sq. ft. per unit)	3,000 sq. ft. (2,500 sq. ft. per unit)
Density Range (DU/AC)	2.2	6.2	4.4	2.2	8.1	7.9	14.5	17.4	17.4
Minimum Lot Dimensions (Interior Lots) Width Depth	 100’ 150’	 60’ 90’	 80’ 125’	 100’ 150’	 -- --	 50’ 80’	 50’ 80’	 50’ 80’	 50’ 80’
Maximum Lot Coverage	35%	40%	40%	40%	--	50%	50%	55%	60%
Minimum Setbacks Front Rear Side	 35’ 10’ 10’	 20’ 10’ 5’	 20’ 10’ 5’	 50’ 10’ 5’	 15’ 5’ 5’	 15’ 5’ 5’	 15’ 5’ 5’	 15’ 5’ 5’	 15’ 5’ 5’
Maximum Height	35’	35’	35’	35’	35’	35’	35’	35’	35’
Private Open Space (SF/DU)	--	--	--	--	--	--	--	--	--

Source: City of Kingsburg Zoning Ordinance, 2015.

Parking

Table 2G-9 shows residential parking requirements in Kingsburg, which vary by housing type.

Table 2G-9 Residential Parking Requirements

Residential Use	Required Parking Spaces
Single-family	2 spaces per unit, including 1 garaged space
Multi-family	2 spaces per unit, including 1 garaged space
Second Dwelling Units	1 covered space for unit with 0 or 1 bedroom 2 spaces for unit with 2+ bedrooms, 1 space must be covered

Source: City of Kingsburg Zoning Ordinance, 2015

Open Space and Park Requirements

The City's current fee schedule requires the payment of Recreation Area Acquisition and Improvement fees ranging from $400 per multifamily unit to $1,428 per single family unit.

Conclusion

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

Recommended Action

None required.

Growth Management

Analysis

The City of Kingsburg implements a growth management system that regulates residential development. The system limits the rate of residential growth in the City to a level compatible with the size, financial limitations, resource constraints, and services capabilities of the City and service providers within the City. The growth management system was implemented in response to the housing boom that had significantly inflated the housing market throughout California between 2000 and 2005.

The current system provides for 115 new allocations of housing units to become available at the beginning of each calendar year. Allocation is defined as the right to apply for a building permit to construct one single family residence or one multifamily residential housing unit. The allocations are divided between two categories of housing: multiple-family housing units with 35 allocations per year (30%) and single family housing units, with 80 allocations per year (70%). Of the 80 allocations per year of single family housing units, 20 allocations are reserved for large lot development on parcels of at least

10,000 square feet. At the discretion of the City Council, any unused allocations may be carried over for a period of up to three years.

Exemptions

The Growth Management System provides for the following exemptions:

- Residential housing units constructed upon parcels that were previously fully developed and which have adequate infrastructure to service the new residential development as determined by the City;
- Second housing units added to lots with single family homes in conformance with the City Zoning Ordinance and applicable California law;
- Residential housing projects which received all required development entitlements prior to enactment of this system in 2005.

Senior Housing

Demand for senior housing in the City exceeds the supply of senior housing within the city. As a result, and in order to address this need for more senior housing, allocations for a senior housing project are issued on the basis of one-half of one allocation for each senior housing unit to be constructed.

Competitive Allocation Process

New multifamily or single family residential developments of four or fewer dwelling units ("small projects") will automatically receive allocations and will not be required to participate in the competitive allocation process. All other projects are rated based on a number of factors, including:

- Suitability of location – Compact and efficient development is preferred and infill development within the urban limit boundary is encouraged.
- Inclusionary housing – The City has an inclusionary housing policy of 15 percent. Projects that incorporate an affordable housing component or assist the City in providing affordable housing elsewhere would receive higher rating.
- Meeting special needs – Points are awarded to projects that provide housing for the underserved or special needs populations, including seniors, disabled, and large families.
- Infrastructure and services – Projects that demonstrate the least impacts on the City's infrastructure and service capacities would receive higher rating.
- Architectural design and aesthetic considerations – Points are awarded to projects that continue the City's "Swedish village" character.

Conclusion

The RHNA for this Housing Element covers an 11-year planning period from January 1, 2013 through December 31, 2023. Over this period, 1,265 allocations can be issued, including 385 allocations for multifamily units, and 880 single family units. This allocation limit is more than adequate to accommodate the City's RHNA of 378 units. The City's 385 allocations for multifamily units more than doubled the City's lower-income RHNA of 155 units. Specifically, a senior affordable housing project of 46 units is currently under construction. This project utilized only 23 multifamily allocations based on the City's growth management system.

Recommended Action

None required.

Density Bonus

Analysis

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

Conclusion

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

Recommended Action

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

Zoning for a Variety of Housing Types

Analysis

Title 17 of the City of Kingsburg Municipal Code describes the City's regulations for residential development. Table 2G-10 summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 2G-10 Variety of Housing Types

Uses	RA	R-1-7	R-1-10	R-1-20	RM-MH-5.4	RM-5.5	RM-3	RM-2.5	RM-2
Single-Family	P	P	P	P	P	P	P	P	P
Multi-family	--	--	--	--	P	P	P	P	P
Manufactured/ Mobilehomes	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Mobilehome Park	C	C	C	C	C	C	C	C	C
Farmworker / Employee Housing	--	--	--	--	--	--	--	--	--
Emergency Shelters	--	--	--	--	--	--	--	--	--
Transitional and Supportive Housing	--	--	--	--	--	--	--	--	--
SRO	--	--	--	--	--	--	--	--	--
Group Homes and Residential Care Facilities (6 or fewer)	--	P	P	P	P	P	P	P	P
Group Homes and Residential Care Facilities (7 or more)	--	C	C	C	C	C	C	C	C
Second Dwelling Units	C	C	C	C	P/A	P/A	P/A	P/A	P/A

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

Source: City of Kingsburg Zoning Ordinance, 2015

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

Multifamily

Multiple family dwellings are permitted by right in the RM zones.

Manufactured Housing

Currently, mobile homes on permanent foundations require Administrative Approval in the One-Family (R), Multi-Family (RM), and Residential Acreage (RA) zones, while single family dwellings are permitted by right in these zones.

Farmworker/Employee Housing

The City permits agricultural uses in the One-Family (R), Multi-Family (RM), Residential Acreage (RA) and Resource Conservation and Open Space (RCO) zones. While single family dwellings are also permitted in these zones (except within the RCO zone), farmworker housing is not similarly permitted. The City currently has no provisions for farmworker housing. In addition, City's Zoning Ordinance currently includes no provisions for employee housing.

Emergency Shelters

The Zoning Ordinance does not currently contain provisions for emergency shelters. The City will amend the Zoning Ordinance to permit emergency shelters by right in the IL zone. According to the Fresno/Madera Continuum of Care, the homeless population in Kingsburg is estimated at eight persons. The available vacant Light Industrial sites in Kingsburg offer adequate capacity for a potential shelter.

Table 2G-11 Potential Emergency Shelter Sites

APN	Acreage
39504062	0.15
39614204	0.18
39501008S	0.13
39501009S	0.30
Total	**0.76**

Source: City of Kingsburg, 2014.

Transitional and Supportive Housing

The Zoning Ordinance does not currently contain provisions for transitional or supportive housing.

Single Room Occupancy (SRO) Units

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

Residential Care Facilities

The Kingsburg Zoning Ordinance permits small residential care facilities (for six or fewer persons) by right in all residential zones (except the RA). Large residential care facilities are conditionally permitted in all residential zones (except the RA).

Second Units

The City requires a conditional use permit for the development of Second Dwelling Units in the RA and R Districts.

Conclusion

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

- **Manufactured Housing:** The Zoning Ordinance will need to be updated to permit manufactured homes in a manner consistent with single family housing.
- **Farmworker/Employee Housing:** The Kingsburg Zoning Ordinance is not consistent with State law requirements for farmworker and employee housing.
- **Emergency Shelters:** The Zoning Ordinance does not currently contain provisions for emergency shelters.
- **Transitional/Supportive Housing:** The Zoning Ordinance does not currently contain provisions for transitional and supportive housing.
- **Single Room Occupancy (SRO) Housing:** The Zoning Ordinance does not currently contain provisions for SRO housing.
- **Second Dwelling Units**: The Kingsburg Zoning Ordinance is not consistent with State law requirements for second units.

NOTE TO READER: The City of Kingsburg is currently (May 2015) in the process of updating the Zoning Ordinance to comply with State law requirements for emergency shelters, transitional and supportive housing. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address manufactured housing, farmworker and employee housing, emergency shelters, transitional and supportive housing, SRO housing, and second dwelling units.

On- Off-Site Improvements

Analysis

Site improvements are regulated by the Subdivision and Parcel Map Ordinance and through conditions and standards imposed through the City's Site Plan Review process. Site improvements include off-street parking, landscaping, walls, signage, and utility systems. In order to reduce housing costs, the City requires only those improvements that are deemed necessary to maintain public health, safety, and welfare. Improvement requirements for single family and multifamily uses are described below.

Subdivision Improvements

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

- Water, sewer and drainage lines and facilities, including the extension of lines to the property and to adjacent vacant properties that eventually will also need them;
- Street improvements include curb, gutter, sidewalk, A/C paving, driveway approaches, fire hydrants, street lights, street signs and street trees. Rights-of-way requirements are 56' for minor streets (36' curb-to-curb), 66' for collector streets (46' curb-to-curb) and 84' for arterial streets (64' curb-to-curb);
- Undergrounding of electrical, telephone and cable utility services.

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

On-Site Improvements for Multifamily

In addition to requirements for utility connections and street improvements, multifamily projects are required (or may be required) to provide the following:

- One or more trash enclosures within walking distance of all units;
- Tot lots for pre-school children;
- Landscaping of the site, including automatic irrigation;
- Ornamental walls along the site perimeter.

Conclusion

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

Recommended Action

None required.

Fees and Exactions

Analysis

Some of these typical fees are summarized in Table 2G-12.

Table 2G-12 Schedule of Fees for Residential Development

Type of Fee		Cost Per Unit
Permit Processing Fees		
Pre-Application Design Review		
Use Permit	Administrative Approval	$150
	Conditional Use Permit	$2,000
Site Plan Review	Minor/Existing Site	$350
	Subdivisions	$1,000 + $20/unit
Land Use / Zoning	General Plan Amendment	$3,000
	Zoning Amendment	$2,000
	Planned Unit Development	$2,000
	Negative Declaration/Mitigated Negative Declaration	Cost + 10%
	Environmental Impact Report	Cost + 20%
Subdivisions	Tentative Parcel Map	$800
	Final Parcel Map	$800
	Tentative Tract Map	$1,800 + $25/lot
	Final Tract Map	$1,200 + $25/lot
Development Impact Fees		
Traffic	Single-Family	$574/unit
	Multi-Family	$374/unit
Capital Facilities	Single-Family	$5,344/unit
	Multi-Family	$3,413/unit
Storm Drainage	Residential Reserve	$4,228/acre
	Low Density Residential	$3,656/acre
	Medium High Density Residential	$5,941/acre
Combined Recreation Area Acquisition and Improvement	Single-Family Detached	$1,428/unit
	Single-Family Attached	$1,428/unit
	2-4 Units/Site	$663/unit
	Multi-Family 5-15 Units/Site	$400/unit
	Multi-Family 16+ Units/Site	$533/unit

Source: City of Kingsburg, 2014.

Table 2G-13 shows plan checking, permit, and impact fees for single family and multifamily prototype developments. The single family prototype is a single family detached residential dwelling unit with 2,235 square feet of living area and a 587-square-foot garage. The estimated building valuation of this unit is $267,058. The plan check, permit, and impact fees account for an additional sum of $12,904.58, or approximately five percent of the estimated valuation. The multifamily prototype is a a single-story duplex. The estimated valuation for this prototype is $282,812.70. In summary, the fees for plan check, permits, and development impact total $16,901.40, or $8,450.70 per unit. This constitutes approximately six percent of the estimated valuation.

Table 2G-13 Prototypical Construction Fees

Fee Description	Amount	
	Single-family	Multi-family
Plan Check and Building Permits	$5,417.58	$5,719.40
Impact Fees	$8,487.00	$11,182.00
Total for Prototype	**$12,904.58**	**$16,901.40**
Total per Unit	**$12,904.58**	**$8,450.70**

Source: City of Kingsburg

Conclusion

In summary, the fees for plan check, permits, and development impact constitute approximately five to six percent of the building valuation and do not unduly constrain the production or improvement of housing.

Recommended Action

None required.

Processing and Permit Procedures

Analysis

The City permits most types of residential development by right with a site plan review by the staff. The City encourages concurrent processing of applications and considers all entitlement applications, including the environmental document, at single public hearings before the Planning Commission and City Council. The City does not have a lengthy project review process.

Table 2G-14 Approvals and Processing Times for Typical Developments

	Single-Family	Single-Family (2–4 units)	Single-Family (5+ units)	Multi-Family (2–4 units)	Multi-Family (5+ units)	Mixed Use
Approvals Required	Building Permit	Site Plan Review	Tentative Tract Map	Site Plan Review	Site Plan Review	Public Hearing/CUP
Processing Time	14-21 days	45	90-120	45	45-60	60-90

Recommended Action

None required.

Building Codes

Analysis

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

Conclusion

No major 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 adopted the 2013 California Building Code, including Title 24 regulations concerning accessibility for persons with disabilities.

Definition of Family

The definition of "family" in Kingsburg's Zoning Ordinance (Section 17.96.030) is as follows: "An individual, or two (2) or more persons related by blood or marriage, or a group of not more than five persons not necessarily related by blood or marriage, living together in a dwelling unit." This definition exceeds the zoning power of a local jurisdiction and would be considered restrictive.

Zoning and Land Use Policies

The Kingsburg Zoning Ordinance permits small residential care facilities (for six or fewer persons) by right in all residential zones (except the RA). Large residential care facilities are conditionally permitted in all residential zones (except the RA).

Reasonable Accommodation

The City does not currently have a formal process to grant reasonable accommodation requests to allow flexibility of rules and regulations for persons with disabilities in order for them to have access to housing. 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" and the reasonable accommodation procedures.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address the definition of "family" and the reasonable accommodation procedures.

SECTION 2G-4: REVIEW OF PAST ACCOMPLISHMENTS

This section reviews and evaluates the City's progress in implementing the 1992 Housing Element. The last official Housing Element was adopted in August 1992 for the second update cycle, with supplemental revisions in 1997. Given the outdated status of the 1992 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 June 30, 2013. The City of Kingsburg was assigned a RHNA of 1,213 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 314 units
- Low-Income (50 to 80 percent of the Area Median Income): 230 units
- Moderate-Income (80 to 120 percent of the Area Median Income): 170 units
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 499 units

Table 2G-15 summarizes the City's accomplishments in meeting the RHNA during the previous RHNA projection period. A total of 228 new single family units have been constructed in Kingsburg since January 1, 2006. In addition, an affordable housing project is under construction. The 46-unit Marion Villas Apartments will provide affordable housing to low-income seniors. Upon completion, this project (funded with LIHTC and County HOME funds) will provide five extremely low-income units, 16 very low-income units, and 24 low-income units, along with one manager's unit.

Table 2G-15 Units Built During RHNA Projection Period, Kingsburg

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006-2015 RHNA	314	230	170	499	1,213
Units Built 2006-2015	21	24	1	228	274
Percent of RHNA Met	6.7%	10.4%	0.6%	45.7%	22.6%

Source: City of Kingsburg, 2014.

Housing Rehabilitation

The City of Kingsburg 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, three households in Kingsburg received HARP loans for rehabilitation.

Homebuyer Assistance

The City also provides homebuyer assistance to low-income households through the County's Homebuyer Assistance Program (HAP). Between 2006 and 2014, no first-time homebuyers received assistance through HAP to purchase a home in Kingsburg. In addition, the County utilized Neighborhood Stabilization Program (NSP) funds to purchase one foreclosed home in Kingsburg and resold the unit at affordable price to a low-income homebuyer. The low-income homebuyer received an HAP loan to purchase the foreclosed home.

SECTION 2G-5: AT RISK

Table 2G-16 shows assisted housing units in Kingsburg. There are 232 assisted affordable units in Kingsburg and none are at risk of expiring in the next 10 years.

Table 2G-16 Assisted Housing Developments, Kingsburg

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Park Kingsburg Apartments	333 Kern Street	Senior	USDA Section 515, Rural Development Rental Assistance	101	101	Perpetuity	Not At-Risk
Linmar	2395 14th Ave	Senior	USDA Section 515, Rural Development Rental Assistance	48	48	Perpetuity	Not At-Risk
Kingsburg Apartments	801 Stroud Avenue	Family	LIHTC, USDA Section 515, Rural Development Rental Assistance	38	38	2027	Not At-Risk
Marion Villas Apartments	1600 Marion Street	Senior	LIHTC, HOME	46	45	Under Construction (40 years from Place In Service Date)	Not At-Risk
Total				**233**	**232**		
Total At Risk				**-**	**0**		

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

APPENDIX 2H: CITY OF MENDOTA

SECTION 2H-1: ACTION PLAN

Adequate Sites

Program 1: Provision of Adequate Sites

The City of Mendota will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 359 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;
- Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need; and
- Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 2: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Timeframe and Objectives:

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

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

Affordable Housing Development and Preservation

Program 3: 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.

Timeframe and Objectives:

- Annually contact affordable housing developers to explore affordable housing opportunities.
- Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development and special needs projects, particularly those located on infill sites.
- Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development. Examples of flexible development standards include: reduced parking requirements; reduced requirements for curb, gutter and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.

- Continue to streamline the environmental review process for housing developments, using available State categorical exemptions and Federal categorical exclusions, when applicable.
- Monitor the State Department of Housing and Community Development's website annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower income households (including extremely low income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Expand the City's affordable housing inventory by 110 units over the next eight years – 20 extremely low income, 40 very low income, and 50 low income units.

Financing:	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7

Program 4: Preserving Assisted Housing

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Mendota. The City must guard against the loss of housing units available to lower income households. There are 44 units at the Mendota Village Apartments that that are considered at risk of conversion to market rate by 2023. The City will strive to preserve these at-risk units as affordable housing.

Timeframe and Objectives:

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

Financing:	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 3.6

Removal of Governmental Constraints

Program 5: Zoning Code Amendments

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

- **Emergency Shelters for the Homeless:** Identify a zone or zones where emergency shelters will be permitted by right and establish development standards as permitted by State law.
- **Transitional/Supportive Housing:** Consistent with Government Code, address the provision of transitional and supportive housing in the same manner as similar uses in the same zones.
- **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.
- **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.
- **Group Homes:** Amend the Zoning Ordinance to allow group homes for six or fewer residents in all zones allowing single family residential uses. Additionally, amend the Zoning Ordinance to include provisions for larger group homes of seven or more residents.
- **Second Units:** Amend the Zoning Ordinance to allow second units as permitted by right in all zones allowing single family uses.
- **Manufactured Housing:** Amend the Zoning Ordinance to allow manufactured homes in all zones allowing single family residential uses.
- **Single Room Occupancy:** Amend the Zoning Code to address the provision of SRO 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.
- **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.

The City will continue to monitor the effectiveness and appropriateness of the Zoning Ordinance in facilitating housing for the homeless and other persons with special needs and make amendments as necessary.

Timeframe and Objectives:

- Amend Zoning Ordinance to address the provision of emergency shelters for the homeless and transitional/supportive housing by October 2015.
- Complete remaining Zoning Ordinance updates in 2016.
- Annually review the effectiveness and appropriateness of the Zoning Ordinance and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

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

Housing Quality

Program 6: 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 Mendota 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 four low income

households during the planning period.

Financing:	CDBG and HOME funds
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1

Program 7: 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 Mendota 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:	Planning Department
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1

Program 8: Code Enforcement

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

Timeframe and Objectives:

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

Financing:	General Fund
Implementation Responsibility:	Building Department
Relevant Policies:	Policy 3.1, Policy 3.3

Housing Assistance

Program 9: Fresno County Homebuyer Assistance Program (HAP)

City of Mendota 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 four households.

Financing:	HOME funds
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 2.8

Program 10: First-Time Homebuyer Resources

Mendota 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:	Planning and Development Department
Relevant Policies:	Policy 2.8

Program 11: 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.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- Expedite review and approval of alternative energy devices.

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

Program 12: 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.

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

Program 13: Fair Housing

Residents in Mendota has access to fair housing services through 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:

- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and City website.

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

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	20	40	50	77	341	**528**
Rehabilitation	-	2	2	-	-	**4**
Homebuyer Assistance	-	-	4	-	-	**4**
Conservation (Subsidized Rental Housing and Public Housing)	-	343	343	-	-	**686**

SECTION 2H-2: SITES INVENTORY

AB 1233 Carry-Over 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 Mendota'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 Mendota did not submit a fourth cycle (2008-2015) housing element for review and certification from HCD. Consequently, the fifth cycle housing element must demonstrate the City's ability in meeting its prior RHNA, and roll over any shortfall in sites to the new planning period. To determine any potential penalties, the analysis in this Housing Element uses the following approach outlined by HCD:

- Step 1: Subtracting the number of housing units constructed, under construction, permitted, or approved since 2006 to date by income/affordability level; 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

The City can count any building permits issued since January 1, 2006, the start of the Fourth Cycle RHNA period. As shown in Table 2H-2, Mendota has issued permits for 467 units since 2006, 351 of which were inventoried as lower-income units. There were 220 deed-restricted lower-income units built in three affordable apartment complexes: La Amistad at Mendota, Lozano Vista Family Apartments, and Mendota Garden Apartments. All three developments were constructed in 2006 and were funded by low-income housing tax credits. Mendota has also issued permits for 131 lower-income single-family units that were financed through the USDA Section 502 Direct Loan Program. This program assists low- and very-low-income applicants obtain decent, safe and sanitary housing in eligible rural areas by providing payment assistance to increase an applicant's repayment ability. All 131 of these units were inventoried as lower-income. The remaining 116 market-rate single family units were inventoried as above moderate-income.

Table 2H-2 Units Built or Under Construction Since 2006

Project/APN	Units by Income Level			Total Units	Description of Affordable Units
	LI	MI	AMI		
La Amistad at Mendota	80	-	-	80	LIHTC
Lozano Vista Family Apartments	80	-	-	80	LIHTC
Mendota Garden Apartments	60	-	-	60	LIHTC
USDA Loan Single family Units	131	-	-	131	USDA Section 502 Direct Loan Program
Market-rate Single Family Units	-	-	116	116	
Total	**351**	**0**	**116**	**467**	

Source: City of Mendota, 2014.

Vacant Land

In assessing if the City would incur any RHNA penalty from the previous planning period, this section examines the amount of vacant land available in the city with the potential for residential development. The vacant land inventory described below as a part of the sites inventory for the Fifth Cycle Housing Element can be counted toward the Forth Cycle Housing Element RHNA as well, since all these sites were available during the Fourth Cycle RHNA period. As shown in Table 2H-6 and Figure 2H-1, Mendota has capacity for 810 units, including 222 lower-income units, 54 moderate-income units, and 534 above-moderate-income units.

Mendota can also retroactively count approved projects as vacant sites since the land was vacant during the previous RHNA cycle. Therefore, VTTM No. 5483, which is made up of 48.6 acres of land zoned R-1 and designated MDR, can be treated as a vacant site. Using the same assumptions as Table 2H-6, this site has capacity for 138 above moderate-income units. This capacity is included under vacant land in Table 2H-6.

AB 1233 Carry-Over Analysis Summary

Table 2H-3 summarizes the AB 1233 carry-over analysis for Mendota. Based on units constructed and capacity from vacant sites, Mendota can accommodate its Fourth Cycle RHNA and will not have any carry-over into the Fifth Cycle RHNA. The 18 unaccommodated units in the moderate-income category are covered by the large surplus of 410 units in the lower-income categories.

Table 2H-3 AB 1233 Carry-Over Analysis Summary, Mendota, 2006-2013

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2006-2013 RHNA	**45**	**46**	**72**	**72**	**124**	**359**
Units Constructed 2006-2013			351	-	116	467
Vacant and Underutilized Sites (Table 2H-6)			222	54	672	948
Unaccommodated Need from Fourth Cycle			**0**	**0**	**0**	**0**

Source: City of Mendota, 2014

Fifth Cycle Housing Element RHNA Analysis

For the Fifth Housing Element update, Mendota has been assigned a RHNA of 554 units, including 80 very low-income units, 56 low-income units, 77 moderate-income units, and 341 above moderate-income units.

Units Built or Under Construction

Since the Fifth Cycle RHNA projection period runs from January 1, 2013, to December 31, 2023, Mendota's RHNA can be reduced by the number of units built or under construction since January 1, 2013. Table 2H-4 and Figure 2H-1 show units built or under construction since January 1, 2013 in Mendota.

VTTM No. 5483 Final Map is the portion of VTTM No. 5483 that is currently under construction. It consists of 28 single family homes and is inventoried as above moderate-income units. The remaining 200 lots of the approved tentative map are counted below under planned and approved projects.

Table 2H-4 Units Built or Under Construction Since January 1, 2013, Mendota

Project/APN	Units by Income Level					Total Units	Description of Units
	ELI	VLI	LI	MI	AMI		
Fermin's Furniture Mixed Use APNs 013-143-09 and 10					2	2	Two dwellings over a furniture store.
VTTM No. 5483 Final Map (012-190-40 & 41)					28	28	Part of larger VTTM No. 5483. Final map consists of 28 single family homes
Single Family Permits					3	3	Single family units
Total	**0**	**0**	**0**	**0**	**33**	**33**	

Source: City of Mendota, 2014.

Planned or Approved Projects

Mendota's RHNA can also be reduced by the number of new units in projects that are planned or approved, but not yet built. Table 2H-5 and Figure 2H-1 show an inventory of all residential projects that are (as of January 2015) approved or in the planning process and scheduled to be built by the end of the current Housing Element planning period (December 31, 2023). For each project the table shows the name of the development, number of units by income category, a description of the units, and the current status of the project.

The Ochoa Apartments project is an 11-unit apartment building that includes two deed-restricted affordable units. The applicant received three additional units over the maximum allowed density by including the two deed-restricted units. The two deed-restricted units were inventoried as low-income and the remaining nine units were inventoried as moderate-income based on unit sizes and expected rents.

After accounting for units already built and the VTTM No. 5483 Final Map included above, VTTM No. 5483 has 200 remaining single family homes that are inventoried as above moderate-income.

Table 2H-5 Planned or Approved Projects, Mendota, December 2014

Project	Units by Income Level					Total Units	Description of Units	Status
	ELI	VLI	LI	MI	AMI			
Ochoa Apartments (APN 013-223-21)			2	9		11	Two low-income units are deed-restricted, rest of units were inventoried as moderate-income based on expected rents.	Approved December 10, 2013
VTTM No. 5483 Final Map (012-190-40 & 41)					200	200	200 single family lots	Approved tentative map March 22, 2005
Total	**0**		**2**	**9**	**200**	**211**		

Source: City of Mendota, 2014.

Vacant and Underutilized Land

The Mendota Housing Element sites inventory uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:
  - **Lower-income (LI) Sites.** Sites at least 0.5 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned R-3, which allows up to 29 units per acre. However, Sites zoned R-3 were inventoried with a maximum density of 25 units per acre based on the maximum for the High Density Residential land use designation.
  - **Moderate-Income (MI) Sites.** Sites that are zoned R-2 allow for up to 11 dwelling units per net acre. These areas were inventoried as feasible for moderate-income residential development. Typical dwelling units include small and medium-sized apartments and other attached units. Sites that are less than 0.5 acres in size and zoned for R-3 were deemed too small to be inventoried as lower-income and were instead inventoried as moderate-income.
  - **Above Moderate-Income (AMI) Sites.** Sites with zoning that allows only single family homes at lower densities were inventoried as above moderate-income units. This includes sites zoned for R-1. Mixed Use sites were also inventoried as above-moderate-income units based on the assumptions described below.
- **Development Potential.** The inventory assumes build out of 80 percent of the maximum permitted density for all sites.

- **Assumptions for Mixed-use Zoning.** Sites that are zoned C-3 and designated General Commercial allow for mixed use projects through the planned unit development process. The General Plan states that the General Commercial designation "will provide for mixed-use activity in the downtown area." The recently approved Fermin's Furniture project is a recent example of the City approving mixed use projects downtown within the C-3 zone. The inventory conservatively assumes that one unit could be built on each C-3 site included in the inventory. These sites were inventoried as above moderate-income.

  The River Ranch Specific Plan, which was adopted in 2014, includes approximately 641 acres of land in southern Mendota (see long-term development potential below). While most of this land is outside the current (2015) city limits, approximately 93 acres of vacant land zoned C-3 along the western edge of the specific plan area are within city limits. All 93 of these acres are within the Town Center Overlay District, which allows mixed use projects through the site plan review process. The Mendota Zoning Ordinance states that mixed use projects within this overlay district have a maximum FAR of 0.4. Assuming ground floor retail, an average of 900 square foot units, and 20 percent common area/hallway/stairway, mixed use is conservatively inventoried at eight above moderate-income units per acre.

- **Assumptions for Underutilized Sites.** The inventory includes six underutilized sites. These sites have been identified because the existing uses are not maximizing development potential that was identified in the General Plan. These sites exhibit redevelopment potential to higher-intensity residential uses. For each site, the City has evaluated overall site potential, potential for lot consolidation, and the status of existing uses.

Table 2H-6 identifies vacant and underutilized sites that are presently zoned for residential or mixed uses and suitable for residential development in Mendota. The locations of these sites are shown in Figure 2H-1. Based on permitted densities and the assumptions described above, the sites identified in Table 2H-6 can accommodate an estimated 810 units, including 222 lower-income units, 54 moderate-income units, and 534 above moderate-income units. Almost all of these sites are outside of FEMA 100-year flood zones and all are outside the FEMA 200-year flood zone. Table 2H-6 includes a column for environmental constraints identifying sites that are within the FEMA 100-year flood zone. These sites were included, but are not relied upon to meet the RHNA. There are no additional environmental constraints that could hinder future development.

Table 2H-6 Vacant and Underutilized Sites, Mendota, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
01306115 (portion)	7.18	HDR	R-3	Vacant	25.00	143			143	No
1220026 (portion)	1.72	HDR	R-3	Vacant	25.00	34			34	100-year flood
01319410 01319411 01319412 01319419 *subtotal*	0.08 0.12 0.13 0.24 *0.57*	HDR HDR HDR HDR	R-3 R-3 R-3 R-3	Vacant Vacant Vacant Vacant	*25.00*	*11*			*11*	No
01324213	0.66	HDR	R-3	Vacant	25.00	13			13	No
01320208	0.53	HDR	R-3	Vacant	25.00	10			10	No
01319311	0.59	HDR	R-3	Existing home on west end of parcel. East end is vacant.	25.00	11			11	No
01320113 01320114 *subtotal*	0.15 0.20 *0.35*	HDR HDR	R-3 R-3	Vacant Vacant	*25.00*		*7*		*7*	No
01324211	0.19	HDR	R-3	Vacant	25.00		3		3	No
01320102	0.19	HDR	R-3	Vacant	25.00		3		3	No
01319207	0.18	HDR	R-3	Vacant	25.00		3		3	No
01325127	0.17	HDR	R-3	Vacant	25.00		3		3	No
01325504	0.16	HDR	R-3	Vacant	25.00		3		3	No
01322116	0.16	HDR	R-3	Vacant	25.00		3		3	No
01319409	0.09	HDR	R-3	Vacant	25.00		1		1	No
01324212	0.07	HDR	R-3	Vacant	25.00		1		1	No
01325325	0.06	HDR	R-3	Vacant	25.00		1		1	No
01310220	0.34	MHDR	R-2	Vacant	11.00		2		2	No
01310416	0.28	MHDR	R-2	Vacant	11.00		2		2	No
01309226	0.22	MHDR	R-2	Vacant	11.00		1		1	No

Table 2H-6 Vacant and Underutilized Sites, Mendota, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
01309236	0.33	MHDR	R-2	Vacant	11.00		2		2	No
01310414	0.54	MHDR	R-2	Vacant	11.00		4		4	No
01310517 01310518 01310519 *subtotal*	0.17 0.17 0.17 *0.51*	MHDR MHDR MHDR	R-2 R-2 R-2	Vacant Vacant Vacant	11.00		*4*		*4*	No
01310626 01311706 01311707 01311708 01311709 01311710 *subtotal*	0.46 0.17 0.17 0.17 0.09 0.24 *1.29*	MHDR MHDR MHDR MHDR MHDR MHDR	R-2 R-2 R-2 R-2 R-2 R-2	Vacant Vacant Vacant Vacant Vacant Vacant	11.00 11.00 11.00 11.00 11.00 11.00 11.00		*11*		*11*	No
01906182S 01906158S *subtotal*	60.14 13.47 *73.61*	GC GC	C-3 (TC Overlay)	Total of five rural residential homesteads are located at northern edge of site. Vast majority of the site is vacant.	Max of 0.4 FAR (See inventory assump-tions)			*471*	*471*	No
1220026 (portion)	4.81	MDR	R-1	Vacant	3.50			13	13	100-year flood
01311901	1.46	LDR	R-1	Vacant	3.50			4	4	No
01310315	0.62	LDR	R-1	Vacant	3.50			1	1	No
01322602	0.58	LDR	R-1	Underutilized home on portion of parcel	3.50			1	1	No
01311613	0.48	LDR	R-1	Vacant	3.50			1	1	No
01308613	0.46	LDR	R-1	Vacant	3.50			1	1	No
01321510	0.33	LDR	R-1	Underutilized home on portion of parcel	3.50			1	1	No
01324103	0.32	LDR	R-1	Vacant	3.50			1	1	No

Table 2H-6 Vacant and Underutilized Sites, Mendota, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
01308719	0.27	LDR	R-1	Vacant	3.50			1	1	No
01308619	0.26	LDR	R-1	Vacant	3.50			1	1	No
01309220	0.25	LDR	R-1	Vacant	3.50			1	1	No
01321309	0.25	LDR	R-1	Vacant	3.50			1	1	No
01322605	0.24	LDR	R-1	Underutilized home on portion of parcel	3.50			1	1	No
01317405	0.21	LDR	R-1	Vacant	3.50			1	1	No
01311304	0.19	LDR	R-1	Vacant	3.50			1	1	No
01320504	0.18	LDR	R-1	Vacant	3.50			1	1	No
01323037	0.18	LDR	R-1	Vacant	3.50			1	1	No
01309203	0.17	LDR	R-1	Vacant	3.50			1	1	No
01311812	0.17	LDR	R-1	Vacant	3.50			1	1	No
01322307	0.17	LDR	R-1	Vacant	3.50			1	1	No
01310205	0.17	LDR	R-1	Vacant	3.50			1	1	No
01307702	0.17	LDR	R-1	Vacant	3.50			1	1	No
01322319	0.17	LDR	R-1	Vacant	3.50			1	1	No
01307513S	0.17	LDR	R-1	Vacant	3.50			1	1	No
01325213	0.17	LDR	R-1	Vacant	3.50			1	1	No
01321508	0.17	LDR	R-1	Vacant	3.50			1	1	No
01308726	0.17	LDR	R-1	Vacant	3.50			1	1	No
01307512	0.16	LDR	R-1	Vacant	3.50			1	1	No
01311811	0.16	LDR	R-1	Underutilized home on portion of parcel	3.50			1	1	No
01319608	0.16	LDR	R-1	Vacant	3.50			1	1	No
01324116	0.16	LDR	R-1	Vacant	3.50			1	1	No
01324115	0.14	LDR	R-1	Vacant	3.50			1	1	No

Table 2H-6 Vacant and Underutilized Sites, Mendota, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
01311102	0.14	LDR	R-1	Vacant	3.50			1	1	No
01311104	0.13	LDR	R-1	Vacant	3.50			1	1	No
01323035	0.13	LDR	R-1	Vacant	3.50			1	1	No
01308618	0.11	LDR	R-1	Vacant	3.50			1	1	No
01317408	0.10	LDR	R-1	Vacant	3.50			1	1	No
01308706	0.08	LDR	R-1	Vacant	3.50			1	1	No
01308727	0.06	LDR	R-1	Vacant	3.50			1	1	No
01312308S	0.82	GC	C-3	Vacant	1 per site			1	1	No
01325108	0.73	GC	C-3	Vacant	1 per site			1	1	No
01311807	0.68	GC	C-3	Vacant	1 per site			1	1	No
01322511	0.56	GC	C-3	Vacant	1 per site			1	1	No
01322214	0.49	GC	C-3	Vacant	1 per site			1	1	No
01311902	0.24	GC	C-3	Vacant	1 per site			1	1	No
01322402	0.24	GC	C-3	Vacant	1 per site			1	1	No
01322403	0.16	GC	C-3	Vacant	1 per site			1	1	No
01322404	0.08	GC	C-3	Vacant	1 per site			1	1	No
Total						**222**	**54**	**534**	**810**	

Source: City of Mendota, 2014.

Prezoned Sites

Mendota has prezoned two development areas (VTTM No. 5003 and VTTM No. 5922) in an effort to facilitate future annexation and development. These development areas are not within current city limits, but the City has done its part in making these areas available for future applicants. The City has opted to include these areas in the inventory, but it does not rely upon them to meet its RHNA. These areas are shown in Figure 2H-1.

VTTM No. 5003 is located in northern Mendota and includes APNs 013-050-12S, 013-050-45S, and 013-060-09S. The City certified an EIR for the annexation in 2005 and approved the development proposal in 2007. Later in 2007, Fresno LAFCo approved the annexation and extended the approval in 2008. Due to complications with LAFCo's conditions of approval, the applicant did not file a new extension request and the annexation approval expired in 2010. While the approved tentative map is still valid, the project requires a reinitiating of the annexation process. VTTM No. 5003 includes 9.67 acres of prezoned R-3 and 72.91 acres of prezoned R-1. Using the same assumptions as Table 2H-6, this area has capacity for 193 lower-income units and 204 above moderate-income units.

VTTM No. 5922 is located in western Mendota and includes APN 012-190-56ST. VTTM No. 5922 was submitted in 2008 and then stalled due to market conditions. The residential portion includes 52.55 acres of prezoned R-2. Using the same assumptions as Table 2H-6, this area has capacity for 462 moderate-income units.

Long Term Development Capacity

The River Ranch Specific Plan, which was adopted in 2014, includes approximately 641 acres of land in southern Mendota. Aside from 93 acres of land zoned C-3 along the western edge of the specific plan area, most of this land is outside the current (2015) city limits. The Plan includes 56 acres of Low Density Residential, 122 acres of Medium Density Residential, 83 acres of Medium-High Density Residential, and 12 acres of High Density Residential. The Plan anticipates a range of 1,135 to 2,141 units at full buildout. The unincorporated area of the Specific Plan is not prezoned and will require a developer to move forward with the annexation process. Due to uncertainty associated with the annexation timeline, the Specific Plan area was not counted towards the Fifth Cycle RHNA. However, the City anticipates the River Ranch Specific Plan being a key growth area in the future.

RHNA Summary

Table 2H-7 provides a summary of Mendota's ability to meet the 2013-2023 RHNA. After accounting for units built and under construction, planned or approved projects, capacity on vacant/underutilized sites, and capacity on prezoned tracts, Mendota has a surplus in all income categories and a total surplus of 1,359 units.

Table 2H-7 RHNA Summary, Mendota, January 1, 2013 – December 31, 2023

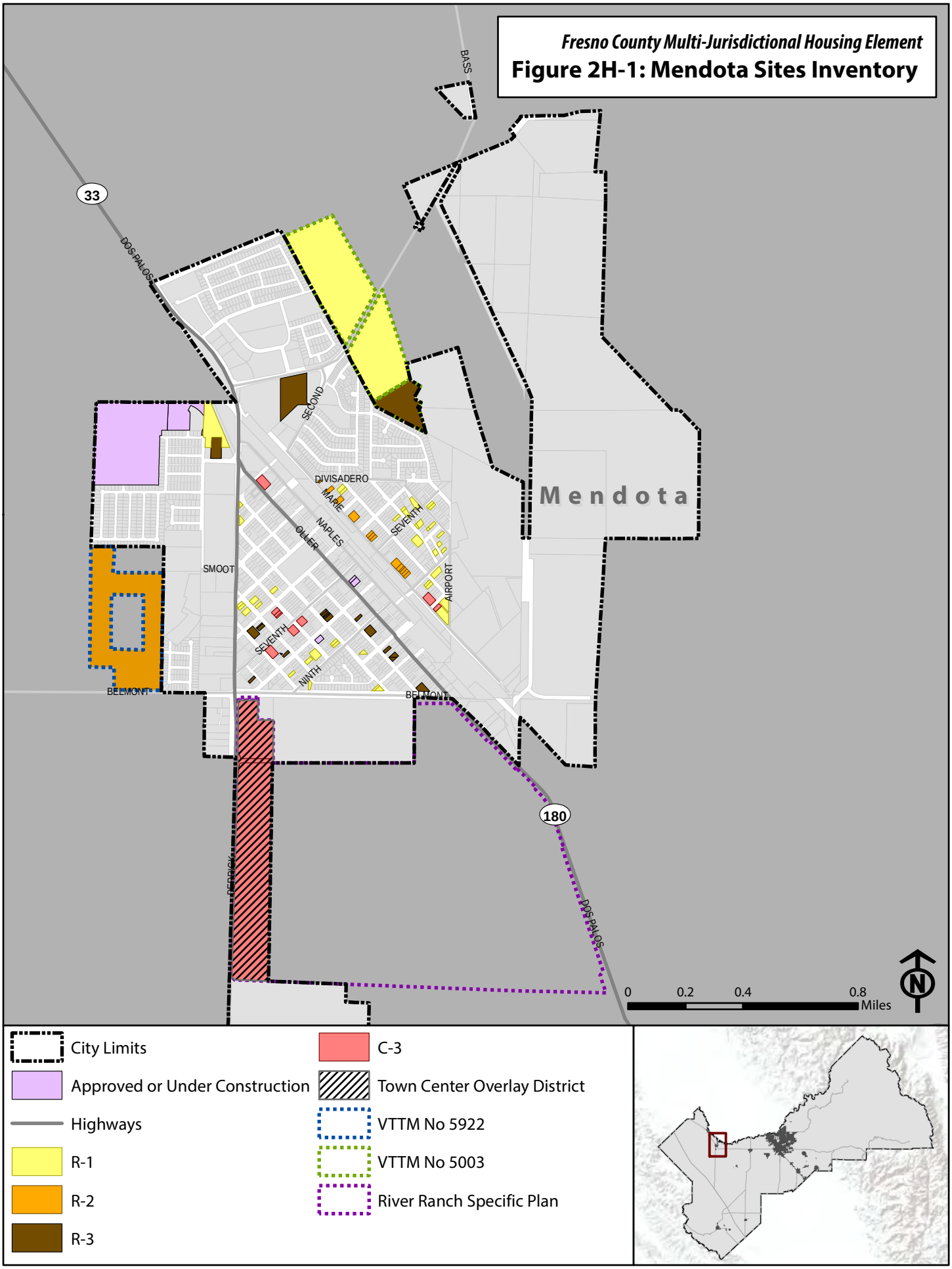
Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2013-2023 RHNA	40	40	56	77	341	554
Units Built or Under Construction (Table 2H-2)					33	33
Planned or Approved Projects (Table 2H-5)			2	9	200	211
Capacity on Vacant Sites (Table 2H-6)			222	54	534	810
Capacity from Prezoned Tracts			193	462	204	859
Surplus Capacity[1]			**281**	**448**	**630**	**1,359**

[1] Surplus Capacity is calculated by subtracting units built and under construction, planned or approved projects, capacity on vacant sites, and capacity on prezoned tracts from the total RHNA.

Source: City of Mendota, 2014.

Fresno County Multi-Jurisdictional Housing Element

Figure 2H-1: Mendota Sites Inventory



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SECTION 2H-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The Mendota General Plan was adopted in 2009 and includes four residential land use designations:

- ***Low-Density Residential:*** 1.0 to 3.5 dwelling units per acre;
- ***Medium-Density Residential:*** 3.6 to 6.0 dwelling units per acre, minimum lot size of 6,000 square feet;
- ***Medium/High Density Residential:*** 6.1 to 11.0 dwelling units per acre, maximum of one dwelling unit per 3,000 square feet of lot area, not to exceed four dwellings per lot; and
- ***High-Density Residential:*** 11.1 to 25.0 dwelling units per acre

Conclusion

Densities range from one dwelling unit per acre (du/ac) to 25 du/ac. The densities are sufficiently high to allow the development of affordable housing for all income levels. Minimum densities are included to maximize residential development on a limited supply of land as well as achieve a balance and variety of housing types.

Recommended Action

None required.

Zoning Ordinance

Analysis

Title 17 of the Mendota Municipal Code provides zoning provisions for the City. The Code contains a variety of residential zones:

- ***Single Family Residential Agricultural (R-A):*** The R-A district is intended primarily for application to areas located at the fringe of the city's corporate area, where denser population and full provision of urban services is inappropriate. It is intended to provide living areas which combine certain advantages of both urban and rural location by limiting development to very low-density concentrations of one family dwellings and permitting limited numbers of animals and fowl to be kept for pleasure or hobbies, free from activities of a commercial nature.
- ***Single Family Low Density (R-1-A):*** The R-1-A district is intended to provide living areas within the city where development is limited primarily to low-density concentrations of one family dwellings on a lot of not less than 12,000 square feet in area.
- ***Single Family Medium Density (R-1):*** The R-1 district is intended to provide living area within the city where development is limited primarily to low-density concentrations of one-family dwellings.

- ***Medium/High Density (R-2):*** The R-2 district provides for relatively high-density concentrations of residential uses in areas where such higher-density use is consistent with the General Plan and which are convenient to public facilities and services which enable such concentrations. The R-2 district is intended primarily for application to residential areas where proximity to neighborhood residential uses or major streets makes multifamily uses appropriate in the vicinity of single family dwellings.
- ***High Density Multiple Family (R-3):*** The R-3 district is intended primarily to provide for the development of high-density multiple-family residential structures, for the purposes of rental or sale to permanent occupants.
- ***High Density Multiple Family One Story (R-3-A):*** The R-3-A district is intended to provide for the development of medium-density multiple-family residential structures, limited to one story in height, for the purposes of rental or sale to permanent occupants.
- ***Mobile Home Park (MHP):*** The MHP mobile home park district is intended to provide for accommodation of residential mobile homes in unified parks.
- ***Urban Reserve (UR):*** The UR urban reserve district is an overlying district, intended to set aside undeveloped agricultural land for future land uses due to urban expansion, while preventing the development of land uses which might conflict with the future planned use of the area.

The Zoning Ordinance also allows residential as part of mixed-use planned developments in the Central Business and Shopping District (C-3). The City permits mixed-use through the planned development process to allow for modified development and public improvement standards, such that the benefits of the project to the public, the city, and the project proponent are greater than what would normally be possible under the default regulations.

Conclusion

The City's Zoning Ordinance provides for a range of housing options and provides flexibility in the development standards to encourage mixed-use in the Central Business and Shopping District.

Recommended Action

None required.

Residential Development Standards

Analysis

Table 2H-8 lists and describes the residential development standards required in Mendota. These development standards are typical and consistent with standards established in surrounding communities.

Table 2H-8 Residential Development Standards, Mendota

Zone District	Min. Lot Area (sq. ft.)	Min. Lot Area for PD (sq. ft.)	Lot Area per Dwelling Unit (sq. ft.	Building Height (ft.)	Min. Yard Setback (ft.)			Min. Lot Width (ft.)	Min. Lot Depth (ft.)	Building Coverage
					Front	Side	Rear			
R-A	24,000	n/a	24,000	30	30	10	20	120	120	30%
R-1A	12,000	9,000	12,000	30	30	10	20	75	100	30%
R-1	6,000	4,000	6,000	30	20	5	20	60	100	40%
R-2	6,000	3,000	3,000	30	20	5	20	60	100	50%
R-3	6,000	1,500	1,500	40	15	5	15	60	100	60%
R-3A	6,000	1,500	1,500	20	15	5	15	60	100	60%
MHP	1 acre	n/a	1,500	30	15	5	10	120	120	50%

Source: City of Mendota Zoning Ordinance, 2014.

Parking

Table 2H-9 summarizes the residential parking requirements in Mendota.

Table 2H-9 Residential Parking Standards, Mendota

Type of Residential Development	Required Parking Spaces
Single family	1 parking space in a garage or carport for each dwelling
Duplex	1 parking space in a garage of carport for each dwelling unit. When there are 2 dwelling units on a single lot there must be 1.5 parking spaces for each dwelling unit, 1 of which must be in a carport or garage.
Multifamily	1 parking space for each dwelling
Housing for the elderly	1 space for every 3 dwelling units, or portion thereof, when such use is authorized by conditional use permit

Source: City of Mendota Zoning Ordinance, 2014.

Open Space and Park Requirements

The City requires subdivisions to dedicate land or pay an in lieu fee for neighborhood and community open space, park and recreational purposes. Mendota has adopted a standard that requires the construction and maintenance of five acres of parks per 1,000 residents. Recreational facility fees range from $1,024 per unit for high density residential to $1,365 per unit for low density residential.

Conclusion

The Zoning Ordinance does not contain any unduly restrictive provisions. Building height, setbacks, lot areas, and parking are generally within the range of other small cities in the region. The parking requirements are similar to or less than other cities and do not pose a constraint to housing. The park fees are also slightly lower than average.

Recommended Action

None required.

Growth Management

Analysis

The City does not have any growth restrictions that would impact the City's ability to meet its housing needs.

Conclusion

Growth control is not a constraint to development in Mendota.

Recommended Action

None required.

Density Bonus

Analysis

While the City has not adopted a density bonus ordinance into the Zoning Ordinance, the City has provided density bonuses to developers in the past, consistent with State law (GC §65915 et seq.).

Conclusion

The Zoning Ordinance does not include a density bonus ordinance.

Recommended Action

The Housing Element contains a program to adopt a density bonus ordinance to comply with State law.

Zoning for a Variety of Housing Types

Analysis

Table 2H-10 summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 2H-10 Residential Uses Permitted by Zone, Mendota

Residential Use	R-A	R-1-A	R-1	R-2	R-3	R-3-A	MHP	UR	C-3
Single Family Dwelling	P	P	P	P	P	P	-	P	-
Multifamily Housing	-	-	-	P	P	P	-	-	C[1]
Manufactured Housing	-	-	P	-	-	-	-	-	-
Mobilehome Parks	-	-	-	-	-	-	C	-	-
Farm Labor Housing	P[2]	-	-	P[3]	P[3]	P[3]		P[2]	-
Emergency Shelters	-	-	-	-	-	-	-	-	-
Transitional Housing	-	-	-	-	-	-	-	-	-
Supportive Housing	-	-	-	-	-	-	-	-	-
Single Room Occupancy	-	-	-	-	-	-	-	-	-
Group homes (6 or fewer)	-	-	-	-	-	-	-	-	-
Group homes (7 or more)	-	-	-	-	-	-	-	-	-
Second Residential Unit	C	C	C	C	C	C	-	C	-
Mixed Use	-	-	-	-	-	-	-	-	C[1]

P: permitted, C: conditional use permit, -: not allowed, D: subject to Director review and approval.
1 Residential uses allowed as part of a planned development for mixed use
2Dwellings for hired agricultural employees on farms or ranches containing ten acres or more. Permanent Farm labor camps are expressly prohibited, however.
3 Labor camps are permitted.

Source: City of Mendota Zoning Ordinance, 2014.

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

Multifamily

Multifamily dwellings are permitted by right in the R-2, R-3, and R-3-A zones, and are conditionally permitted as part of mixed-use planned developments in the C-3 zone.

Manufactured Housing

The Zoning Ordinance only permits manufactured housing in the R-1 zone. The Zoning Ordinance does not comply with State law, which requires the City to permit manufactured housing on a permanent foundation in all zones allowing single family homes.

Farmworker/Employee Housing

The Zoning Ordinance includes some provisions for farm employee housing, but does not fully comply with State law. Under California Health and Safety Code 17021.5 (Employee Housing Act), farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. The City permits agricultural uses in the UR and R-A zones and permits farm labor housing in these zones. However, while the zones allow dwellings for hired farm laborers, the zones expressly prohibit permanent farm labor housing.

In addition, the Employee Housing Act requires employee housing for six or fewer employees to be treated as a single family use and permitted in the same manner as other dwellings of the same type in the same zone. The City currently has no provisions for employee housing.

Emergency Shelters

The City will amend the Zoning Ordinance to comply with State law requirements for emergency shelters before adoption of the Housing Element. Emergency shelters will be allowed by-right in the M-1 zone subject to development standards that are allowed per State law. Table 2H-11 shows the parcels that are vacant and zoned M-1. There are nine parcels totaling over 12 acres that are zoned M-1 and could potentially accommodate an emergency shelter by right. The 2013 Point-in-Time Count estimated that ere were 2,799 homeless individuals in Fresno County. The M-1 zone provides more than enough capacity to accommodate the City's need for homeless shelters.

Table 2H-11 Potential Emergency Shelter Sites

APN	Acreage
01315228S	0.63
01315227S	2.13
01315226S	7.07
01314103S	1.13
01312101	0.17
01312301S	0.65
01312402	0.32
01312403	0.36
01314401	0.19
Total	**12.65**

Source: Mintier Harnish, 2014.

Transitional and Supportive Housing

The Zoning Ordinance does not contain any provisions for transitional and supportive housing.

Single Room Occupancy Units

The Zoning Ordinance does not contain any provisions for single room occupancy units.

Group Homes

The Zoning Ordinance does not contain any provisions for group homes.

Second Units

The Zoning Ordinance allows second units with a conditional use permit in all zones allowing single family homes on lots that exceed 6,000 square feet. However, State law requires that second units be permitted by right in these zones.

Conclusion

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

- **Manufactured Housing:** Mendota does not comply with State law because it does not allow manufactured homes in all zones allowing single family residential uses.
- **Farmworker/Employee Housing:** Mendota does not comply with the Employee Housing Act.
- **Emergency Shelters:** Mendota does not comply with State law. The City's Zoning Ordinance does not include provisions for emergency shelters.
- **Transitional and Supportive Housing:** Mendota does not comply with State law. The City's Zoning Ordinance does not include provisions for transitional and supportive housing.
- **Single Room Occupancy:** The City's Zoning Ordinance does not include provisions for SRO units.
- **Group Homes:** Mendota does not comply with the Lanterman Act. The City's Zoning Ordinance does not include provisions for group homes.
- **Second Units:** Mendota does not comply with State law; second units must be permitted by right in zones allowing single family homes.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address manufactured housing, farmworker and employee housing, single room occupancy units, group homes, and second units. The City will amend the Zoning Ordinance to comply with State law requirements for transitional/supportive housing and emergency shelters before adoption of the Housing Element. Emergency shelters will be allowed by-right in the M-1 zone subject to development standards that are allowed per State law.

On- Off-Site Improvement Standards

Analysis

For residential projects the City typically requires both on- and off-site improvements. These can include curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. Such improvements are often required as a condition of the subdivision map, or if there is no required map, improvements may be required as part of the building permit. Landscaping is required for all zoning districts. Such landscaping would include, but not be limited to, shrubbery, trees, grass, and decorative masonry walls. All landscaping is installed by the developer. Development of and connection to municipal water and sewer services are required as a condition of approving tract maps.

Conclusion

Water service is necessary for a constant supply of potable water. Sewer services are necessary for the sanitary disposal of wastewater. Landscaping contributes to a cooler and more aesthetic environment in the city by providing relief from developed and paved areas. These off-site requirements allow for the development of much higher residential densities. 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

Table 2H-12 shows permit and processing fees in Mendota. Each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports, General Plan Amendments, Rezones, or Variances).

Table 2H-12 Permit and Processing Fees, Mendota

Action	Fee
Site plan review	$1,840
Lot line adjustment	$1,680
Tentative parcel map	$2,830
Final parcel map	$2,710
Tentative subdivision map	$4,470
Final subdivision map	$3,840
Conditional use permit (minor)	$1,010
Conditional use permit (major)	$2,130
Conditional use permit revision or extension	$580
Plan review Multifamily Single family Single family with master plan	 95% of building permit fee 65% of building permit fee 100% of building permit fee
Annexation	$3,270
Environmental Notice of Exemption Negative Declaration Mitigated Negative Declaration EIR Mitigation monitoring	 $150 $2,630 $3,170 $2,050 Base +20% $115/hour
General Plan Amendment	$1,990
Specific Plan New Amendment	 Base + 20% $1,740
Rezone	$1,510
Zoning text amendment	$1,550

Source: City of Mendota, 2014.

Table 2H-13 shows development impact fees in Mendota for low-, medium-, and high-density development.

Table 2H-13 Development Impact Fees, Mendota

Category	Low-Density Residential Unit	Medium-Density Residential Unit	High-Density Residential Unit
City Management and General Services	$218.81	$218.81	$164.71
Law Enforcement	$591.49	$591.49	$443.62
Fire Protection	$714.10	$714.10	$534.99
Storm Drainage[1]	$1,723.15	$676.24	$324.59
Water Supply and Treatment	$2,350.30	$2,350.30	$2,350.30
Wastewater and Treatment	$1,947.56	$1,947.56	$1,947.56
Traffic Impact	$690.05	$690.05	$414.77
Recreational Facilities	$1,364.51	$1,364.51	$1,024.28
Water Connection Charges (per connection)[2]	$420.77	$420.77	$420.77
Sewer Connection Charges (per connection)[3]	$480.88	$480.88	$480.88
Sewer Interceptor[4] (assuming West Side)	$616.37	$616.37	$493.09
Total	**$11,117.99**	**$10,071.08**	**$8,599.56**

[1] Fee is assessed per acre at $5,169.45/ac for low-density, $5,409.89/ac for medium-density, and $6,491.86/ac for high-density residential. Fee is based on the following assumptions: low density residential at 3 units/ac, medium density residential at 8 units/ac, and high-density residential at 20 units/ac.
[2] Assuming ¾ inch and 1 inch water service.
[3] Assuming 4 inch and 6 inch laterals.
[4] South Side Sewer Interceptor: $923.15 for R-1 and $738.08 for R-3.
West Side Sewer Interceptor: $616.37 for R-1 and $439.09 for R-3.

Source: City of Mendota, 2014.

Table 2H-14 shows permit fees for single family and multifamily prototype developments. The single-family prototype is a 20-lot single-family detached residential development; with each home measuring 2,000 square feet of living area and a 440-square-foot garage. The estimated construction cost for this prototype unit before permit fees is about $200,000. The plan check, permit, and impact fees account for an additional sum of $15,896, or approximately 7.9 percent of the estimated construction cost. The multi-family prototype is a 20-unit, two-story multi-family housing development. The estimated construction cost for this prototype before permit and impact fees is roughly $170,000 per unit. In summary, the fees for plan check, permits, and development impact total $12,730 per unit. This constitutes approximately 7.5 percent of the estimated construction cost. In addition, the Mendota Unified School District assesses a school impact fee of $3.20 per square foot on all new development.

Table 2H-14 Prototypical Construction Fees

Fee Description	Amount	
	Single-family	Multi-family
Entitlement Permit Processing	574$	$278
Plan Check and Building Permits	$2,564	$2,702
City Impact Fees	$11,118	$8,600
Regional Impact Fees	$1,640	$1,150
Total for Prototype	**$317,920**	**$254,600**
Total per Unit	**$15,896**	**$12,730**

Source: City of Mendota, 2015.

The regional impact fee is the RTMF (Regional Transportation Mitigation Fee) collected by COG for all Fresno County cities. Not included are Indirect Source Review fees collected by the air district for projects larger than 50 units which generally are about $500/unit.

Conclusion

Permitting and development impact fees are an estimated 7.9 percent of the total development costs for single family development and 10.6 percent for multifamily. City fees are not considered a constraint to development.

Recommended Action

None required.

Processing and Permit Procedures

Analysis

Table 2H-15 provides estimated processing times for the most common requests in Mendota.

Table 2H-15 Local Processing Times, Mendota

Entitlement Type	Approving Entity	Time Frame[1]
Building Permit	Building Official	2-3 weeks
Site Plan Review - Minor	City Planner[2]	4-6 weeks
Site Plan Review - Major	City Planner[3]	4-10 weeks
Conditional Use Permit - Minor	City Planner[4]	4-6 weeks
Conditional Use Permit - Major	Planning Commission[5]	6-12 weeks
Planned Development (CUP)	Planning Commission[6]	6-12 weeks
Tentative Parcel Map	City Council[7]	10-30 weeks
Tentative Subdivision (Tract) Map	City Council[8]	30-60 weeks

[1] Assumes all relevant information provided and minimal revisions needed.
[2] Staff-level review of a permitted use involving minor changes to existing building(s), addition of less than 10% floor area, and/or minor site improvements.
[3] Staff-level review of a permitted use involving new construction.
[4] Staff-level review of a conditionally-permitted use otherwise meeting the requirements of minor site plan review. Includes site plan review.
[5] Planning Commission review of a conditionally-permitted use involving new construction. Includes site plan review.
[6] Planning Commission review of a planned development via the CUP - Major process, offering modified development standards in exchange for enhanced public benefit.
[7] City Council review (based on Planning Commission recommendation) of a proposal to create four or fewer lots.
[8] City Council review (based on Planning Commission recommendation) of a proposal to create five or more lots.

Source: City of Mendota, 2014.

For a typical project, an initial pre-consultation with the Planning Department, Engineering, and City Management is arranged to discuss the development proposal. Then a tentative parcel map application or a description of project must be filed with a site plan, which is first reviewed by the Planning Department and other agencies, such as Public Works, for consistency with City ordinances and General Plan guidelines. The plan is then approved through an administrative approval process. After the project is approved, the Building Department performs plan checks and issues building permits. Throughout construction, the Building Department will perform building checks to monitor the progress of the project.

One constraint to the timeliness in which applications and tract maps are processed is the requirement that if a subdivision or apartment complex is proposed near a highway, the City must consult with Caltrans. Given that two highways (Highway 180 and Highway 33) go through Mendota, the majority of projects require this consultation Depending upon the type and scale of the project, this can add up to several months to a project timeline. The effects of this can be mitigated if the discussions are started early in the planning process simultaneously with other requirements.

Conclusion

The development review process does not put an undue time constraint on the development of projects because of the close working relationship between City staff, developers, and the decision-making body. The time required to process a project varies greatly from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. It should be noted that certain review and approval procedures may run concurrently. Mendota also encourages the joint processing of related applications for a single project. Such procedures save time, money, and effort for both the public and private sector and could decrease the costs for the developer by as much as 30 percent.

Recommended Action

None required.

Building Codes

Analysis

The City of Mendota adopted the 2013 California Building Code. The City has not adopted any amendments to this code. The Building Department administers building code and enforcement services.

Conclusion

The City has not made any local amendments to the Code that would impact the cost of housing.

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

The City has adopted, and the Building Department implements, provisions of the 2013 California Building Code (Title 24). The City has not made any amendments to its building codes that would diminish the ability to accommodate persons with disabilities.

Definition of Family

The definition of family is:

> *"Family" means an individual, two or more persons who are related by blood or marriage or a group of not more than five persons not necessarily related by blood or marriage, living together in a dwelling.*

This definition does not comply with State law. The definition of family cannot impose a numerical limit on the number of unrelated persons.

Zoning and Land Use Policies

As previously stated, the Zoning Ordinance does not contain any provisions for group homes and therefore does not comply with State law.

Reasonable Accommodation

The City of Mendota does not have a specific reasonable accommodation ordinance. However, under the City's policies, anyone can apply for reasonable accommodation. Applications for retrofit are processed over-the-counter in the same process as for improvements to any single family home. There are no extra fees involved, and, for example, adding a wheelchair ramp to one's home or making a staircase handicap accessible, would not require a building permit. If a building permit is needed, such as for a complete bathroom remodel, the process is expedited because a permit can be processed over the counter by staff. Historically, there has never been a need to apply for a variance to accommodate the needs of persons with disabilities in Mendota. It is the City's intention to make the process as easy and streamlined as possible for persons with disabilities to modify their homes to make them more accessible. In the unlikely event that a variance were ever needed, it would require the approval of the Planning Commission which, at a minimum, can take a month to get processed.

Conclusion

Amendments to the City’s Zoning Ordinance are required to address the definition of family and allow for group homes in residential zones. Additionally, while the City’s policies have allowed for reasonable accommodation, it is recommended that the City adopt formal reasonable accommodation procedures in the Zoning Ordinance.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address the definition of family, group homes, and reasonable accommodation procedures.

SECTION 2H-4: REVIEW OF PAST ACCOMPLISHMENTS

This section reviews and evaluates the City's progress in implementing the 2004 Housing Element. It reviews the results and effectiveness of programs from the previous Housing Element planning period in order to make recommendations about the programs.

Table 2H-16 Evaluation of 2004 Housing Element, Mendota

Program	Status	Evaluation	Recommendation
Goal 1: Housing Opportunities and Accessibility			
The City staff will increase its coordination with the State HCD staff to apply for the funding that is made available through the Housing and Emergency Shelter Trust Fund Act of 2002, including the Joe Serna Jr. Farmworker Housing Grant Program and the CalHome Program.	Ongoing	Nearly 400 units of affordable housing have been built since 2004 using LIHTC and other funding programs.	Continue to apply for grant funding for affordable housing.
The City of Mendota Redevelopment Agency will continue use redevelopment revenues for bond repayment and will set aside whatever is financially feasible up to 20 percent.	RDA eliminated	Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26.	Delete program.
Prepare a *Project Information Brochure* outlining City participation and incentives, housing needs from the Housing Element (or other market source), a definition of the State and Federal funding for which the City is willing to apply, and other pertinent information. Distribute the brochure to local non-profit and for-profit development groups and regional agencies.	Not completed	Not completed due to budget constraints.	Delete program.
Continue to offer meetings with developers of proposed projects where developers have an opportunity to meet City staff to strategize about project design, City standards, necessary public improvements, and funding strategies.	Ongoing	The City continues to offer initial pre-consultation meetings with the Planning Department, Engineering, and City Management to discuss development proposals.	Continue.
Use HOME funds and Program Income to assist households with first time homebuyer assistance after bond repayment is achieved.	Ongoing	The City receives HOME funds from the County to assist homebuyers with downpayment assistance.	Continue program based on available HOME funds
Develop a program to monitor the extent of residential, commercial, and industrial development on an annual basis. Sufficient detail should be provided to monitor employment growth and housing production. Monitor housing development costs on an annual basis to ensure affordability to a broad spectrum of City residents. Include information from the Fresno County Board of Realtors, Real Estate Associates, Multiple Listing Service, and the BIA to track housing development, sales, and listing costs.	Completed.	The City maintains detailed records of development approvals and building permits	Continue.
Using CDBG Planning/Technical Assistance grant funds, purchase or develop a computer program with spreadsheet and mapping capabilities to track development approvals, zone changes, and General Plan Land Use amendments.	Ongoing	The City utilizes various GIS tools to maintain an up-to-date inventory of development-related activities.	Continue.
Assist developers in site selection, and through the project	Ongoing	The City continues to support developers	Delete program.

Table 2H-16 Evaluation of 2004 Housing Element, Mendota

Program	Status	Evaluation	Recommendation
approval process in order to construct 10 moderate- and above-moderate housing units.		through the approval process. There are sufficient opportunities for moderate- and above moderate-income housing.	
Contact homeless service providers in Fresno County through the Fresno/Madera Continuum of Care and the Fresno County Sheriff's Department to determine the number of homeless persons who have been residents of Mendota. Prepare a comprehensive report with recommendations for submittal to the City Council.	Ongoing through FMCoC	The FMCoC provides this information in its Point In Time Count.	Continue to participate in FMCoC
Actively support efforts of homeless service providers who establish short-term bed facilities for segments of the homeless population including specialized groups such as the mentally-ill and chronically disabled. Identify potential land that can be used for a homeless or transitional shelter should one be needed. Offer incentives to developers such as the waiving of development fees to construct a facility.	Not completed	There are few permanent or long-term homeless in Mendota. Dedication of resources to this particular issue is unlikely to reap substantial benefits.	Delete program.
Amend the current zoning ordinance to allow emergency shelters and transitional housing facilities without a Conditional Use Permit in multifamily zoning districts.	In process	The City is in the process of amending the Zoning Ordinance to comply with State law and permit emergency shelters in at least one zone by right. This program is expected to be completed prior to adoption of the Housing Element Update.	Delete. Program will be implemented prior to adoption of the Housing Element.
Investigate incentives and reporting procedures that can be implemented to encourage and monitor the development of housing opportunities for specialized housing needs, such as partnering with the Homeless Management Information System (HMIS)	Not completed	There are few permanent or long-term homeless in Mendota. Dedication of resources to this particular issue is unlikely to reap substantial benefits.	Delete program.
Amend the City's current housing rehabilitation program guidelines to include a grant to very low and low-income senior citizens and very low and low-income disabled persons and to improve accessibility and safety.	Ongoing	Mendota participates in the County Housing Assistance Rehabilitation Program (HARP).	Continue participation in County program
Revise zoning ordinance to allow State licensed group homes, foster homes, residential care facilities, and similar State-licensed facilities, regardless of the number of occupants, deemed permitted by right in a residential zoning district, pursuant to State and Federal law.	Not completed	The City's Zoning Ordinance does not include provisions for group homes.	Implement in next Housing Element planning period.
Regularly monitor the City's ordinances, codes, policies, and procedures to ensure that they comply with the	Ongoing	The City of Mendota does not have a specific reasonable accommodation ordinance.	Adopt a formal reasonable accommodation procedure

Table 2H-16 Evaluation of 2004 Housing Element, Mendota

Program	Status	Evaluation	Recommendation
"reasonable accommodation" for disabled provisions.		However, under the City's policies, anyone can apply for reasonable accommodation.	
Work with farm owners and labor providers to determine the number of farmworkers who may be in need of additional housing in the area surrounding Mendota. The resulting report should address: permanent workers, seasonal resident workers, and migrant workers, including unaccompanied migrant workers. In addition, should the report demonstrate a need, the City, in conjunction with local developers, will identify potential sites and/or provide or seek financial assistance to prospective developers of the housing for farm labor through the Joe Serna Farmworker Grant Program.	Ongoing	Mendota continues to be a community based largely on agriculture. Provision of quality, affordable housing to the agricultural segment of the community is of vital importance.	Continue
Revise the City's Zoning Code to ensure compliance with employee labor housing act, specifically H&S 17021.5 and 17021.6	Not completed	Mendota does not comply with the Employee Housing Act.	Implement in next Housing Element planning period.
Work with the Fresno Housing Authority and use all the influence the City has to obtain more Housing Vouchers for the Housing Authority.	Ongoing	The City continues to work with the Fresno Housing Authority to ensure residents have access to Housing Choice Vouchers.	Delete program. Outside the City's control.
Monitor average processing times for discretionary development permits on an annual basis.	Ongoing	The City continues to monitor constraints to development. The Housing Element also review times as part of the update. Processing times are not a constraint to development.	Delete program. Completed as part of Housing Element.
Goal 2: Remove Constraints			
Continue to promote a coordinated City review process among affected City departments to reduce delays and processing time.	Ongoing	The City continues to monitor constraints to development. The Housing Element is part of this process.	Continue as a policy.
Propose zoning and permit processing changes to further reduce housing costs and average permit processing time.	Ongoing	The City continues to monitor constraints to development. The Housing Element is part of this process.	Delete. Program does not have clear objectives.
Review current planning fees and where appropriate make changes to reflect the affordability of multifamily development.	Completed	The City continues to monitor constraints to development. The Housing Element is part of this process.	Modify program to consider fee waivers or deferrals for affordable housing.

Table 2H-16 Evaluation of 2004 Housing Element, Mendota

Program	Status	Evaluation	Recommendation
Encourage developers to include second dwelling units as an integral part of their project and to plan for second dwelling units in the design of their projects by providing incentives such as fast-tracking to speed up the review process.	Ongoing	Two mixed-use developments containing three residential units have been approved. The City has amended its Zoning Ordinance to accommodate mixed use development in the C-3 zone.	Continue
Prepare an ordinance to implement AB 1866 regarding second units and density bonuses for moderate-income housing.	Not completed	The City has not adopted a density bonus ordinance. Second units are conditionally permitted in the R-A, R-1-A, R-1, R-2, R-3, R-3-A districts rather than being permitted by right.	Include program to adopt density bonus ordinance and second unit provisions consistent with State law.
Provide incentives to developers of residential projects, when feasible, who agree to provide the specified percentage of units mandated by State law at a cost affordable to very-low and/or low-income households or senior citizens such as waiving certain development fees.	Ongoing	Density bonus ordinance not yet completed.	Include program to adopt density bonus ordinance.
Publish the City's Housing Element and updates, Annual Action Plan and respective notices in all public facilities including City Hall, the community center, and the post office.	Completed	The City publishes all documents and notices.	Not a housing-specific program. Continue to implement but remove from Housing Element.
Goal 3: Provide and Maintain an Adequate Supply of Sites for the Development of New Affordable Housing			
Update the inventory of vacant land on a quarterly basis or as projects are constructed.	Completed	The Housing Element contains this information.	Modify to review and update annually.
Establish a list of non-profit developers who would be interested in developing affordable housing in the City. Send these providers a development packet including multifamily vacant land inventory, services, and housing incentives.	Not completed.	Development within Mendota has largely focused on lower income categories.. Non-profit and other affordable housing builders are aware of Mendota and regularly engage staff about prospective projects.	Remove from Housing Element, as RHNA predominantly includes Moderate and Above-Moderate need.
Annually review the housing element for consistency with the general plan as part of its general plan progress report	Not completed	The City has not consistently implemented this program annually.	Continue
Encourage development of well-planned and -designed projects that provides for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood by continuing to provide incentives such as allowing higher building intensities, reduced parking requirements, reduced set-back and yard requirements, allow for a higher building height, and greater floor area ratios in these zones. In addition, the City will work closely with the developer of these projects	Ongoing	The City continues to encourage well-planned development. The City amended the Zoning Ordinance to encourage mixed-use developments using the Planned Development process, which allows for flexible application of development standards.	Continue as a policy.

Table 2H-16 Evaluation of 2004 Housing Element, Mendota

Program	Status	Evaluation	Recommendation
to expedite processing and permit procedures.			
Work with the development community to identify the incentives and programs that will encourage the construction of three- and four-bedroom rental units.	Ongoing	Several recent affordable housing developments have included 3 and 4 bedroom units, including Lozano Vista (2006), La Amistad (2006), and Casa de Rosa (2005).	Continue to encourage larger affordable units.
Monitor the amount of land zoned for both single family and multifamily development and initiate zone changes to accommodate affordable housing.	Completed	The Housing Element includes an inventory of land that demonstrates adequate sites for affordable housing.	Maintain adequate sites during the planning period.
Institute a program of lot consolidation to combine small residential lots into a larger lot to accommodate affordable housing production. Contact owners of vacant land and encourage them to consolidate by providing incentives such as fee waivers and fast-tracked timing to developers who provide affordable housing.	Note completed	The City has not been and is not in a position to provide economic incentives to subsidize residential development**.**	Remove from Housing Element, as RHNA predominantly includes Moderate and Above-Moderate need.
Implement the minimum development densities established for each residential zoning district and prohibit development at a lower density. Encourage development at least at 14 units per acre in the R-2 zone with incentives such as reductions and modifications to development standards as needed.	Completed	The City updated the Zoning Ordinance to allow and encourage Planned Developments in residential zones as a way to reduce lot sizes and provide flexible development standards to achieve higher densities.	Delete program.
Implement the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant up-zoning of a comparable property.	Ongoing	The City continues to maintain an adequate inventory of sites to accommodate the RHNA, as demonstrated in the Housing Element.	Continue as a policy.
Amend zoning ordinance to include a single-family residential district that has a minimum lot size of 5,000 square feet in order to encourage urban infill.	Completed	The City amended the Zoning Ordinance to allow lots as small as 4,000 square feet in the R-1 district for planned developments.	Delete program.
Goal 4: Preserve, Rehabilitate, and Enhance Existing Housing and Neighborhoods			
Continue to monitor new developments for compliance with City design standards. Revise the current zoning ordinance to reflect these goals.	Ongoing/ completed	The City continues to monitor new developments and enforce compliance with design standards and zoning ordinance.	Delete program.
Enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety, or fire hazard.	Ongoing	The Code Enforcement Officer is responsible for enforcing regulations.	Continue code enforcement efforts
Supply energy and water conservation awareness brochures	Not completed	Given California's ongoing drought situation,	Develop informational

Table 2H-16 Evaluation of 2004 Housing Element, Mendota

Program	Status	Evaluation	Recommendation
in all public meeting places.		the City will develop and provide brochures.	brochures for public use.
Continue to use Redevelopment funds for public facilities.	RDA eliminated	Effective February 1, 2012, all redevelopment agencies in the State of California were dissolved pursuant to AB 1X 26.	Delete program.
Apply for and aggressively market CDBG and HOME single family housing rehabilitation funds to meet the goal of rehabilitating 47 units by 2007.	Ongoing through County program	The City participates in the County's housing rehabilitation program, which is funded by HOME funds. The City completed a housing conditions survey in 2011 to support continued participation in the rehabilitation program.	Continue to participate in rehabilitation program.
Expand rehabilitation program eligibility to include rental properties.	Not completed	The City participates in the County's housing rehabilitation program, which is funded by HOME funds. This program only applies to owner-occupied housing.	Delete program.
Continue regular contact with the California Housing Partnership Corporation, the agency that monitors the at-risk units and owner notifications of intent to opt-out. Request to be placed on their email notification list.	Ongoing	No units were converted to market rate.	Continue to monitor at-risk units
Goal 5: Provide Housing Free from Discrimination			
Require that all recipients of locally-administered housing assistance funds acknowledge their understanding of fair housing law and affirm their commitment to the law.	Ongoing	This is part of normal City procedures.	Continue to further fair housing.
Acquire and maintain fair housing materials, including all pertinent resource, posters, and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (BUD) to educate citizens on a variety of fair housing issues. Develop information flyers and brochures that highlight (l) disability provisions of both Federal and State fair housing laws and (2) familial status discrimination. Fair housing materials, brochures and flyers will be distributed at outreach events including school fairs, health fairs, and City-sponsored events. Collaborate with service agencies to distribute educational materials. Continue the bi-annual educational activities administered by the Fair Housing Program of Central California.	Ongoing	The City continues to collaborate with service agencies and the Fair Housing Council of Central California.	Continue.
Refer all housing discrimination referrals to the City Planner who will work with the complainant and refer complaints to the State Fair Employment and Housing	Ongoing	This is an ongoing policy.	Continue.

Table 2H-16 Evaluation of 2004 Housing Element, Mendota

Program	Status	Evaluation	Recommendation
Commission.			
Goal 6: Encourage and Enhance Coordination of Housing			
Maintain membership in the Housing Authority to qualify City residents for Section 8 existing housing assistance administered by the Fresno Housing Authority. Provide information on the availability of County programs to qualified residents.	Ongoing	The City continues to participate in the Housing Authority Housing Choice Voucher Program.	Continue.

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 Mendota was assigned a RHNA of 359 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 91
- Low-Income (50 to 80 percent of the Area Median Income): 72
- Moderate-Income (80 to 120 percent of the Area Median Income): 72
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 124

Table 2H-17 summarizes the City's accomplishments in meeting the RHNA during the previous RHNA projection period.

Table 2H-17 Units Built During 2006-2013 RHNA Projection Period, Mendota

	Very Low-income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	91	72	72	124	359
Units Built 2006-2015[1]	175	176	0	116	467
Percent of RHNA Met	192	244	0	94	130

[1]Lower-income units were split evenly between very low- and low-income categories

Source: City of Mendota, 2014.

SECTION 2H-5: AT RISK

Table 2H-18 shows assisted housing units in Mendota. There are 686 assisted affordable units in Mendota and 44 units at the Mendota Village Apartments are at risk of expiring in the next 10 years.

Table 2H-18 At Risk, Mendota

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Mendota Village Apartments	1100 Second Street	Large Family	LIHTC, USDA Section 515	44	44	2023	At risk
The Village at Mendota	647 Perez Avenue	Large Family	LIHTC	81	80	2058	Not at risk
Casa de Rosa Apartments	654 Lozano Street	Large Family	LIHTC	81	80	2060	Not at risk
La Amistad at Mendota	300 Rios Street	Large Family	LIHTC	81	80	2061	Not at risk
Lozano Vista Family Apartments	800 Garcia Street	Large Family	LIHTC	81	80	2061	Not at risk
Mendota Gardens Apartments	202 I Street	Non-targeted	LIHTC, USDA	60	59	2036	Not at risk
Mendota Portfolio (Site A)	570 Derrick Avenue	Non-targeted	LIHTC	81	79	2042	Not at risk
Mendota Apartments	778 Quince Street	Non-targeted	Public Housing	60	60	In perpetuity	Not at risk
Mendota Farm Labor Housing	241 Tuft Street	Farmworkers	Public Housing	60	60	In perpetuity	Not at risk
Rios Terrace	424 Derrick Avenue	Non-targeted	Public Housing	24	24	In perpetuity	Not at risk
Rios Terrace II	111 Straw Street	Non-targeted	Public Housing	40	40	In perpetuity	Not at risk
Total				**693**	**686**		
Total At Risk				**--**	**44**		

Source: California Housing Partnership, 2015.

As previously stated, there are three methods to preserve the at-risk units: acquisition and rehabilitation, replacement, or a rent subsidy.

Acquisition and Rehabilitation

The estimated total cost to acquire and rehabilitate each unit is $117,225. Roughly, the total cost to acquire and rehabilitate the 44 at-risk units is $5.2 million.

Replacement

To replace the 44 at-risk units, at $170,370 per unit, would cost an estimated $7.5 million.

Rent Subsidy

Rent subsidies vary based on a resident's income. As previously stated, the subsidy needed to preserve a unit at an affordable rent for extremely low-income households would be an estimated $351 per month, or $4,212 per year. For 30 years, the subsidy would be about $126,360 for one household. Subsidizing all 44 units at an extremely low-income rent for 30 years would cost an estimated $5.6 million.

The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated $176 per month or $2,112 per year. For 30 years, the subsidy would be about $63,360 for one household. Subsidizing all 44 units at a very low-income rent for 30 years would cost an estimated $2.8 million.

The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated $293 per month, or $3,516 per year. For 30 years, the subsidy would be about $105,480 for one household. Subsidizing all 44 units at a low-income rent for 30 years would cost an estimated $4.6 million.

APPENDIX 2I: CITY OF PARLIER

SECTION 2I-1: ACTION PLAN

Adequate Sites

Program 1: Provision of Adequate Sites

The City of Parlier will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 588 units. As part of this Housing Element update, the City has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards in place and their ability to facilitate the development of housing to meet the needs of the City's current and future residents.

Timeframe and Objectives:

- Maintain and annually update the inventory of residential land resources.
- 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.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 2: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage 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.

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

Affordable Housing Development and Preservation

Program 3: 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:

- Assist interested developers in identifying affordable housing opportunities through new construction, acquisition, and/or rehabilitation.
- Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development.
- Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development.

- Continue to streamline the environmental review process for housing developments, using available state categorical exemptions and federal categorical exclusions, when applicable.
- Annually pursue State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in Parlier for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Annually contact affordable housing developers to explore affordable housing opportunities.
- Expand the City's affordable housing inventory by 191 units over the next eight years based on affordable housing projects approved or in the pipeline.

Financing:	HOME, CDBG, Joe Serna Jr. Farmworker, Successor Agency funds, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7

Program 4: Preservation of Assisted Housing at Risk of Converting to Market Rate

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Parlier. The City must guard against the loss of housing units available to lower-income households. This City has a total of 580 publicly assisted rental units. Forty units at the 88-unit Parlier Plaza Apartments are considered at risk due to potential expiration of the project-based Section 8 subsidies before December 31, 2025. However, because this project is non-profit owned, it is highly likely that the Section 8 subsidies would be renewed.

Timeframe and Objectives:

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

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

Removal of Governmental Constraints

Program 5: Zoning Code Amendments

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

- **Density Bonus:** Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.
- **Residential Care Facilities:** The Zoning Code needs to be updated to comply with the Lanterman Act and allow group homes for six or fewer persons in all residential zones. The Zoning Code also needs to make provisions for large residential care facilities for more than six persons.
- **Farmworker/Employee Housing:** Comply with the Employee Housing Act which requires farmworker housing up to 12 units or 36 beds be considered an agricultural use and permitted in any zone that permits agricultural uses, and employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone.
- **Reasonable Accommodation:** Establish a reasonable accommodation procedure to provide flexibility in policies, rules, and regulations in order to allow persons with disabilities access to housing.
- **Definition of Family:** Remove the definition of family in the Zoning Code, or amend the definition to ensure it does not differentiate between related and unrelated individuals, or impose a numerical limit on the number of persons in a family.
- **Second Units:** Amend the Zoning Code to address the provision of second units with an administrative review process, consistent with State law.

- **Single-Room Occupancy (SRO) Housing:** Amend the Zoning Code to address the provision of SRO housing.

NOTE TO READER: The City of Parlier is currently (May 2015) in the process of updating the Zoning Ordinance to comply with State law requirements for emergency shelters, transitional and supportive housing. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

Timeframe and Objectives:

- Amend Zoning Code within one year of Housing Element adoption.
- Annually review the effectiveness and appropriateness of the Zoning Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

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

Housing Quality

Program 6: Code Enforcement

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

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

Timeframe and Objectives:

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

Financing:	General Fund

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

Program 7: Housing Rehabilitation Program

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

Timeframe and Objectives:

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

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

Housing Assistance

Program 7: First-Time Homebuyer Program

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

Timeframe and Objectives:

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

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

Program 8: First-Time Homebuyer Resources

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

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

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

Timeframe and Objectives:

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

Financing:	CalHFA
Implementation Responsibility:	Grants

Relevant Policies:	Policy 2.8

Program 9: 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.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- Expedite review and approval of alternative energy devices.

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

Program 10: Housing Choice Vouchers

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

Timeframe and Objectives:

- Provide information on the HCV program on the City website and public counters in 2016.
- Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.

Financing:	HUD Section 8
Implementation Responsibility:	Fresno Housing Authority

Relevant Policies:	Policy 2.2

Program 11: Fair Housing

Residents in Parlier have access to fair housing services through 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:

- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and the City website.

Financing:	General Fund
Implementation Responsibility:	Fresno Housing Authority; FHEO; DFEH
Relevant Policies:	Policy 5.1, Policy 5.2

Quantified Objectives

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

Table 2I-1 Summary of Quantified Objectives – 2015-2023

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

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

SECTION 2I-2: SITES INVENTORY

Fourth Cycle Housing Element - AB 1233 RHNA Carryover Analysis

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

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

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

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

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

- Step 1: Subtracting the number of housing units constructed, under construction, permitted, or approved since 2006 to date by income/affordability level;

- Step 2: Subtracting the number of units that could be accommodated on any appropriately zoned sites (not requiring rezoning) identified in the Housing Element; and
- Step 3: Subtracting the number of units that could be accommodated by rezonings and prezonings that did occur; including:
  - Rezonings and prezonings identified in the Housing Element; and
  - Rezonings and prezonings that occurred independent of the Housing Element.

Progress toward Fourth Cycle RHNA

Units Built

Since January 1, 2006, the City issued building permits for 696 new residential units, including 355 single family homes and 341 multifamily units. Table 2I-2 summarizes the units constructed by income level. Specifically, the following affordable housing projects were completed since 2006:

- 106-unit Tuolumne Apartments
- 88-unit Parlier Plaza
- 47-unit Bella Vista Apartments
- 34-unit Avila Apartments

New affordable ownership units were also achieved through Self-Help housing and other funding sources such as HOME, CalHome Development, and Joe Serna Jr. Farmworker New Construction funds. Deed restrictions or affordable housing agreements were used to maintain these units as affordable housing. In addition, the City also conducted income/affordability survey of newly constructed units and determined 35 homes were affordable to low- and moderate-income households without public subsidies.

Overall, excess in affordable housing production in Parlier for lower-income households between 2006 and 2014 was able to compensate the shortfall in moderate-income units. The City would not incur a penalty from the fourth cycle RHNA.

Table 2I-2 Permits Issued, Parlier, January 1, 2006 – December 31, 2014

Affordability Methodology	Units by Income Level				Total Units
	VLI	LI	MI	AMI	
Deed-Restricted Affordable	198	150	4		352
Affordable Based on Income Survey		21	14		35
Market-Rate Housing				309	309
Total	**198**	**171**	**18**	**285**	**696**

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

Approved and Prezoned

The City has also a number of Tentative Tract Maps (TTMs) that have been prezoned for residential development (see Table 2I-3). Combined, these various TTMs and approved projects offer additional capacity for 514 units, including 192 lower-income units and 90 moderate-income units.

Table 2I-3 Planned or Approved Projects, Parlier, December 2014

Project	Units by Income Level					Total Units	Description of Affordable Units	Status
	ELI	VLI	LI	MI	AMI			
Avila Apartments II	3	18	2	1		24	HOME and LIHTC-funded project	Construction anticipated to begin in 2015
Balance of Avila Site		17				17		City approved a GPA and prezone to R-2 for 85 apartments. A balance of 17 additional units could be constructed on site
Tentative Tract Map 6038 (355-021-08)				90	58	148	Multifamily units assumed to be affordable to moderate-income households based on local market trends	Approved by City on 4/16/2014. Now annexed.
Tentative Tract Map 5615					169	169		Prezoning to R-1 approved by City in 2006. Annexation application was submitted and withdrawn due to market conditions. A new buyer is pursuing annexation (anticipated to occur in June/July 2015)
Tentative Tract Map 6041					5	5		This site is within City limit

Project	Units by Income Level					Total Units	Description of Affordable Units	Status
	ELI	VLI	LI	MI	AMI			
Tentative Tract Map 5495			68			68	Both tracts are affordable housing for first-time homebuyers using CalHOME Development and Joe Serna Jr. Farmworker New Construction funds.	TTM 5495 was approved for 158 single family lots and TTM 5607 was approved for 133 single family lots. To date, an estimated 90 homes have been constructed in TTM 5495 and 50 homes on TTM 5607.
Tentative Tract Map 5607			83			83		
Total	3	35	153	91	232	514		

Source: City of Parlier, 2015

AB 1233 Carry-Over Analysis Summary

Table 2I-4 summarizes the AB 1233 carry-over analysis for Parlier. Based on units constructed, and planned and approved projects, the City has a surplus of 547 units. Specifically, surplus in very low and low-income units can be credited against a small shortfall of 32 units in the moderate-income category. Therefore, no RHNA obligations for the fourth cycle would be carried forward to the fifth cycle.

Table 2I-4 AB 1233 Carry-Over Analysis Summary, Parlier, 2006-2013

Project	Units by Income Level				Total Units
	VLI	LI	MI	AMI	
2006-2013 RHNA	**142**	**104**	**141**	**252**	**639**
Units Constructed 2006-2014 (Table 2I-2)	**198**	**171**	**18**	**285**	**696**
Approved and Planned Projects (Table 2I-3)	38	153	91	232	514
Surplus/(Deficit)	**94**	**220**	**(32)**	**265**	**547**
Unaccommodated Need from 4th Cycle	**0**	**0**	**0**	**0**	**0**

Source: City of Parlier, 2014.

Fifth Cycle Housing Element RHNA Analysis

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

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 Parlier's RHNA can be reduced by the number of units built or under construction since January 1, 2013. The City reported 72 new units in 2013 and 12 units in 2014. These include the 34-unit Avila Apartments and Self-Help homes, and other affordable ownership homes using various funding sources.

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. Specifically, construction of the 24-unit Avila Apartments II is expected to begin in 2015. This project is funded by HOME and LIHTC and will be affordable to very low-income households. In addition, Table 2I-3 shows an inventory of all residential projects that are (as of December 2014) approved or in the planning process. For each project the table shows the name of the development, number of units by income category, a description of the affordable units, and the current status of the project.

Vacant Land

The sites inventory uses the following assumptions:

- Relation of density to income categories. The following assumptions were used to determine the income categories according to the allowed densities for each site:
    - **Lower-Income Sites.** Sites that allow at least 16 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development in accordance with the market-based analysis included in this housing element. This includes sites with the Zoning below:
        - Sites that are zoned Multiple-Family Residential (R3) (at least 21.8 units per acre); and
        - Sites that are zoned Administrative and Professional Office (CP) (at least 21.8 units per acre).
    - **Moderate-Income Sites.** Sites that are zoned Multiple-Family Residential (R2) allow for a density up to 14.5 dwelling units per net acre. Typical dwelling units include townhomes and small apartment buildings. These areas were inventoried as feasible for moderate-income residential development.

- **Above Moderate-Income Sites.** All other sites, which allow only single family homes at lower densities, were inventoried as above moderate-income units.

- **Realistic Development Potential.** The inventory assumes build-out of 80 percent of the maximum permitted density for all sites.

Table 2I-5 identifies vacant sites that are available for residential development in Parlier. The locations of these sites are shown in Figure 2I-1. The sites identified in Table 2I-5 can accommodate an estimated 83 units, including 8 units affordable for lower-income households, 5 moderate-income units, and 70 above moderate-income units. All of these sites are presently zoned for residential uses and suitable for residential development.

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

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

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Max. Density (Per Acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
35512202	0.2	Medium Low Density	R-1	Vacant	7.26			1	1	None
35512252	0.05	Medium Low Density	R-1	Vacant	7.26			0	0	None
35513212	0.18	Medium Low Density	R-1	Vacant	7.26			1	1	A
35513213	0.15	Medium Low Density	R-1	Vacant Land with Minor Imps Only	7.26			1	1	A
35513215	0.13	Medium Low Density	R-1	Vacant	7.26			1	1	A
35513226	0.13	Medium Low Density	R-1	Vacant	7.26			1	1	A
35513316	0.08	Medium Low Density	R-1	Vacant	7.26			0	0	None
35513413	0.12	Medium Low Density	R-1	Vacant Land with Minor Imps Only	7.26			1	1	None
35514114	0.17	Medium Low Density	R-1	Vacant	7.26			1	1	None
35514208	0.03	Medium Low Density	R-1	Vacant	7.26			0	0	None
35514509	0.17	Medium Low Density	R-1	Vacant	7.26			1	1	None
35514613	0.18	Medium Low Density	R-1	Vacant	7.26			1	1	None
35515168	0.74	Medium Low Density	R-1	Vacant	7.26			4	4	None
35515306	0.21	Medium Low Density	R-1	Vacant	7.26			1	1	None
35515332	0.29	Medium Low Density	R-1	Vacant	7.26			2	2	None
35516205	0.22	Medium Low Density	R-1	Vacant	7.26			1	1	None
35516209	0.15	Medium Low Density	R-1	Vacant	7.26			1	1	None
35517210	0.07	Medium Low Density	R-1	Vacant	7.26			0	0	None
35519109	0.13	Medium Low Density	R-1	Vacant	7.26			1	1	A
35523110	0.04	Medium Low Density	R-1	Vacant	7.26			0	0	None
35525005	0.03	Medium Low Density	R-1	Vacant	7.26			0	0	None
35526301	0.14	Medium Low Density	R-1	Vacant	7.26			1	1	None
35526302	0.14	Medium Low Density	R-1	Vacant	7.26			1	1	None
35526303	0.14	Medium Low Density	R-1	Vacant	7.26			1	1	None
35547107	0.18	Medium Low Density	R-1	Vacant	7.26			1	1	None

APN	Size (Acres)	General Plan Land Use	Zoning	Existing Use	Max. Density (Per Acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
36312071	0.53	Medium Low Density	R-1	Vacant	7.26			3	3	None
35511246S	0.18	Medium Low Density	R-1	Vacant	7.26			1	1	None
35512338S	0.13	Medium Low Density	R-1	Vacant	7.26			1	1	None
35512339S	0.03	Medium Low Density	R-1	Vacant	7.26			0	0	None
35512416S	0.01	Medium Low Density	R-1	Vacant	7.26			0	0	None
35512511S	0.22	Medium Low Density	R-1	Vacant	7.26			1	1	None
35512521S	0.15	Medium Low Density	R-1	Vacant	7.26			1	1	None
35512522S	0.02	Medium Low Density	R-1	Vacant	7.26			0	0	None
35539110S	0.12	Medium Low Density	R-1	Vacant	7.26			1	1	None
35539316S	0.12	Medium Low Density	R-1	Vacant	7.26			1	1	None
35541226S	0.19	Medium Low Density	R-1	Vacant	7.26			1	1	None
35541315S	0.12	Medium Low Density	R-1	Vacant	7.26			1	1	None
Subtotal	*12.12*							*70*	*70*	
35546301	0.09	Medium Density	R-2	Vacant	14.5		1		1	None
35546501	0.1	Medium Density	R-2	Vacant	14.5		1		1	None
35546502	0.1	Medium Density	R-2	Vacant	14.5		1		1	None
35546512	0.18	Medium Density	R-2	Vacant	14.5		2		2	None
Subtotal	*0.47*						*5*		*5*	
35508120	0.44	High Density	R-3	Vacant Land with Minor Imps Only	21.8	8			8	A
Subtotal	*0.44*					*8*	*0*	*0*	*8*	
Total	13.03					8	5	70	83	

A= Flood Zone A

Source: City of Parlier, 2014.

RHNA Summary

Table 2I-6 provides a summary of Parlier's ability to meet the 2013-2023 RHNA. The total RHNA for the 2013-2023 RHNA is 588 units, including 192 lower-income units, 77 moderate-income units, and 319 above moderate-income units. After accounting for units built or under construction, planned and approved projects, and capacity on vacant and underutilized sites, Parlier has an overall surplus of 93 units. Surplus capacity for lower- and moderate-income units can be used to fulfill the shortfall in above moderate-income units.

Table 2I-6 RHNA Summary, Parlier, December 2014

Project	Units by Income Level				Total Units
	VLI	LI	MI	AMI	
2013-2023 RHNA	**110**	**82**	**77**	**319**	**588**
Units Built in 2013	43	27	2		72
Units Built in 2014				12	12
Planned or Approved Projects (Table 2I-3)	41	151	90	232	514
Capacity on Vacant Sites (Table 2I-5)		8	5	70	83
Surplus/(Deficit)		78	20	(5)	93

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

Source: City of Parlier.

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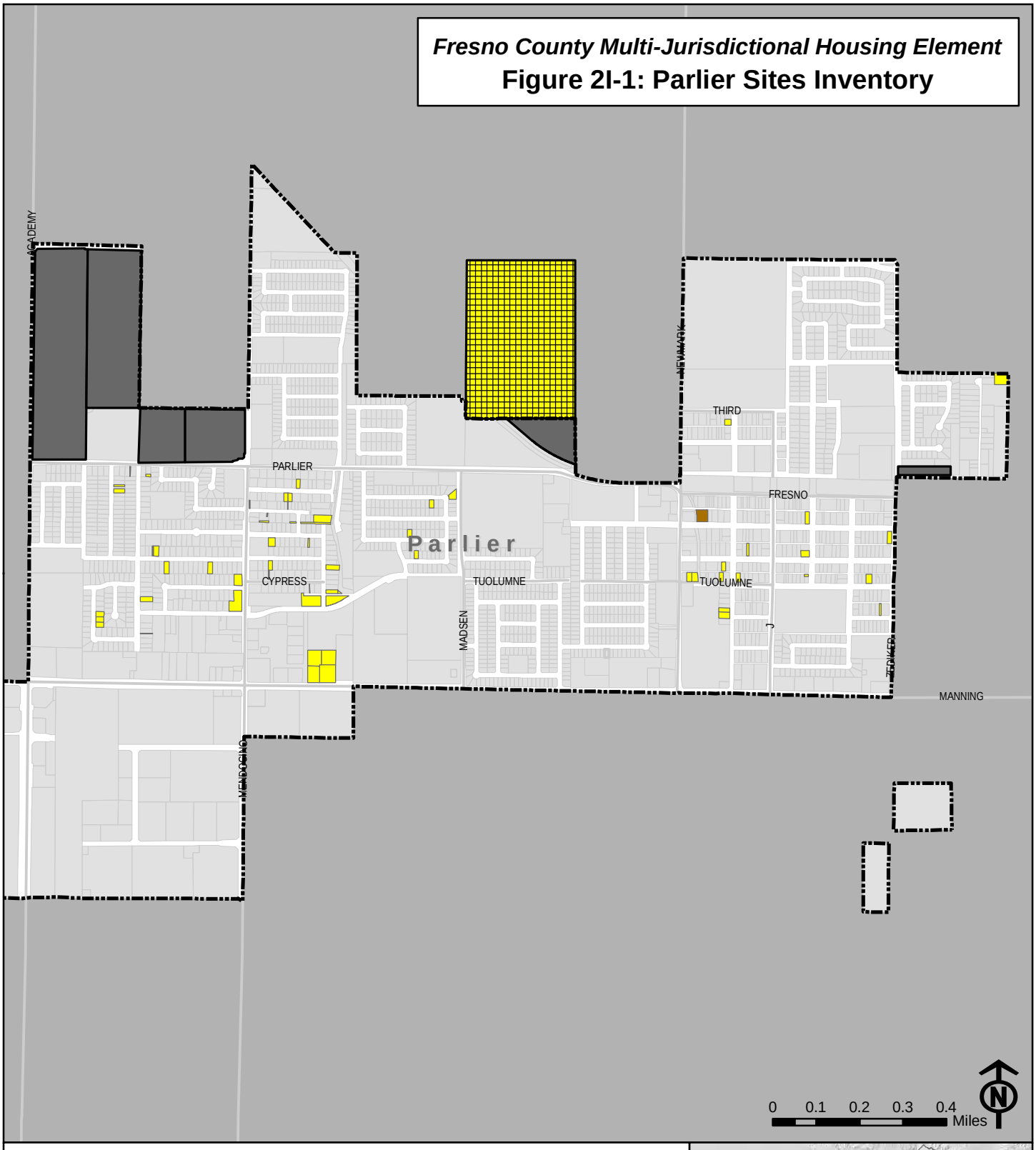
Fresno County Multi-Jurisdictional Housing Element

Figure 2I-1: Parlier Sites Inventory



City Limits

Highways

Approved Projects

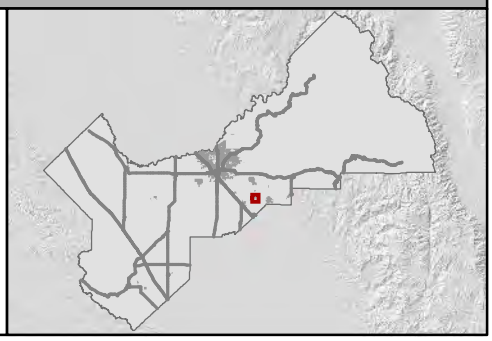
Prezoned

Vacant Parcels

Medium Low Density

Medium Density

High Density



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SECTION 2I-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

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

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

Conclusion

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

Recommended Action

None required.

Zoning

Analysis

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

- ***One Family Residential (R-1)*:** The R-1 district is intended primarily to provide living areas at locations designated by the general plan for low density involving single family dwellings.
- ***Multiple Family Residential (R-2 and R-3)*:** The RM multifamily residential districts are intended primarily for the development of multiple family residential structures at densities consistent with policies of the general plan.
- ***Administrative and Professional Office (C-P):*** This district is intended to provide opportunities for the location of professional uses in close relationship to one another in areas designated by the general plan for combined professional office use and high density use. Residential density consistent with the R-3 district is permitted in this district.
- ***Trailer Park Residential (T-P):*** The T-P trailer park residential district is created to provide for the accommodation of residential trailers at a standard consistent with the protection of the health, safety and welfare of the community. Such district is herein deemed to be a multiple family residential district, and a trailer is herein deemed to be a dwelling.

Conclusion

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

Recommended Action

None required.

Residential Development Standards

Analysis

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

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

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

Source: City of Parlier Zoning Ordinance.

Parking

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

Table 2I-8 Residential Parking Requirements

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

Source: City of Parlier Zoning Ordinance.

Open Space and Park Requirements

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

Conclusion

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

Recommended Action

None required.

Growth Management

Analysis

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

Conclusion

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

Recommended Action

None required.

Density Bonus

Analysis

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

Conclusion

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

Recommended Action

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

Zoning for a Variety of Housing Types

Analysis

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

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

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

Notes:

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

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

Source: City of Parlier Zoning Ordinance, 2015.

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

Multifamily

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

Manufactured Housing

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

Farmworker/Employee Housing

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

In addition, employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone. The City's Zoning Ordinance currently includes no provisions for employee housing.

Emergency Shelters

Emergency Shelters are not currently listed as a permitted use in any of the City's zones. The City will amend the Zoning Ordinance to permit emergency shelters by right in the M-1 zone. According to the Fresno/Madera Continuum of Care, the homeless population in Parlier is estimated at eight persons. The available vacant Light Industrial sites in Parlier offer adequate capacity for a potential shelter.

Table 2I-10 Potential Emergency Shelter Sites

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

Source: City of Parlier, 2014.

Transitional and Supportive Housing

The Zoning Ordinance does not currently contain provisions for transitional or supportive housing.

Single Room Occupancy (SRO) Units

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

Residential Care Facilities

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

Second Units

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

Conclusion

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

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

Recommended Action

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

NOTE TO READER: The City of Parlier is currently (May 2015) in the process of updating the Zoning Ordinance to comply with State law requirements for emergency shelters, transitional and supportive housing. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

On- Off-Site Improvements

Analysis

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

Subdivision Improvements

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

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

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

On-Site Improvements for Multiple Family Housing

In addition to requirements for utility connections and street improvements, multifamily projects are required (or may be required) to provide the following: off-street parking; landscaping; curb, gutter and sidewalks; security lighting; and common open space**.**

Conclusion

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

Recommended Action

None required.

Fees and Exactions

Analysis

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

Table 2I-11 Schedule of Fees for Residential Development

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

Table 2I-11 Schedule of Fees for Residential Development

Permit Processing Fees		Fee
	Multiple Family	$450.00
Sewer Hook Up	Multiple Family	$615.65
Water Hook Up	Multiple Family	$400.19
Note: Impact fees are estimates based on assumed project size, acreage, and number of units.		

Source: City of Parlier.

Table 2I-12 shows permit fees for single family and multifamily prototype developments. The single family prototype is a single family detached residential dwelling unit with 1,600 square feet of living area and a 400 square-foot garage. The estimated construction cost for this prototype unit is $168,000. The plan check, permit, and impact fees account for an additional $9,540**,** or approximately 5.6 percent of the estimated construction cost. The multifamily prototype is a 1,280 square foot unit, 2-story multifamily housing development. The estimated construction cost for this prototype before permit and impact fees is $115,200. The fees for plan check, permits, and impact fees total $7,965 per unit. This constitutes approximately 6.9 percent of the estimated construction cost.

Table 2I-12 Prototypical Construction Fees

Fee Description	Amount	
	Single-family	Multi-family
Entitlement Permit Processing	$500	$500
Plan Check and Building Permits	$2,000	$1,255
City Impact Fees	$5,400	$5,060
Regional Impact Fees	$1,640	$1,150
Total per Prototype Unit	$9,540	$7,965

Source: City of Parlier.

Conclusion

In summary, plan check, permit, and impact fees account for an additional $9,540 per single family unit**,** or approximately 5.6 percent of the estimated construction cost. For multifamily housing, plan check, permits, and impact fees total $7,965 per unit. This constitutes approximately 6.9 percent of the estimated construction cost. The City's fees are well below the statewide average and constitute a relatively minor proportion of total development cost. Therefore, they do not constitute a constraint to the production or improvement of housing.

Recommended Action

None required.

Processing and Permit Procedures

Analysis

The City permits most types of residential development by right. Although site plan review requires a public hearing, Parlier does not have a Planning Commission. The City encourages concurrent processing of applications and considers all entitlement applications, including the environmental document, at a single public hearing before the City Council.

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

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

Conclusion

The City does not have a lengthy project review process.

Recommended Action

None required.

Building Codes

Analysis

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

Conclusion

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

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Code of Regulations, Title 24

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

Definition of Family

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

Zoning and Land Use Policies

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

Reasonable Accommodation

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

Conclusion

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

Recommended Action

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

SECTION 2I-4: REVIEW OF PAST ACCOMPLISHMENTS

This section reviews and evaluates the City's progress in implementing the 2008-2015 Housing Element. It reviews the results and effectiveness of programs from the previous Housing Element planning period in order to make recommendations about the programs.

Table 2I-14 Evaluation of Parlier 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
Goal 1: Provide a diversity of housing opportunities to enhance the City's living environment and to satisfy the shelter needs of Parlier residents.				
1.1.1	**Maintain Inventory of Available Sites** Conduct an updated evaluation of the City's inventory of available sites, and take appropriate action to ensure an ongoing supply of available sites at appropriate density to meet the projected housing needs.	Ongoing	As part of the 2015 Housing Element update, the City is developing an updated sites inventory. Due to the housing market crash, no significant development has occurred since the adoption of the Housing Element.	Modified and Included in 2015 Housing Element
1.1.2	**Rezone Properties for Multifamily Use** Pursue rezoning of APNs 355-031-29, 355-250-42, 355-041-26S, and 355-041-13S within City limits. Pursue annexation of planned residential uses within the City's SOI to provide land necessary to accommodate 100% of the lower-income housing needs. Work with LAFCO to amend existing annexation policies to permit annexation of parcels designated for affordable housing in advance of a specific development proposal.	Not completed	The City did not rezone the four properties identified. However, residential developments approved by the City offered adequate capacity to accommodate the RHNA. Because the County's overall goal is to preserve prime agricultural land, annexation for growth must be evaluated carefully. An MOU between the cities and the County prohibit annexation until a development proposal is submitted.	A program is included in the 2015 Housing Element to address the new RHNA.
1.1.3	**Facilitate Urban Infill** Investigate ways to encourage urban infill.	Ongoing	The City continues to encourage infill development. However, future growth is anticipated to occur in the SOI. The City updated the General Plan in 2010 to expand the SOI.	This program is not included in the 2015 Housing Element.
1.1.4	**Remove Constraints on the Production of Multifamily Residential** Complete an ordinance text amendment to replace the public hearing requirement for Site Plan Review for multiple family dwellings with a staff-administered Sites Plan Review process.	Not pursued	Due to the limited residential development interest during the past few years, the City did not pursue a change in the site plan review process. While Site Plan Review requires a public hearing, the City does not have a Planning Commission. Overall, development review process in the City is not lengthy.	This program is not included in the 2015 Housing Element.

Program		Status	Evaluation	Recommendation
1.1.5	**Second Unit/Accessory Units** Encourage the use of second units in single family residential areas.	Ongoing	The City's Zoning Code requires a CUP for second unit construction.	The 2015 Housing Element includes a program to revise the City's Second Unit Ordinance to be consistent with State law.
1.1.6	**Update the General Plan** Prepare and adopt a land use plan update to set aside sufficient land area to meet residential needs through 2013.	Completed	The City adopted the General Plan update in 2010 to expand the SOI for future residential growth.	The 2015 Housing Element includes a program to ensure the City provide adequate capacity for tis RHNA.
1.1.7	**Update the Sphere of Influence and Pursue Annexation of Land for Residential Development** Pursue a Sphere of Influence revision to facilitate the annexation of land designated for urban use by the General Plan.	Completed	The City adopted the General Plan update in 2010 to expand the SOI for future residential growth.	The 2015 Housing Element includes a program to ensure the City provide adequate capacity for tis RHNA.
1.1.8	**Utilize RDA 20% Set Aside Funds to Facilitate Housing** Utilize the RDA 20% set-aside program to purchase land and provide other incentives to encourage housing production.	Discontinued in 2012	In 2012, State law eliminated redevelopment agencies statewide. The City no longer has access to 20% set aside funds for housing.	Program is eliminated and not included in the 2015 Housing Element.
1.1.9	**Encourage the Use of "Sweat Equity"** Encourage the use of "sweat equity" and nonprofit agency involvement as a means of reducing labor and other overhead costs.	Ongoing	The City continues to encourage use of "sweat equity" for affordable housing development.	This is not a specific City housing program and is not included in the 2015 Housing Element.
1.2.1	**Housing Rehabilitation Program** Assist applicants in accessing home rehabilitation loans for low- and moderate-income housing and self-help housing projects.	Ongoing	The City applied to the State Department of Housing and Community Development (HCD) for State Community Development Block Grant (CDBG) and HOME funds for housing rehabilitation. The City was awarded $500,000 in CDBG funds and $483,850 in HOME funds for housing rehabilitation activities. A total of 10 households were assisted up to date and the capability to do 9 more homes based on the current funding.	The City will continue to pursue CDBG and HOME funds, among other sources, to provide rehabilitation assistance to lower- and moderate-income households. This program is modified and included in the 2015 Housing Element.
1.2.1	**Housing Condition Survey** Maintain a current housing condition survey of all housing units in the City.	Not completed	Given the limited financial and staffing resources available to the City, the City did not complete a housing condition survey.	The City will continue to rely on code enforcement records to provide information on housing condition. This program is not included in the 2015 Housing Element.

Program		Status	Evaluation	Recommendation
1.2.3	**Rental Rehabilitation Program** Provide financial assistance to owners of rental properties to rehabilitate substandard units.	Ongoing	The City applied to the State Department of Housing and Community Development (HCD) for State Community Development Block Grant (CDBG) for rental housing rehabilitation. The City was awarded $500,000 in CDBG funds and assisted 8 lower-income households.	The City will continue to pursue CDBG and HOME funds, among other sources, to provide rehabilitation assistance to lower- and moderate-income households. This program is modified and included in the 2015 Housing Elem
1.2.4	**Code Enforcement** Provide ongoing code enforcement services on a survey and complaint basis.	Ongoing	The City continues to provide code enforcement services.	This is a routine function and is not identified as a specific housing program in the 2015 Housing Element.
1.2.5	**Monitor At-Risk Projects** Work to preserve Parlier Plaza.	Completed	Parlier Plaza remains an affordable housing project, with deed restriction expiring on 10/31/2025.	This program is modified and included in the 2015 Housing Element.
1.3.1	Energy Conservation **Encourage energy conservation measures in existing homes and new construction.**	Ongoing	The City adopted the 2013 California Building Code that incorporates green building practices. The City had applied for and was awarded $483,850 in HOME funds for ownership housing rehabilitation between 2008 and 2014. A total of five low-income households were assisted. Rehabilitation works brought these units up to code, including energy efficiency features.	The City will continue to pursue funding for rehabilitation assistance and incorporates energy conservation measures into the program. This program is modified and included in the 2015 Housing Element.
1.4.1	Review Development Fees and Standards **Monitor development fees and standards to ensure they do not unreasonably constrain housing development.**	Ongoing	The City continues to monitor its fees and standards.	This is a routine function of the City and is not included in the 2015 Housing Element as a specific program.

	Program	Status	Evaluation	Recommendation
Goal 2: Provide housing that is affordable to all economic segments of the community.				
2.1.1	**Affordable Housing Program Inventory; Pursue Available Projects** Explore and pursue a range of available funding programs.	Ongoing	The City of Parlier has been successful in pursuing funding under programs administered by HCD. Between 2008 and 2014, the City received HOME funds in the amounts of $755,436 for ownership housing rehabilitation (nine households), $8,890,000 for new rental housing construction (89 units), $483,850 for first time homebuyer assistance (six households), and $1,112,606 for tenant-based rental assistance (200 households). The City of Parlier received $3,500,000 for new home construction through the CalHOME Development program that will assist 88 households and $1,500,000 through the Joe Serna Jr. Farmworker program for new home construction assisting 35 households.	This program is incorporated into a new affordable housing program that outlines the City's various efforts.
2.2.1	**Partnership Program** Meet with nonprofit, private and public agencies to examine opportunities for affordable housing.	Ongoing	The City continues to meet with housing providers for opportunities to expand affordable housing in the community.	This program is incorporated into a new affordable housing program that outlines the City's various efforts
2.2.2	Assistance to Homeowners **Continue to offer Downpayment Assistance to low-income households.**	Ongoing	Prior to the dissolution of redevelopment, the City utilized redevelopment funds, along with State HOME funds, to provide assistance to first-time homebuyers. The City was awarded $483,850 in HOME funds to assist six low-income households between 2008 and 2014.	The City will continue to pursue homeownership assistance. This program is included in the 2015 Housing Element.
2.2.3	Assistance to Renters **Support the City and County of Fresno Housing Authority in providing public housing and Section 8 programs.**	Ongoing	The City continues to support the Housing Authority in providing the affordable housing to lower-income households through public housing and the Housing Choice Voucher program. In addition, the City applied for and was awarded $1,112,606 in HOME funds to provide tenant-based rental assistance; 200 households were assisted.	The City will continue to pursue rental assistance. This program is included in the 2015 Housing Element.

Program		Status	Evaluation	Recommendation
2.3.1	State and Federal Funds **Apply for state and federal funds for direct support of housing (new construction and rehabilitation) for extremely low-income households.**	Ongoing	The City of Parlier has been successful in pursuing funding under programs administered by HCD. Between 2008 and 2014, the City received HOME funds in the amounts of $755,436 for ownership housing rehabilitation (nine households), $8,890,000 for new rental housing construction (89 units), $483,850 for first time homebuyer assistance (six households), and $1,112,606 for tenant-based rental assistance (200 households). The City of Parlier received $3,500,000 for new home construction through the CalHOME Development program that will assist 88 households and $1,500,000 through the Joe Serna Jr. Farmworker program for new home construction assisting 35 households.	This program is incorporated into a new affordable housing program that outlines the City's various efforts
2.3.2	Redevelopment Set-Aside Funds **Direct 20% redevelopment set-aside funds toward affordable housing.**	Completed	The Parlier Redevelopment Agency was dissolved as of February 1, 2012, pursuant to State law.	This program is not included in the 2015 Housing Element.
2.3.3	Fee Waivers **Adopt a resolution waiving 100 percent of the application processing fees for projects in which 50 percent of the units are affordable to extremely low-income households.**	Not pursued.	Due to the economy, no significant residential development has occurred since adoption of the Housing Element.	The City may consider this option in the future and the program is included in the 2015 Housing Element.
2.4.1	Maintain a Streamlined Review Process **Continue efforts to streamline and improve the development review process.**	Ongoing	The City continues to make efforts to improve and streamline the development review process.	This is a routine function of the City Planning Department and is not included in the 2015 Housing Element as a separate housing program.
2.4.2	**Density Bonus Ordinance** Adopt density bonus ordinance as update to Zoning Code.	Not pursued.	The City's Zoning Code does not currently include a density bonus ordinance.	This program is continued in the 2015 Housing Element.
2.5.1	**Meet with Potential Developers** Actively seek out and conduct annual meetings with potential developers of downtown infill sites and developers of above moderate-income housing.	Ongoing	The City routinely meetings with potential developers to solicit development interest in the community.	This is a routine function of the City Planning Department and is not included in the 2015 Housing Element as a separate housing program.

Program		Status	Evaluation	Recommendation
2.5.2	**Housing for Existing Very Low- and Low-Income Residents** Utilize CDBG funds for infrastructure improvement and other state, federal, and local funds to undertake development of housing for very low- and low-income residents.	Ongoing	Between 2008 and 2014, the City received $8,890,000 in HOME funds for new rental housing construction (Avila I, 34 units; and Avila II, 24 units). HOME funds benefit low-income renters up to 60 percent of the AMI.	This program is incorporated into a new affordable housing program that outlines the City's various efforts.
2.6.1	Housing Inspection **Inspect all units being constructed, rehabilitated, expanded, or relocated.**	Ongoing	The City's Building division continues to inspect housing construction to ensure compliance with applicable building codes.	This is a routine function of the City Building division and is not included in the 2015 Housing Element as a separate housing program.
2.6.2	**Housing Rehabilitation Revolving Loan** Continue the existing Revolving Loan Fund to provide no-interest loans to very low- and low-income residents for rehabilitation	Ongoing	The City continues to utilize the revolving loan pool to provide rehabilitation assistance to lower-income households In addition, the City received $483,850 in HOME funds for ownership housing rehabilitation and assisted five households.	This program is incorporated into the 2015 Housing Element.
Goal 3: Provide equal housing opportunities for all residents in Parlier.				
3.1.1	Housing Discrimination Continue to refer cases to the State Department of Fair Employment and Housing.	Ongoing	The City continues to provide fair housing information at public counters and refers inquires to the State DFEH.	This is an ongoing program and is included in the 2015 Housing Element.
3.2.1	Housing Opportunities for Special Needs Groups **Provide housing opportunities to meet the special housing needs of farm workers, elderly, disabled, large families, and the homeless by giving priority funding to development projects that include a component for special needs groups in addition to other lower-income households.**	Ongoing	Between 2008 and 2014, the City received $8,890,000 in HOME funds for new rental housing construction (Avila I, 34 units; and Avila II, 24 units). HOME funds benefit low-income renters up to 60 percent of the AMI. In addition, the City received CalHOME Development funds and Joe Serna Jr. Farmworker program for new home construction. These funding provide new single family homes for first-time homebuyers.	This program is included in the 2015 Housing Element to address the needs of special needs groups.
3.2.2	**Coordinate with Agencies Serving the Homeless** Cooperate with public and private agencies to develop housing (including transitional housing), family counseling, transportation programs and employment programs/job referrals for the homeless.	Ongoing	The City continues to coordinate with agencies that provide affordable housing and supportive services for the homeless and formerly homeless.	This program is included in the 2015 Housing Element to address the needs of special needs groups.

Program		Status	Evaluation	Recommendation
3.2.3	**Reasonable Accommodation for the Disabled** Adopt reasonable accommodation processes and regulations, including amendment of city building and zoning regulations.	Not Pursued	The City has not yet adopted a reasonable accommodation procedure.	This program is continued in the 2015 Housing Element.
3.2.4	**Coordinate with Agencies Serving Farm Workers** Cooperate and coordinate with public and private agencies to develop housing (including transitional housing), family counseling, transportation programs, and employment programs/job referrals for farm workers to address the diverse housing needs of farmworkers. Update the zoning ordinance to permit housing for agricultural employees by right in the R-1 zone.	Ongoing	The City continues to monitor the housing needs for farm workers and explore opportunities to provide affordable housing for this special needs group. The City has not yet amended the Zoning Code to permit agricultural employee housing by right in the R-1 zone.	This program is included in the 2015 Housing Element to address the needs of special needs groups. The 2015 Housing Element includes a program to address the provision of farmworker and employee housing pursuant to State law.
3.2.5	**Remove Constraints on the Production of Emergency Shelters, Transitional Housing, and Single-Room Occupancy** Complete Zoning Code update to address emergency shelters, transitional housing, and SRO.	Not Pursued.	The City has not yet amended the Zoning Code to address the provision of emergency shelters, transitional housing, and supportive housing.	The Zoning Code is being amended concurrent with the 2015 Housing Element update to address emergency shelters, transitional housing and supportive housing.
3.2.6	**Senior Housing** Encourage development and operation of a senior citizen housing complex by a qualified public or private developer.	Ongoing	The City continues to pursue affordable housing opportunities for seniors in the community.	This program is included in the 2015 Housing Element to address the needs of special needs groups.
3.2.7	**Removal of Barriers** Develop a program to install wheel chair ramps at all curb radii and complete the installation of sidewalks, curbs and gutters in older parts of town.	Ongoing	The City continues to pursue funding to make necessary ADA improvements to streets and sidewalks.	This is not a housing program and is not included in the 2015 Housing Element.

Progress Toward the RHNA

Each jurisdiction in California is responsible for accommodating its share of the region's housing needs. The process of determining each jurisdiction's share of housing needs is called the Regional Housing Needs Assessment (RHNA). The RHNA projection period for the previous Housing Element was from January 1, 2006 to June 30, 2013. The City of Parlier was assigned a RHNA of 639 units, divided into four income categories:

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

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

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

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

Source: City of Parlier 2014.

SECTION 2I-5: AT-RISK ANALYSIS

Table 2I-16 shows assisted housing units in Parlier. There are 580 assisted affordable units in Parlier and 40 units at Parlier Plaza Apartments/Garden Valley Homes II are at risk of losing their affordability due to expiring Section 8 contracts in the next 10 years.

Table 2I-16 Assisted Housing Developments, Parlier

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Parlier Plaza Apartments/Garden Valley Homes II	640 Zediker Ave	Family	LIHTC, USDA Section 515, Project Based Section 8	88	86	Perpetuity; 10/31/2025 (Section 8)	At-Risk
Parlier Garden Apartments	1105 Tulare Street	Senior	LIHTC, USDA Section 515, Rural Development Rental Assistance	41	41	2034	Not At-Risk
Salandini Villa Apartments	13785 East Manning Ave	Family	LIHTC	148	146	2036	Not At-Risk
Parlier Family Apartment	13600 E Parlier Ave	Family	LIHTC	62	61	2044	Not At-Risk
Tuolumne Village Apartments	13850 Tuolumne St	Family	LIHTC	106	104	2046	Not At-Risk
Bella Vista Apartments	8500 Bella Vista Ave	Family	LIHTC	47	46	2048	Not At-Risk
Avila Apartments	805 Avila St, Parlier, CA 93646	Family	HOME, LIHTC	34	33	2053	Not At-Risk
Avila Apartments II	Under construction	Family	HOME, LIHTC	24	23	2055	Not At-Risk
Orchard Farm Labor Housing	295 S Newmark Ave	Farmworker	USDA Section 515, Rural Development Rental Assistance	40	40	Perpetuity	Not At-Risk
Total				**590**	**580**		
Total At Risk				**--**	**40**		

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

As previously stated, there are three methods to preserve the at-risk units: acquisition and rehabilitation, replacement, or a rent subsidy.

Acquisition and Rehabilitation

The estimated total cost to acquire and rehabilitate each unit is $84,112. Roughly, the total cost to acquire and rehabilitate the 40 at-risk units is $3.4 million.

Replacement

To replace the 40 at-risk units, at $170,370 per unit, would cost an estimated $6.8 million.

Rent Subsidy

Rent subsidies vary based on a resident's income. As described in Chapter 2, Housing Needs Assessment, the subsidy needed to preserve a unit at an affordable rent for extremely low-income households would be an estimated $351 per month, or $4,212 per year. For 30 years, the subsidy would be about $126,360 for one household. Subsidizing all 40 units at an extremely low-income rent for 30 years would cost an estimated $5.1 million.

The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated $176 per month or $2,112 per year. For 30 years, the subsidy would be about $63,360 for one household. Subsidizing all 40 units at a very low-income rent for 30 years would cost an estimated $2.5 million.

The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated $293 per month, or $3,516 per year. For 30 years, the subsidy would be about $105,480 for one household. Subsidizing all 40 units at a low-income rent for 30 years would cost an estimated $4.2 million.

APPENDIX 2J: CITY OF REEDLEY

SECTION 2J-1: ACTION PLAN

Adequate Sites

Program 1: Provision of Adequate Sites

The City of Reedley will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 1,311 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, pursuant to State laws.

Timeframe and Objectives:

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

Financing:	General Fund
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 2: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity and density 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 and/or density range below the residential planned land use designation range needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Timeframe and Objectives:

- Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2017.
- Monitor and report through the HCD annual report process.

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

Affordable Housing Development and Preservation

Program 3: 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.

Timeframe and Objectives:

- Annually contact affordable housing developers to explore affordable housing opportunities.
- Continue to offer, fee reductions, and deferral of development impact fee payments to facilitate affordable housing development and special needs projects, particularly those located on infill sites.
- Continue to promote density bonus, flexible development standards, and other incentives to

facilitate affordable housing development, pursuant to Government Code Section 65915. Examples of flexible development standards include: reduced parking requirements; reduced requirements for curb, gutter and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.

- Continue to streamline the environmental review process for housing developments, using available State categorical exemptions and Federal categorical exclusions, when applicable.
- Monitor the State Department of Housing and Community Development's website annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower income households (including extremely low income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Expand the City's affordable housing inventory by 275 units over the next eight years – 50 extremely low-income, 75 very low-income, and 150 low-income units.

Financing:	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7

Program 4: Preserving Assisted Housing

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Reedley. The City must guard against the loss of housing units available to lower income households. There are 38 units at the Mountain View Apartments at 128 South Haney Avenue, Reedley that that are considered at risk of conversion to market rate by 2025. The City will strive to preserve these at-risk units as affordable housing.

Timeframe and Objectives:

- The City shall continue to work with, and monitor local activities of the Fresno Housing Authority, in Reedley.
- Monitor the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units.
- Identify non-profit organizations as potential purchasers/ managers of at-risk housing units.
- Explore funding sources available to purchase affordability covenants on at-risk projects, transfer

ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.

- Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties.

Financing:	LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 3.6

Removal of Governmental Constraints

Program 5: Zoning Code Amendments

In compliance with State laws, the City has amended its Municipal Code to be more in alignment with State laws. This amendment addressed the provision of a variety of housing options, especially housing for special needs groups. Specifically, the City will further amend the Municipal Code to address the following highlighted areas:

- **Emergency Shelters for the Homeless:** Identify a zone or zones where emergency shelters will be permitted by right and establish development standards as permitted by State law.
- **Transitional/Supportive Housing:** Consistent with Government Code, address the provision of transitional and supportive housing in the same manner as similar uses in the same zones.
- **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.
- **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.

- **Group homes:** Amend the Zoning Ordinance to permit group homes for six or fewer persons in all zones that permit single family homes and expand the provisions for larger group homes for seven or more to allow them in uses other than single family homes.
- **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.
- **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.

NOTE TO READER: The City of Reedley is currently (May 2015) in the process of updating the Zoning Ordinance to comply with State law requirements for transitional and supportive housing and to add a definition for emergency shelters. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

The City will continue to monitor the effectiveness and appropriateness of the Zoning Ordinance in facilitating housing for the homeless and other persons with special needs and make amendments as necessary.

Timeframe and Objectives:

- Amend Zoning Code within one year of Housing Element adoption.
- Annually review the effectiveness and appropriateness of the Zoning Ordinance and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

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

Housing Quality

Program 6: 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 Reedley 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 four low income households during the planning period.

Financing:	CDBG and HOME funds
Implementation Responsibility:	Fresno County Public Works and Planning Department, Community Development Division & City of Reedley
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1

Program 7: 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 Reedley is a participating city in the RRP and provides information to property owners, but the implementation is done through Fresno County. 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:	Fresno County Public Works and Planning Department, Community Development Division & City of Reedley
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1

Program 8: Code Enforcement

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

Timeframe and Objectives:

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

Financing:	General Fund
Implementation Responsibility:	Fire Department
Relevant Policies:	Policy 3.1, Policy 3.3

Housing Assistance

Program 9: Fresno County Homebuyer Assistance Program (HAP)

City of Reedley participates in the County's Homebuyer Assistance Program, which is administered through the Fresno County Housing Authority. 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 four households.

Financing:	HOME funds
Implementation Responsibility:	Fresno County Public Works and Planning Department, Community Development Division & City of Reedley
Relevant Policies:	Policy 2.1, Policy, 2.4, Policy 2.5, Policy 2.8

Program 10: First-Time Homebuyer Resources

Reedley residents have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA), through the Fresno County Public Works and Planning Department, Community Development Division.

- 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:	Fresno County Public Works and Planning Department, Community Development Division
Relevant Policies:	Policy 2.8

Program 11: 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.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- Expedite review and approval of alternative energy devices.
- The City shall encourage and make available the HERO Program on the City website and public counters in 2016.

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

Program 12: 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.

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

Program 13: Fair Housing

Residents in Reedley has access to fair housing services through 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:

- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and City website.

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

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	50	75	150	260	539	**1,074**
Rehabilitation		2	2			**4**
Homebuyer Assistance			4			**4**
Conservation (Subsidized Rental Housing and Public Housing)	-	139	138	-	-	**277**

SECTION 2J-2: SITES INVENTORY

AB 1233 Carry-Over Analysis

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

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

Progress Toward the RHNA

The City's unaccommodated need can be reduced by the number of building permits issued since January 1, 2006, the start of the Fourth Cycle RHNA projection period. As shown in Table 2J-2, Reedley has issued permits for 323 units since 2006. Only deed-restricted affordable units were inventoried as lower-income. All other units were inventoried as above moderate-income.

Table 2J-2 Permits Issued, Reedley, January 1, 2006 – December 31, 2013

Year	Units by Income Level			Total Units
	LI	MI	AMI	
2008	-		61	61
2009	43	-	63	106
2010	5	-	85	90
2011	-	-	16	16
2012	22	-	17	39
2013	11	-		11
Total	**81**	-	**242**	**323**

Source: City of Reedley, 2014.

Fourth Cycle Housing Element Vacant and Underutilized Land

Reedley's Fourth Cycle Housing Element identified vacant sites that could accommodate a total of 1,239 units, including 249 lower-income units, 495 moderate-income units, and 495 above-moderate-income units.

Rezoned Sites

To accommodate the remaining need from the Fourth Cycle RHNA, the City's Fourth Cycle Housing Element contained a rezone program. Action A-1.1 of the 2014 Housing Element provided sites that the City could rezone to meet its unaccommodated need of 807 units in the lower-income RHNA categories. The City used this Action as an opportunity to initiate a citywide rezone program that would implement the Reedley General Plan. In total, the City rezoned, prezoned, or annexed and rezoned over 230 acres to meet the remaining need and create additional residential capacity in all income categories.

The Memorandum of Understanding (MOU) between the City and the County for annexation requires at least 50 percent of annexation areas must have an approved tentative subdivision map or site plan. The MOU relies on the private sector to stimulate annexation requests. The City successfully annexed some areas. However, in other areas, Reedley has prezoned sites in order to encourage future annexation, but annexation has not yet been initiated by the land owners. Since the City has done all that it can to facilitate annexation by prezoning these parcels, the sites inventory treats these areas the same as an annexation site.

Table 2J-3 shows all sites that were rezoned, prezoned, or annexed in the Forth Cycle RHNA period. The table employs the same assumptions as it does for vacant and underutilized land (Table 2J-7). These sites have a capacity for 2,870 units, including 2,041 lower-income units, 480 moderate-income units, and 349 above moderate-income units.

Table 2J-3 Rezoned Sites, Reedley, 2006-2013

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
36307039 (portion)	16.46	CC	CC	Vacant	29.00	239			239	Prezone
36835016	11.08	CC	CC	Vacant	29.00	161			161	Prezone
36835017	15.16	CC	CC	Vacant	29.00	220			220	Prezone
36835031	23.84	CC	CC	Vacant	29.00	346			346	Prezone
36307039 (portion)	15.72	MDR	RM-3	Vacant	14.52		183		183	Prezone
37007084 37007085 *subtotal*	5.75 9.30 15.06	ML ML	LI LI	Vacant Vacant	15		226		226	Prezone. Sites zoned LI have a minimum of 15 units per acre requirement for residential projects if site is 10-15 acres in size.
36835019	14.08	CC	CC	Vacant	29.00	204			204	Prezone
36801057 36801074S *subtotal*	1.35 1.40 2.75	O O	CC CC	Vacant Vacant	29	40			40	Rezoned as part of Citywide Rezone Program.
36801035T 36801084 36801085T *subtotal*	1.03 0.35 0.67 2.05	P/IF P/IF P/IF	CC CC CC	Vacant Vacant Vacant	29	30			30	Rezoned as part of Citywide Rezone Program.
36838028S 36838033S 36838034S *subtotal*	1.06 0.99 0.36 2.41	CD CD CD	CC CC CC	Vacant Vacant Vacant	29	35			35	Rezoned as part of Citywide Rezone Program.
36838043S 36838044S *subtotal*	0.52 0.44 0.96	CD CD	CC CC	Vacant Vacant	29	14			14	Rezoned as part of Citywide Rezone Program.
36838045S 36838047S *subtotal*	0.36 0.23 0.59	CD CD	CC CC	Vacant Vacant	29	9			9	Rezoned as part of Citywide Rezone Program.
36802127 36802163S	0.64 1.73	CC CC	CC CC	Vacant Vacant						Rezoned as part of Citywide Rezone Program.

Table 2J-3 Rezoned Sites, Reedley, 2006-2013

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
subtotal	2.37				29	34			34	
36837057S	1.07	CD	CC	Vacant	29	16			16	Rezoned as part of Citywide Rezone Program.
36837079S	1.87	CD	CC	Vacant	29	27			27	Rezoned as part of Citywide Rezone Program.
36837085ST	0.57	CD	CC	Vacant	29	8			8	Rezoned as part of Citywide Rezone Program.
36838020U	0.84	CD	CC	Vacant	29	12			12	Rezoned as part of Citywide Rezone Program.
36518123 (portion)	2.35	CC	CC	Vacant	29	34			34	Annexed.
37005049	1.18	CC	CC	Vacant	29	17			17	Rezoned as part of Citywide Rezone Program.
37004031 (portion)	10.90	CC	CC	Vacant	29	158			158	Annexed.
36329117	2.53	HDR	RM-2	Vacant	21.78	44			44	Rezoned as part of Citywide Rezone Program.
36338047	4.44	HDR	RM-2	Vacant	21.78	77			77	Rezoned as part of Citywide Rezone Program.
36309061 (portion) 36309083 (portion) 36309084 (portion) *subtotal*	3.73 2.37 2.38 *8.48*	HDR	RM-2	Underutilized Agricultural Homesteads	21.78	92			92	Rezoned as part of Citywide Rezone Program.
36311084	4.26	HDR	RM-2	Vacant	21.78	74			74	Rezoned as part of Citywide Rezone Program.
36311085	3.14	HDR	RM-2	Vacant	21.78	55			55	Rezoned as part of Citywide Rezone Program.
36518123 (portion)	2.66	HDR	RM-2	Vacant	21.78	46			46	Annexed.

Table 2J-3 Rezoned Sites, Reedley, 2006-2013

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
37004031 (portion)	2.80	HDR	RM-2	Vacant	21.78	49			49	Annexed.
37004031 (portion)	1.79	MDR	RM-2	Vacant	15		21		21	Annexed.
37043101	1.85	CN	CN	Vacant	15		22		22	Rezoned as part of Citywide Rezone Program.
37040033	1.18	CN	CN	Vacant	15		14		14	Rezoned as part of Citywide Rezone Program.
37040034	1.18	CN	CN	Vacant	15		14		14	Rezoned as part of Citywide Rezone Program.
36306208S	1.42	LDR	R-1-6	Vacant	7.27			9	9	Rezoned as part of Citywide Rezone Program.
36306207S	1.47	LDR	R-1-6	Vacant	7.27			9	9	Rezoned as part of Citywide Rezone Program.
37004021	12.45	LDR	R-1-6	Vacant	7.27			72	72	Annexed.
37004037	10.22	LDR	R-1-6	Vacant	7.27			59	59	Annexed.
37004031 (portion)	22.24	LDR	R-1-6	Vacant	7.27			129	129	Annexed.
36518123 (portion)	12.37	LDR	R-1-6	Vacant	7.27			72	72	Annexed.
Total						**2,041**	**480**	**349**	**2,870**	

Source: City of Reedley, 2014.

AB 1233 Carry-Over Analysis Summary

Table 2J-4 summarizes the AB 1233 carry-over analysis for Reedley. Based on units constructed, capacity on vacant land identified in the Fourth Cycle Housing Element, and sites that the City rezoned, Reedley exceeds its Fourth Cycle RHNA in all income categories.

Table 2J-4 AB 1233 Carry-Over Analysis Summary, Reedley, 2006-2013

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
Unaccommodated Need from 3rd Cycle			**586**			
2006-2013 RHNA	**158**	**159**	**234**	**260**	**539**	**1,350**
Units Constructed 2006-2013 (Table 2J-2)			81		242	323
Vacant Sites Identified in Fourth Cycle Housing Element			249	495	495	1,239
Rezone Sites (Table 2J-3)			2,041	480	349	2,870
Unaccommodated Need from 4th Cycle			**0**	**0**	**0**	**0**

Source: City of Reedley, 2014.

Fifth Cycle Housing Element RHNA Analysis

For the Fifth Cycle Housing Element update, Reedley has been assigned a total RHNA of 1,311 units, including 393 very low income units, 204 low income units, 161 moderate income units, and 553 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 Reedley's RHNA can be reduced by the number of units built or under construction since January 1, 2013. Table 2J-5 and Figure 2J-1 show units built or under construction since January 1, 2013 in Reedley.

Kings River Commons is a 60-unit multifamily development consisting of seven two-story structures. There are 32 two-bedroom units, 28 three-bedroom units, a community building, and a manager's office. The project is funded using Tax Credit Allocation funding and will be deed-restricted for lower-income households.

Table 2J-5 Units Built or Under Construction, Reedley, January 1, 2013 – December 31, 2023

Project/APN	Units by Income Level					Total Units	Description of Units
	ELI	VLI	LI	MI	AMI		
Reedley Family Apartments Phase 1	-	5	32	10	1	48	Occupied as of December 2014. Affordability based on Tax Credit Allocation Affordability Breakdown
Reedley Family Apartments Phase 2	-	-	32	-	-	32	On-site improvements (curb, gutter, landscaping, and parking) are complete. Project is waiting for TCAC funding. Affordability based on Tax Credit Allocation
Kings River Commons	-	-	60	-	-	60	Publicly Funded and deed-restricted. 32 two-bedroom units, 28 three-bedroom units
Total	**0**	**5**	**124**	**10**	**1**	**140**	

Source: City of Reedley, 2014.

Planned or Approved Projects

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

Kings River Village is a 39.3-acre development that will include residential, commercial, retail, professional, and recreational uses at both medium and high densities. The anticipated mix of housing includes:

- seven live/work units (17,500 square feet of live/work space total), all constructed during Phase One;
- 64 detached single-family homes (each 1,500 to 2,100 square feet), to be constructed during Phase Two;
- 70 single-family attached fee simple units (town homes) with 40 units configured as two units with one common wall (duplexes) and 30 units configured as attached by one or two common vertical walls with no common horizontal walls (triplexes) ranging from 1,200 to 1,800 square feet each to be constructed during Phase Two;
- 80 independent (non-assisted care) senior living residences (average 750 square feet each) to be constructed during Phase Three; and

- 120 apartments (650 to 1,100 square feet each), to be constructed during Phase Four.

The seven live/work units and 80 senior living residences will be deed-restricted and are inventoried as lower-income. The 40 duplex units, 30 triplex units, and 120 garden apartment units are inventoried as moderate-income based on expected rents/sales prices. The 64 detached single family units are inventoried as above moderate-income units.

Trailside Terrace is a mixed-use workforce housing community consisting of 55 multifamily apartments. The project includes one-, two-, and three-bedroom units and up to 3,000 square feet of commercial space. Twenty units will be restricted for ages 62 and above and 100 percent of the units will be rent-restricted for qualified residents with incomes ranging from 30 to 50 percent of the area median income.

Table 2J-6 Planned or Approved Projects, Reedley, January 1, 2013 – December 31, 2023

Project	Units by Income Level					Total Units	Description of Units	Status
	ELI	VLI	LI	MI	AMI			
Kings River Village	-	-	87	190	64	341		Approved by City Council on April 28, 2015
Trailside Terrace	2	53	-	-	-	55	Workforce housing apartments. Deed-restricted.	Approved by staff on December 18, 2014
Total	**2**	**53**	**87**	**190**	**64**	**396**		

Source: City of Reedley, 2014.

Vacant Land

The Reedley Housing Element sites inventory uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:
  - **Lower-income (LI) Sites.** Sites at least 0.5 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned CC and RM-2, which allow for up to 29 and 21.78 units per acre, respectively.
  - **Moderate-Income (MI) Sites.** Sites that are zoned RM-3 and CN allow for up to 14.52 and 15 units per acre, respectively. These areas were inventoried as feasible for moderate-income residential development. Typical dwelling units include small and medium-sized apartments and other attached units. Sites that are less than 0.5 acres in size and zoned for CC or RM-2 were deemed too small to be inventoried as lower-income and were instead inventoried as moderate-income.

- **Above Moderate-Income (AMI) Sites.** Sites within zones that allow only single family homes at lower densities were inventoried as above moderate-income units. This includes sites zoned for R-1-6, R-1-7, R-1-9, and R-1-12.

- **Development Potential.** The inventory assumes build out of 80 percent of the maximum permitted density for all residentially zoned sites. Due to the large number of vacant sites zoned CC, the inventory conservatively assumes build out of 50 percent of the maximum permitted density of 20 units per acre.

- **Assumptions for Mixed-use Zoning.** In Reedley, the PO, C-AO, CN, CC, and CS zoning districts allow mixed use development by-right. The ML district allows mixed use development with a conditional use permit. The CN, CC, and ML zoning districts have vacant/underutilized land and are included in the sites inventory. Assumptions for these areas are as follows:

  - In the CN zone district a mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the medium density residential general plan land use designation (8 to 15 dwelling units per acre). These sites were inventoried as moderate-income at 80 percent of the maximum allowed density.

  - In the CC zone district a mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the high density residential general plan land use designation (15 to 29 dwelling units per acre). These sites were inventoried as lower-income at 50 percent of the maximum allowed density.

  - The ML zoning district allows for mixed and residential uses with a conditional use permit. The Reedley Municipal Code stipulates that for residential projects within the ML district there shall be a minimum of 8 units per acre for sites 4-10 acres in size, a minimum of 15 units per acre for sites 11-15 acres in size, and a minimum of 20 units per acre for sites over 15 acres in size. The City has experience approving residential/mixed-use projects in this zone. The Kings River Village project, discussed above under approved projects, is a 341-unit project approved in the ML zoning district that will adhere to the minimum of 20 units per acre requirement. It provides for a wide variety of housing types. The inventory assumes that ML sites over 15 acres will be inventoried at the minimum required density of 20 units per acre in the lower-income category.

The rezoned sites shown in the Fourth Cycle RHNA Analysis (Table 2J-3) are available to accommodate the Fifth Cycle RHNA. Table 2J-7 identifies additional vacant sites that are not shown in Table 2J-3 because they were already zoned for residential or mixed-use development and did not require a rezone. The locations of *all* vacant sites are shown in Figure 2J-1. Based on permitted densities and the assumptions described above, the sites identified in Table 2J-7 and Table 2J-3 can accommodate an estimated 3,661 units, including 2,148 lower-income units, 572 moderate-income units, and 941 above moderate-income units. All of these sites are outside of FEMA 100-year flood zones and do not have other environmental constraints that could hinder future development.

Table 2J-7 Vacant Sites, Reedley, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
37009105 37009106 *subtotal*	0.52 0.49 *0.96*	HR HR	RM-2 RM-2	Vacant Vacant	21.78	17			17	None
37040035	1.16	HR	RM-SP	Vacant	21.78	20			20	None
37026606	0.92	HR	RM-SP	Vacant	21.78	16			16	None
37042407	0.80	HR	RM-SP	Vacant	21.78	14			14	None
37042214 37042215 *subtotal*	0.56 0.40 0.96	HR HR	RM-SP RM-SP	Vacant Vacant	21.78	17			17	None
37040030 37040031 37040032 *subtotal*	0.43 0.41 0.41 1.25	HR HR HR	RM-SP RM-SP RM-SP	Vacant Vacant Vacant	21.78	22			22	None
37009105	0.52	HR	RM-2	Vacant	21.78		9		9	None
37009106	0.49	HR	RM-2	Vacant	21.78		9		9	None
37004049	1.98	CN	CN	Vacant	15		24		24	None
37043101	1.85	CN	CN	Vacant	15		22		22	None
37040033	1.18	CN	CN	Vacant	15		14		14	None
37040034	1.18	CN	CN	Vacant	15		14		14	None
36309061	8.68	Low Residential	R-1-SP	Vacant	7.27			50	50	None
36803028	52.30	Low Residential	R-1-6	Vacant	7.27			304	304	None
36309083	4.84	Low Residential	R-1-SP	Vacant	7.27			28	28	None
36309084	4.79	Low Residential	R-1-SP	Vacant	7.27			28	28	None
36352023T	2.11	Low Residential	R-1-SP	Vacant	7.27			12	12	None

Table 2J-7 Vacant Sites, Reedley, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
36803069	14.51	Low Residential	R-1-6	Vacant	7.27			84	84	None
36308010	9.37	Low Residential	R-1-6	Vacant	7.27			55	55	None
36513121	9.01	Low Residential	R-1-6	Vacant	7.27			52	52	None
36338047	4.44	Low Residential	R-1-6	Vacant	7.27			26	26	None
36329117	2.53	Low Residential	R-1-6	Vacant	7.27			15	15	None
36338045	2.16	Low Residential	R-1-6	Vacant	7.27			13	13	None
37012238	0.97	Low Residential	R-1-6	Vacant	7.27			6	6	None
36348215T	1.84	P/IF	R-1-7	Vacant	6.22			9	9	None
Total						**1,941**	**551**	**812**	**3,304**	

Source: City of Reedley, 2014.

RHNA Summary

Table 2J-8 provides a summary of Reedley's ability to meet the 2013-2023 RHNA. After accounting for units built or under construction, planned and approved projects, and capacity on vacant sites, Reedley has surplus capacity for all income levels and a total surplus of 2,886 units.

Table 2J-8 RHNA Summary, Reedley, January 1, 2013 – December 31, 2023

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2013-2023 RHNA	**196**	**197**	**204**	**161**	**553**	**1,311**
Units Built or Under Construction (Table 2J-5)	-	5	124	10	1	140
Planned or Approved Projects (Table 2J-6)	2	53	87	190	64	396
Capacity on Vacant Sites (Table 2J-3 and Table 2J-7)			2,148	572	941	3,661
Surplus Capacity			**1,822**	**611**	**453**	**2,886**

Source: City of Reedley, 2014.

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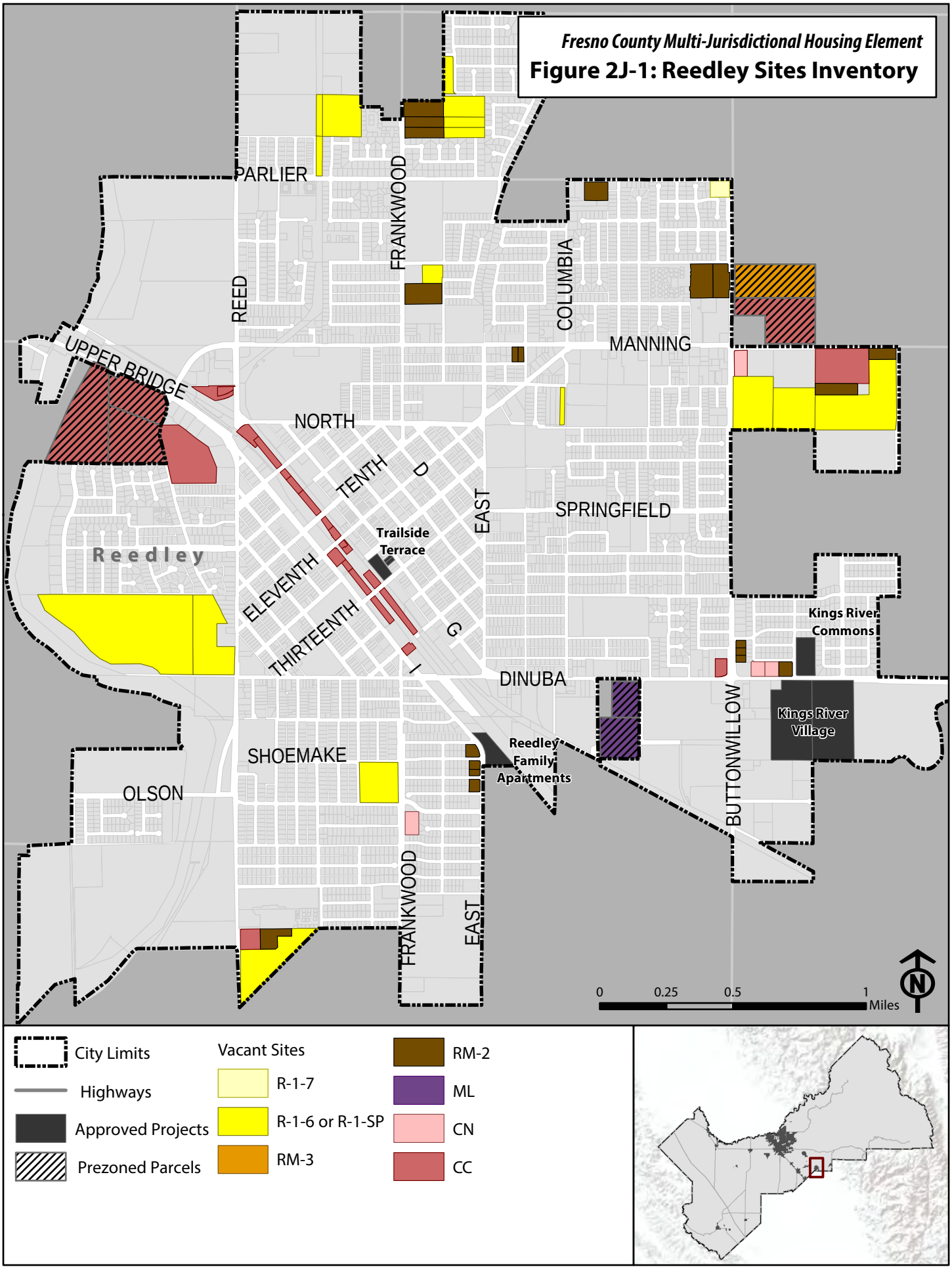
Fresno County Multi-Jurisdictional Housing Element
Figure 2J-1: Reedley Sites Inventory
PARLIER
FRANKWOOD
REED
COLUMBIA
MANNING
UPPER BRIDGE
NORTH
TENTH
D
EAST
SPRINGFIELD
Trailside Terrace
Reedley
ELEVENTH
THIRTEENTH
G
I
Kings River Commons
DINUBA
Kings River Village
BUTTONWILLOW
Reedley Family Apartments
SHOEMAKE
OLSON
FRANKWOOD
EAST
0
0.25
0.5
1
Miles
N
City Limits
Highways
Approved Projects
Prezoned Parcels
Vacant Sites
R-1-7
R-1-6 or R-1-SP
RM-3
RM-2
ML
CN
CC

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SECTION 2J-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

Reedley recently adopted its 2030 General Plan. The General Plan includes four residential land use designations:

- ***Suburban Residential:*** 1.0-4.0 dwelling units per gross acre
- ***Low Density Residential:*** 4.1-8.0 dwelling units per gross acre
- ***Medium Density Residential:*** 8.1-15.0 dwelling units per gross acre
- ***High Density Residential:*** 15.1-29.0 dwelling units per gross acre

The General Plan also allows residential in two commercial land use designations:

- ***Central Commercial:*** up to 30 units per gross acre
- ***Neighborhood Commercial:*** up to 20 units per gross acre

Conclusion

The City offers a range of housing densities in the community, ranging from one dwelling unit per acre (du/ac) to 29 du/ac in residential zones. The Central Downtown designation permits densities up to 30 du/ac. These densities allow for a variety of housing types, including high-density affordable housing.

Recommended Action

None required.

Zoning Ordinance

Analysis

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

- ***Rural Estate District (RE):*** The RE District is designed to function as an area of transition or changing character between the rural agricultural area and more urban areas.
- ***One-Family Residential Districts (R-1-5, R-1-6, R-1-7, R-1-9, R-1-12):*** The R Districts are intended primarily to provide living areas at locations designated by the General Plan for low and medium density, involving single-family dwellings.

- ***Multifamily Residential Districts (RM-2, RM-3):*** The RM Districts re intended primarily for the development of multi-family residential structures at densities consistent with policies of the General Plan. The RM-3 district is intended primarily for application to areas designated by the general plan for medium density, and within older, basically single-family residential areas of the community where vacant property has been bypassed because of excessive size, irregular shape or difficulty in providing public access. The RM-2 district is intended for application to areas designated by the general plan for high density.

In addition, the Zoning Ordinance encourages mixed-use development in several zones in an effort to promote a walkable environment in a locale where residential uses are in close proximity to places of employment and commerce. Mixed-use projects are allowed by-right in the following commercial zones and as a conditional use in the following industrial zone:

- ***Professional Office District (PO):*** The PO professional office district is intended to provide opportunities for the location of professional and commercial offices in close relationship to one another in areas designated for combined professional office use, including high density use, by the General Plan. Any use permitted within any R or RM district is permitted in this district. A mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the Medium Density Residential General Plan land use designation (8 to 15 dwelling units per acre).
- ***Administrative and Office District (C-AO):*** A mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the Medium Density Residential General Plan land use designation (8 to 15 dwelling units per acre).
- ***Neighborhood Commercial District (CN):*** A mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the Medium Density Residential General Plan land use designation (8 to 15 dwelling units per acre).
- ***Central and Community Commercial District (CC):*** A mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the High Density Residential General Plan land use designation (15 to 29 dwelling units per acre).
- ***Service Commercial District (CS):*** A mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the High Density Residential General Plan land use designation (15 to 29 dwelling units per acre).
- ***Light Industrial District (ML):*** Mixed-use projects are conditionally permitted in this district.

Mixed-use projects can either be arranged as vertical mixed-use (i.e., commercial on the ground floor and residential above) or as horizontal mixed-use (i.e., separate but adjacent buildings containing commercial and residential uses).

Planned unit developments (PUDs) are also encouraged to achieve a more functional and harmonious environment which otherwise might not be possible by strict adherence to zoning regulations. A PUD may include a combination of different dwelling types and/or a variety of land uses that are made to complement each other and harmonize with existing and proposed land uses in the vicinity, by design. A PUD may be located in any district upon the granting of a conditional use permit.

Conclusion

The City's Zoning Ordinance provides for a range of housing options and offers several opportunities for higher-density residential and mixed-use development by right.

Recommended Action

None required.

Residential Development Standards

Analysis

Table 2J-9 summarizes basic residential development standards for Reedley. The table indicates the minimum lot size requirements, minimum site area per unit, setbacks, height restrictions, and parking and open space requirements that apply in each of the City's residential zoning districts.

Table 2J-9 Development Standards in Zones Allowing Residential and Mixed Use, Reedley

Zone District	Min. Lot Area (sq. ft.)	Density (area/ du)	Height (ft.)	Minimum Lot Dimensions (ft.)		Minimum Yard Setback (ft.)			Lot Coverage
				Width	Depth	Front	Side	Rear	
RE	30,000	1-4 du/ac	40	175	150	40	20	20	45%
R-1-12	12,000	3.63 du/ac	35	90	120	25	5	10	40%
R-1-9	9,000	4.84 du/ac	35	70	100	25	5	10	40%
R-1-7	7,000	6.22 du/ac	35	65	95	20	5	10	40%
R-1-6	6,000	7.26 du/ac	35	60	90	20	5	10	40%
RM-3[1]	6,000	14.52 du/ac	35	50	100	15	5	5	50%
RM-2[1]	6,000	21.78 du/ac	35	50	100	15	5	5	60%
PO	n/a	8-15 du/ac		50	100	15	5	5	65%
C-AO	n/a	8-15 du/ac	35	n/a	n/a	15	n/a	n/a	n/a
CN	n/a	8-15 du/ac	50	n/a	n/a	15	n/a	n/a	n/a
CC	n/a	15-29 du/ac	75	n/a	n/a	0	n/a	n/a	n/a
CS	n/a	15-29 du/ac	75	n/a	n/a	0	n/a	n/a	n/a
ML	4 acres	8- du/ac[1]	75	n/a	n/a	10	n/a	n/a	n/a

[1]Minimum residential density varies based on acreage of the site in the ML district: 4-10 net acre site – 8 du/ac minimum; 11-15 net acre site – 15 du/ac minimum; 16+ net acre site – 20 du/ac minimum. The Municipal Code does not provide a maximum density.

Note: Consult the City of Reedley Zoning Ordinance for detailed information for each zone district.

Source: City of Reedley Zoning Ordinance, 2015.

Parking

Table 2J-10 summarizes residential parking standards in Reedley. The City allows shared parking or "joint use" parking for mixed-use developments with Planning Commission approval. The City also waives off-street parking requirements in the Downtown Commercial District, which applies to any parcel located in the area bounded by 10th and 12th Streets, and the first alleys east and west from G Street.

Table 2J-10 Residential Parking Standards, Reedley

Residential use	Required Parking Spaces
One-Family Dwellings	2 spaces per dwelling unit
Two-Family, Three-Family and Multifamily Dwellings	1.5 spaces per dwelling unit
Elderly Housing	1 space per dwelling unit, provided that sufficient space must be set aside for 1.5 spaces per dwelling unit in the event of a change of use
Second Dwelling Units	1 additional off street parking space, covered or uncovered, shall be provided for each studio or one bedroom second dwelling unit; two (2) additional off street parking spaces, covered or uncovered, shall be provided for each second unit with two (2) or more bedrooms

Source: City of Reedley Zoning Ordinance, 2014.

Open Space and Park Requirements

The City's current fee schedule requires the payment of and Open Space fee that varies depending on the unit type and density. The development impact fee is $866 per multifamily unit and $1,299 per single family unit. The City has a commercial rate of $.0569 per thousand sq. ft. of development and an industrial rate of $.293 per thousand sq. ft. of development. The development impact fee are designed to ensure the City achieves its park standard of four acres of parks per 1,000 persons (General Plan, 4.17 Park Standards and Demand, Page 137) .

Conclusion

The City's residential development standards do not act as a constraint to development of new housing and affordable housing. Height and setback requirements relate well to the densities permitted, and lot size requirements are reasonable. The park standard is typical and does not provide a constraint to development.

Recommended Action

None required.

Growth Management

Analysis

The 2030 General Plan includes numerous goals and policies that promote compact development, infill development, and significant increases in residential densities. The Land Use Element also contains Policy LU 2.5.8, which states:

> *The City shall not support annexing land for residential development until at least eighty (80) percent of the existing residentially designated land inside the city limits is developed.*

While this policy can serve to restrict the timing of future annexations, it does not impact the City's ability to accommodate its regional housing needs allocation (RHNA). On June 5, 2014 the Planning Commission received a staff report indicating that the 93 percent of residentially zoned land was developed. City Council affirmed this finding though Resolution No. 2014-057. In addition, as demonstrated in Section 2J-2, the City has more than enough capacity within current city limits to accommodate the RHNA.

Conclusion

Since the City has adequate capacity within current city limits to meet its RHNA, the growth management policy in the Land Use Element is not a constraint to meeting the City's housing needs.

Recommended Action

None required.

Density Bonus

Analysis

The City's Zoning Ordinance does not contain a specific density bonus ordinance: however, developers may still use the State law to pursue a density increase. The City's Zoning Ordinance does provide for an increase in the number of units in a project by as much as 35 percent, through the Planned Unit Development process, and in 2010 a project was granted a density bonus through the reduction in project development requirements.

Conclusion

While the lack of a specific density bonus ordinance in the Zoning Ordinance does not preclude developers from requesting a density bonus ordinance, the City should adopt a density bonus ordinance consistent with State law.

Recommended Action

The Housing Element contains a program to adopt a density bonus ordinance in compliance with State law.

Zoning for a Variety of Housing Types

Analysis

Table 2J-11 summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 2J-11 Residential Uses Permitted by Zone, Reedley

Residential Use	R-E	R-1	RM-3	RM-2	PO	CA-O	CN	CC	CS	ML
Single Family Dwelling	P	P	P	P	P		-	-	-	-
Multifamily Housing	-	-	P	P	P	P[1]	P[1]	P[1]	P[1]	C[1]
Manufactured Housing	P	P	P	P	P		-	-	-	-
Mobile home park	-	-	C	C	-					
Farm Employee Housing	P	-	-	-	-	-	-	-	-	-
Emergency Shelters	-	-	-	-	-	-	P	P	P	P
Transitional Housing	-	-	P	P	P		-	-	-	-
Supportive Housing	-	-	P	P	P		-	-	-	-
Single Room Occupancy	-	-	-	P	P	-	-	-	P	-
Group housing facility (6 or fewer)	P	P	P	P						
Group housing facility (7 or more)	C	C	C	C						
Second Residential Unit	P	P	P	P	P		-	-	-	-
Mixed Use	-	-	-	-	P	P	P	P	P	C

Notes: P = Permitted; C = Conditional Use Permit
[1] Multifamily residential permitted as part of a mixed-use development.

Source: City of Reedley Zoning Ordinance, 2014.

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

Multifamily

The Reedley Zoning Ordinance provides ample opportunities for multifamily housing. Multifamily dwellings are permitted by right in the RM-3, RM-2, and PO zones and by right as part of mixed use developments in all commercial zones: the CA-O, CN, CC, and CS zones. Multifamily dwellings are also conditionally permitted as part of mixed-use developments in the ML zone.

Manufactured Housing

In compliance with State law, the City permits manufactured housing on a permanent foundation in all zones allowing single family residential uses. The City also permits mobile home parks with a conditional use permit in the RM-2 and RM-3 zones.

Farmworker/Employee Housing

Under California Health and Safety Code 17021.5 (Employee Housing Act), farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. The City permits agricultural uses in the Resource Conservation and Open Space (RCO) District and Urban Reserve (UR) District. The Zoning Ordinance does not contain any provisions for farmworker housing.

In addition, the Employee Housing Act requires employee housing for six or fewer employees to be treated as a single family use and permitted in the same manner as other dwellings of the same type in the same zone. The City currently has no provisions for employee housing.

Emergency Shelters

The City of Reedley complies with State law requirements for emergency shelters by permitting them by-right in the ML, CS, CC, and CN zones. Tables 2J-3 and 2J-7 show the parcels that are vacant and zoned ML, CS, CC, and CN. There are 10 sites larger than one-half acre totaling over 10 acres that are zoned ML, CS, CC, or CN and could potentially accommodate an emergency shelter by right. While the City permits emergency shelters in accordance with State law, the Zoning Ordinance does not currently contain a definition for "emergency shelter."

Table 2J-12 Potential Emergency Shelter Sites, Reedley

APN	Acreage
37010042	0.6
37024045 37024050	1.3
37024058	1.1
36802163S	1.7
36802165	0.6
36801074S	1.4
36838044S 36838043S	0.9
36838034S 36838033S	1.4
36837057S	1.1
37020201	0.5
Total	**10.6**

Source: Mintier Harnish, 2014.

Transitional and Supportive Housing

While the Reedley Zoning Ordinance permits transitional and supportive housing by right in several residential zones, the Ordinance does not fully comply with State law, which requires the City to permit transitional and supportive housing in all zones allowing residential uses (including nonresidential zones that permit residential uses). Furthermore, the Zoning Ordinance does not contain definitions of transitional and supportive housing.

NOTE TO READER: The City of Reedley is currently (April 2015) in the process of updating the Zoning Ordinance to comply with State law requirements for transitional and supportive housing and to add a definition for emergency shelters. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

Single Room Occupancy Units

The Zoning Ordinance permits single room occupancy units by right in the RM-2, PO, and CS zones.

Group Homes

The Zoning Ordinance does not fully comply with State law requirements for group housing. While the Zoning Ordinance permits group housing for six or fewer persons by right in the R-E and R-1 zones, the Zoning Ordinance does not permit them in all zones that allow single family uses (i.e., the RM-2, RM-3, and PO zones). Furthermore, while the Zoning Ordinance contains provisions for group housing for seven or more persons, it limits them to occupancy in a single family home, which is a constraint to larger group housing facilities.

Second Units

The City complies with State law. The Zoning Ordinance permits second units by right in zones allowing single family residential uses.

Conclusion

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

- **Farmworker/Employee Housing:** The City's Development Code does not comply with the Employee Housing Act.
- **Emergency Shelters:** The Zoning Ordinance could be updated to provide a definition for emergency shelters.
- **Transitional and Supportive Housing:** The Zoning Ordinance should be updated to include definitions for transitional and supportive housing and ensure they are allowed in all zones that allow residential uses subject to the same requirements that apply to other residential uses of the same type in the same zone.
- **Group homes:** The Zoning Ordinance should be updated to permit group homes for six or fewer persons in all zones that permit single family homes and to expand the provisions for larger group homes for seven or more to allow them in uses other than single family homes.

Recommended Action

The City of Reedley is currently (April 2015) in the process of updating the Zoning Ordinance to comply with State law requirements for farmworker/employee housing, transitional and supportive housing ,and to add a definition for emergency shelters. These amendments are anticipated to be adopted prior to adoption of the Housing Element. Once adopted, no recommended action will be required.

On- Off-Site Improvement Standards

Analysis

Requirements for on- or off-site improvements are regulated by Title 11 (Subdivision Regulations). The City requires storm drainage facilities to be provided pursuant to the City's Storm Drain Master Plan. Water and Sewer lines (Title 8; Public Utilities) must be connected to the City's main line for every lot; where lines are in streets or alleys, laterals for lots will be extended to the right-of-way lines, with the sub divider providing related parts. Fire hydrants are to be provided as necessary for adequate fire protection.

Easements are to be provided by the developer and dedicated to the City for overhead and underground utilities, including but not limited to, electrical, communication, sewer, water or gas lines, or drainage facilities. The sub divider is also responsible for related appurtenances and improvements necessary for connection of all utilities to each lot.

Local residential streets include a 60-foot right-of-way, with a paving width of 40 feet, 175 feet radius of curvature, and two, four-foot wide sidewalks, except on specific routes where street widths and sidewalks must be wider.

Conclusion

The City's standards for residential subdivisions are comparable to most urban jurisdictional standards and do not exceed those reasonably expected to provide safety for pedestrians and cyclists, adequate guest parking, and efficient traffic flow.

Recommended Action

None required.

Fees and Exactions

Analysis

New housing typically requires payment of the following fees to the City: building, plan check, General Plan Assessment, impact fees, various permits, and a variety of other handling and service charges. In addition, residential projects may incur the cost of preparing environmental documents, soils reports, traffic studies, and filing fees for tentative and final maps. Table 2J-12 shows a list of planning and development fees.

Table 2J-12 Processing and Permitting Fees, Reedley

Planning and Application Fees	Fee Amount
Administrative Review	$100.00
Annexations	$5,175.00
Appeals	$500.00
Change of Zone	$2,000.00
Conditional Use Permit (CUP)	
New development project	$1,725.00
Amendment	$690.00
Environmental Review:	
Categorical Exemption	$250.00
Initial Study:	$260.00
Environmental Impact Report	Cost + 10%
Negative Declaration	$1,200.00
Mitigated Negative Declaration	Cost + 10%
Mitigation Monitoring Fee	Cost + 10%
General Plan Amendment:	$2,500.00
Land Division Applications:	
Tentative Parcel Map	$1,785 + $70/Lot
Tentative Subdivision Map	$2,300 + $35/Lot
Vesting Tentative Parcel Map	$3,000 + $75/Lot
Vesting Tentative Subdivision Map	$4,500 + $115/Lot
Final Map	Cost + 10%
Exceptions	$575.00
Lot Line Adjustment	$800.00 + Cost
Voluntary Parcel Merger	$800.00 + Cost
General Code Amendment	$2,300.00
Planned Unit Development	$1,725.00
Public Convenience or Necessity Findings	$575.00
Site Plan Review:	
New	$1,725.00
Amendment	$400.00
Time Extension	$300.00
Variance	$575.00
Improvement Plan Check	2% of first $20,000; plus 1.5% of amount of $20,000
Construction Inspection of Public Improvements	4.5% of first $10,000; plus 3% of amount over $10,000, Minimum $30

Source: City of Reedley, 2015.

Table 2J-13 shows development impact fees in Reedley for single and multifamily development. Development fees could total $10,067 for multifamily units and up to $18,456 for a single family estate home. Fees for single family homes at higher densities have reduced fees.

Table 2J-13 Development Impact Fees, Reedley

Land Use Type	Fee Amount Per Unit/ Per 1,000 Sq. Ft.	
	Outside City Center	Inside City Center (reduced)
Single Family Residential	$16,477.93 per Unit	$12,358.50 per Unit
Multi-Family Residential	$10,985.29 per Unit	$8,238.75 per Unit
Commercial	$7,214.50 per 1,000 sq. ft.	$5,410.00 per 1,000 sq. ft.
Industrial	$3,711.80 per 1,000 sq. ft.	$2,790.00 per 1,000 sq. ft.
Institutional/Other	$1,166.72 per 1,000 sq. ft.	$12,358.50 per Unit

Source: City of Reedley, 2015

Table 2E-14 shows permit fees for single family and multifamily prototype developments. The single-family prototype is a single-family detached residential dwelling unit with 2,000 square feet of living area and a 440-square-foot garage. The estimated construction cost for this prototype unit before permit fees is about $200,000. The plan check, permit, and impact fees account for an additional sum of $20,600, or approximately 10 percent of the estimated construction cost. The multi-family prototype is a 20-unit, two-story multi-family housing development. The estimated construction cost for this prototype before permit and impact fees are roughly $170,000 per unit. In summary, the fees for plan check, permits, and development impact total $15,000 per unit. This constitutes approximately 9 percent of the estimated construction cost.

Table 2E-14 Prototypical Construction Fees

Fee Description	Amount	
	Single-family	Multi-family
Entitlement Permit Processing	$0	$1,975
Plan Check and Building Permits	$4,122	$4,015
City Impact Fees	$16,478	$10,985
Regional Impact Fees	$1,640	$1,150
Total for Prototype	**$22,240**	**$323,000**
Total per Unit	**$22,240**	**$16,150**

Source: City of Reedley, 2014.

The regional impact fee is the RTMF (Regional Transportation Mitigation Fee) collected by COG for all Fresno County cities. Not included are Indirect Source Review fees collected by the air district for projects larger than 50 units which generally are about $500/unit.

Conclusion

Development impact fees are an estimated 10 percent of the total development costs for single family development and 9 percent for multifamily development. The City's development impact fees are well below the statewide average, constitute a relatively minor proportion of total development cost, and, therefore, do not constitute a constraint to the production or improvement of housing.

Recommended Action

None required.

Processing and Permit Procedures

Analysis

Table 2J-15 summarizes conventional procedural processes.

Table 2J-15 Typical Processing Procedures, Reedley

	Single Family Unit	Subdivision	Multifamily	Mixed Use
List Typical Approval Requirements	Zoning Compliance	Zoning Compliance	Zoning Compliance	Zoning Compliance
		Engineering/Public Works Compliance	Engineering/Public Works Compliance	Engineering/Public Works Compliance
		Title/Soil Reports	Site Plan Review	Site Plan Review
		Covenants and Restrictions	Title/Soil Reports	Title/Soil Reports
			Covenants and Restrictions	Covenants and Restrictions
Est. Total Processing Time	30 Days	90-120 Days	60-90 Days	60-120 Days

Source: City of Reedley, 2015.

Multifamily and mixed-use projects are required to go through the site plan review process to evaluate the project's consistency with the City of Reedley General Plan and Municipal Code. The process is administrative and does not require a public hearing before a decision-making body. Projects are subject to the California Environmental Quality Act. Site Plan Review applications are processed and reviewed each week by City staff. If changes are required, then a re-submittal may be required. Following an approval from the Community Development Department, an applicant may submit for any entitlements, if necessary or for a building permit.

Administrative Approvals

Applications filed for administrative approval are submitted with prepared site plans and may include consideration of yards, spaces and buffers; fences and walls; street dedications and improvements; points of vehicular ingress and egress; signs; landscaping; noise; environmental impact mitigation; regulation of time for conducting certain activities; and a bond or other form of security for completion of improvements to assure conformance with conditions. The applicant is notified within 10 working days of filing. **Error! Reference source not found.** 2J-15 lists the typical processing time in which the City completes standard permits or approvals.

Subdivision, Parcel Map Review

Subdivision is initiated via the tentative tract or tentative parcel map process. Tentative maps are processed and approved within 75 days. Pursuant to Ord. 2000-05, 4-25-2000, prior to submitting an application, developers have the option of scheduling a pre-application meeting. The developer is informed of the City's policies, fees, and infrastructure and development standards and may make recommendations on design. The tentative map application is then filed and the City determines completeness of the application within 30 days. It is then circulated as required and a public notice is posted for a Planning Commission hearing. Approval or conditional approval expires after 24 months with extensions of the map possible.

Improvement plans are submitted by the subdivider to the City Engineer and must include all public utilities, electric, gas, telephone, and cable television. Improvement plans are acted on within 60 days, unless revised submittals are received. Public improvements are to be completed prior to approval of the final map, or the applicant enters into a subdivision improvement agreement with the City as a part of conditional approval.

Conditional Use Permit Process and Variance

The Planning Commission may grant use permits for conditional uses as described in the zoning ordinance. The application is acted on within 60 days, by the Planning Commission at a public hearing informing the applicant of stated conditions, dedications, or requirements of approval found to be reasonably necessary to protect the public health, safety, and general welfare. The conditional use permit application becomes final 10 days following the date of resolution by the Commission.

The Planning Commission may consider and grant variances "only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this title deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification." Their decisions are subject to appeal to the City Council.

Conclusion

Review periods for site plans, and architectural/design review are standard for the region. Processing procedures are also considered standard and do not present any constraints.

Recommended Action

None required.

Building Codes

Analysis

The City has adopted the 2013 California Building Codes. The Reedley Fire Department is responsible for code enforcement and employs one full-time Life Safety/Code officer.

Conclusion

The City has not made any local amendments to the Code that would impact the cost of housing.

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

As previously stated, Reedley has adopted the 2013 California Building Code. The code provides the minimum standards for accessibility. There are no amendments to the Building Codes that would diminish the ability to accommodate persons with disabilities or effect accessibility. Per the 2013 California Building Code, the City allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements.

Definition of Family

The Reedley Zoning Ordinance defines family as:

> *An individual, two (2) or more persons who are 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.*

This definition does not comply with State law. Definitions cannot impose a numerical limit on the number of persons in the family. The City of Reedley is currently (April 2015) in the process of updating the Zoning Ordinance to comply with State law requirements for the definition of family. These amendments are anticipated to be adopted prior to adoption of the Housing Element. Once adopted, no recommended action will be required.

Zoning and Land Use Policies

The City Zoning Ordinance allows for several types of facilities that provide services and conditions for the elderly and those with disabilities, including community care facilities, nursing homes, and rest homes. However, as previously stated, the Zoning Ordinance does not fully comply with State law requirements for group housing. While the Zoning Ordinance permits group housing for six or fewer persons by right in the R-E and R-1 zones, the Zoning Ordinance does not permit them in all zones that allow single family uses (i.e., the RM-2, RM-3, and PO zones). Furthermore, while the Zoning Ordinance contains provisions for group housing for seven or more persons, it limits them to occupancy in a single family home, which is a constraint to larger group housing facilities.

Reasonable Accommodation

The City does not have a reasonable accommodation ordinance. The City provides a process under which residents can apply for a variance that will allow them to alter their homes with ramps or other atypical features.

Conclusion

Amendments to the City's Zoning Ordinance are required to address the definition of family and reasonable accommodation procedures.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to adopt reasonable accommodation procedures.

SECTION 2J-4: REVIEW OF PAST ACCOMPLISHMENTS

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

Table 2J-16 Evaluation of 2009 Housing Element, Reedley

Program	Status	Evaluation	Recommendation
Program 1. Provision of Adequate Site for Housing Development			
A1.1: To accommodate the housing need for the combined 3rd cycle unaccommodated need and 4th cycle unmet need for units affordable to lower-income households, the City will rezone 36.61 acres of underutilized residential sites to RM-3 zoning at a density allowing a minimum of 21.78 units per acre and 16 units per site, and 15.46 acres of vacant land for mixed use in the Commercial zone, at a density allowing a minimum of 20 units per acre and 16 units per site, by Summer 2014, to accommodate a total of 1,156 units of owner-occupied and/or rental multifamily for lower income households. Rezoned sites will include Map #3, 4, 5, 7, 10,13,14, 34 and 44 as High Density and Map #21, 40, 41 and 46 in the CC and CN-SP zones, as described on Table 4-4, Table 4-5A and Table 4-5B, and permit owner-occupied and rental multifamily residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action) pursuant to Government Code Section 65583.2(h). In addition, at least 50 percent of the remaining 1,156 units will be accommodated on sites zoned for exclusively residential uses.	Completed	Of the rezone sites included in Action A-1.1, only APNs 363-110-84, 363-110-85, and 363-350-19 were rezoned. The City instead opted to rezone, prezone, and annex other sites to meet the remaining need. In all, Reedley created capacity for an additional 2,870 units, including 2,041 lower-income units, 480 moderate-income units, and 349 above moderate-income units.	Delete program.
A1.2: The City will approach developers and funding agencies through outreach of materials and vacant site inventory to facilitate development of the sites with assisted housing. The elimination of redevelopment by the State presents a significant obstacle to infill housing, but the City will continue to work with the State to find a suitable replacement for facilitating infill development.	Ongoing	The City developed outreach materials for the development community.	Continue to facilitate the development of affordable housing.
A1.3: The City will continue to cooperate with affordable housing developers to identify sites, consider reduced development costs, and streamline the development review process. The City helped Self-Help Enterprises with infrastructure cost through helping owners with down-payment for completed lots in the New Horizons Subdivision.	Ongoing/ completed	The City assisted Self Help with infrastructure costs for the development of 30 very low- and low-income homeowner units. The City also worked with the Fresno Housing Authority on the development of 60 low- and moderate-income housing units.	Continue to work with developers to facilitate the development of affordable housing.
A1.4: The City will maximize the use of the City's CDBG allocated share to address deficient or non-existent infrastructure in support of housing. Funds will be leveraged for area-wide improvements for housing construction, rehabilitation, and preservation.	Ongoing	City continues to use CDBG funds for infrastructure improvements.	Continue to pursue CDBG funding.

Program	Status	Evaluation	Recommendation
A1.5: The City will identify and analyze potential alternative funding sources for the purchase of sites for low and moderate-income housing, to be land banked or used for the development of assisted housing.	Ongoing	The City was not able to identify a funding source for the purchase of sites for affordable housing. The elimination of the Redevelopment Agency severely limits the City's ability to purchase land.	Delete program.
A1.6: As part of the annual housing element review, a consistency review between the General Plan elements and the housing element will be performed to ensure consistency between the elements. In addition, during the planning period any amendment to the General Plan or Housing Element will be reviewed at the time they are proposed to ensure consistency between the General Plan elements and Housing Element."	Ongoing	The Housing Element is consistent with the General Plan. This consistency review is conducted as part of the Housing Element Update.	Continue to conduct consistency review.
A1.7: To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will every two years update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. 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 zone sufficient sites to accommodate the shortfall.	Ongoing	The Housing Element provides this information. It describes the City's ability to accommodate the RHNA.	Continue to maintain adequate sites throughout the planning period.

Program	Status	Evaluation	Recommendation
A1.8: Promote parcel consolidation for the assembly of new housing sites to ensure that minimum densities are achieved. Develop a Priority Lot Consolidation List with the goal of creating a list of "ready to go" development sites that can be shown to potential developers. Using the list of sites in Table 4-1 as a starting point, the list should: ▪ Prioritize sites located in General Plan land use areas designated for allowing for multifamily residential development; ▪ Consider common ownership patterns, the physical condition of existing buildings, on site constraints, and the Assessor's ratio of improvement value to land value - an indicator of underutilization of land A; and ▪ Focus efforts on specific geographic areas with the greatest development potential according to the latest development trends and expressed developer interests. The identified sites should be ideally located to meet the criteria for affordable housing grants and financing. ▪ Offer incentives to developers to promote parcel consolidation, such as priority permit processing; exemptions from zoning requirements; and deferred development fees.	Completed	On July 22, 2014, the City Council approved Ordinance No. 2014-002, which authored the regulatory merger of contiguous parcels, consistent with the Subdivision Map Act.	Continue to facilitate the development of infill sites and affordable housing through incentives for lot consolidation.
A1.9: Continue to provide adequate sites for development, housing rehabilitation and conservation, and other programs for new housing. The amount of land designated for high density residential use is to be increased with the 2030 General Plan Update. Land designated for high density will be strategically located near school, commercial services, and public services so future projects can be competitive when seeking funding. In keeping with the intent of the San Joaquin Valley Blueprint, overall housing density within each land use designation is increasing.	Completed	The City adopted its new General Plan in 2014. The General Plan expands opportunities for high density residential uses and mixed-use developments. This expanded capacity is reflected in the sites inventory for this Housing Element Update.	Delete program.

Program	Status	Evaluation	Recommendation
A1.10 Promote mixed-use development downtown where housing is located in close proximity to urban services, shopping and/or public transportation. The City will promote mixed-use development by the following actions: ▪ Promote the development of live-work in the downtown mixed-use areas; ▪ Provide incentives such as density bonuses and increases in commercial floor area ratios when mixed-use development integrates an affordable housing component; and ▪ Identify candidate sites where higher density residential development might be feasible and appropriate. ▪ Prepare a mixed use zone with modified densities and standards for the Downtown and surrounding areas.	Ongoing/ Completed	The City recently (2014) amended the Zoning Ordinance to expand opportunities for mixed-use development. Mixed-use is permitted by right in all commercial zones and with a CUP in the ML zone. The City is also completing a citywide rezone program to increase the number of sites where mixed-use development is allowed by right.	Delete program, but continue to promote mixed-use development through incentives.
A1.11: Establish minimum densities for multifamily housing in mixed-use zoning districts. Rezone the sites identified in Table 4.1 sufficient to accommodate the housing needs of households of all income levels.	Completed	As part of a comprehensive Zoning Ordinance Update, the City established minimum densities for multifamily housing in commercial zones allowing mixed-use and rezoned several sites to accommodate mixed use development.	Delete program.
A1.12: The City will establish specific procedures to grant priority water and sewer services to development project with affordable to lower-income households, pursuant to State Code Section 65589.7.	Ongoing	The City ensures the availability of public infrastructure to the project site as part of the entitlement approval process.	Continue program.
Program 2. Provision for Extremely Low, Very Low, and Moderate-income Housing for Homeowners and Renters			
A2.1: The City will encourage developers to make application for FmHA 502 Interest Subsidy programs and will work with and assist those developers. The program provides direct loans to individuals of low to moderate income to purchase newly constructed homes. The interest rate varies according to the applicant's adjusted family income and ranges from one percent to market rate. The City will participate with Fresno County in securing any additional housing programs as they become available.	Ongoing	Ongoing, the City will work with developers with applications if requested. No assistance has been requested.	Continue program.

Program	Status	Evaluation	Recommendation
A2.2: The City will assist developers who are willing to provide low-income housing through expediting the entitlement processing and approvals for such projects. Expedited processing and direct staff attention are necessary for income qualified projects to meet their schedule due to their unique characteristics. Entitlement processing, Engineering Plan Check, and Building Plan Check have been expedited for qualified projects.	Ongoing	The City assisted in the streamlined process for a 60-unit low- and moderate-income project.	Continue to facilitate development of affordable housing.
A2.3: The City will support the Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program, which provides rent subsidies directly to participants' landlords, and will support that agency's attempts to secure additional funding for expanded programs. The City does not track the number of rental subsidies in the community and shall develop a formal tracking system with the Housing Authority to insure accurate reporting.	Ongoing	The City continues to support the Fresno County Housing Authority in efforts to provide affordable housing.	Continue program.
A2.4: The City will support and participate in any additional rental programs which may become available. The City will keep the community informed of programs for which it is eligible, and the City will assist in the application process and administration of such programs.	Ongoing	The City is not aware of new rental programs that have become available. If new programs become available, the City will add them to the list of programs in flyers distributed at City offices.	Delete program. Pursue new grant opportunities as they become available.
A2.5: Continue Multifamily Infill Housing that facilitates residential development and provides affordable housing and/or housing for those with special needs. These programs include the following: ▪ Conducting public outreach to provide a broad overview on all types of infill housing development and illustrates various infill projects; ▪ Evaluating existing vacant and underutilized sites for the development of multifamily housing; and ▪ Identifying vacant and underutilized multifamily lots with the potential for site consolidation and make this information available to residential developers;	Ongoing	This program is repetitive with several other programs described above.	Delete program.
A2.6: Research the practicality and feasibility of creating minimum single family lots of approximately 4,500 to 5,000 square feet.	Ongoing	The City Council established a 5,000 sq. ft. lot through Ordinance No. 2014-001. The Code is currently (2015) absent specific standards. However, staff has relied upon the R-1-6 development standards absent any explicit standards.	Amend zoning ordinance to include explicit development standards for the R-1-5 designation.

Program	Status	Evaluation	Recommendation
A2.7: The City shall review and revise the Zoning Ordinance as it pertains to permitting secondary residential units by right on any residential lot containing a single-family unit, in accordance with California Government Code Section 65852.1 and 65852.2 and Ordinance No. 2009-05 adopted by the City on August 6, 2009.	Completed	The City amended the Zoning Ordinance to permit secondary residential units by right on all lots containing a single family unit.	Delete program.
A2.8: The Zoning Ordinance shall be revised to incorporate updated Density Bonus provisions, with options as per Government Code Section 65915-65918.	Not completed	The City has not yet instituted a specific Density Bonus Ordinance: however, developers may still use the State law to pursue a density increase.	Amend Zoning Ordinance to include density bonus provisions consistent with State law.
A2.9: Implement the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant up-zoning of a comparable property.	Ongoing	The City continues to ensure adequate sites to accommodate the RHNA.	Continue no-net loss policy.
A2.10: Facilitate the development of affordable multifamily housing for extremely low, very low and low income households through medium and high density zoning and mixed-use zoning, density bonuses, land write-downs, priority permit processing, direct subsidies and other financial incentives.	Ongoing	Ongoing, however, the elimination of the Redevelopment Agency severely impacts this objective. The City assisted in the streamlined process for a 60-unit low- and moderate-income project.	Continue program.
A2.11: The City will continue to monitor, at least annually, at-risk units and pursue State and Federal funding sources such as the HOME and MHP Programs to assist at-risk units. Where feasible, the City will provide technical assistance and support to non-profit organizations with respect to financing. The City will ensure property owners comply with noticing requirements and work with tenants to provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority and other affordable housing opportunities in the City.	Ongoing	Ongoing. The City will provide technical support to non-profits upon request. No assistance has been requested.	Continue program.
Program 3. Maintain And Improve The Quality Of The Existing Housing Stock And The Neighborhoods In Which They Are Located			
A3.1: Provide adequate infrastructure and services to meet demands generated by residential development.	Ongoing	Ongoing. City currently evaluates infrastructure requirements as part of capital improvement program.	Continue as a policy.
A3.2: Encourage a mix of housing types in mixed-use areas and large developments.	Ongoing	The City continues to encourage mixed-use development.	Continue as a policy.
A3.3: The Community Development Department will complete a housing condition survey pursuant to HCD protocol in order to identify substandard housing units in the City and assist homeowners in applying for rehabilitation assistance.	Not completed	This program was not completed due to limited staff resources.	Delete program. Not feasible with current staff resources.

Program	Status	Evaluation	Recommendation
A3.4: Maintain a code enforcement program to ensure building safety and integrity of residential neighborhoods.	Ongoing	The Code Enforcement function is currently operated under the Fire Department.	Continue.
A3.5: The City shall continue housing rehabilitation assistance through the provision of low interest loans and grants. Funds for this program will become available from such sources as CDBG Funds, applications for FmHA Section 504 Single Family rehabilitation allocations for home repair loans, and other available sources.	Ongoing	This program was not completed due to limited staff resources. Fresno County Housing Authority assists with housing rehabilitation assistance. The City referred five households to the Authority during the last planning period.	Continue.
A3.6: Various City Departments under a coordinated effort will work with community groups and non-profit organizations such as the Chamber of Commerce to accomplish at least one of the following citizen-led neighborhood cleanup programs per year: ▪ Single event or annual free yard waste pickup (tipping fees to be reduced by Fresno County), ▪ Paint-Your-House program, ▪ Neighbor-Helping-Neighbor event(s) for painting home of senior or disabled residents, or simple repairs.	Ongoing	The City holds a spring cleaning event every April.	Continue.
Program 4. Housing to Accommodate Special Needs Groups			
A4.1: The City will encourage nonprofit sponsors to make application for the construction of rental housing for seniors and other special needs groups as and will take all actions necessary and proper to expedite processing and approval of such projects.	Ongoing	City will continue to expedite processing and encourage applications. Past applications have been assisted through redevelopment funds, which are no longer available. The City assisted the Marjoree Mason Center to develop and operate a displaced mothers and children home by renting the home to the Center for one dollar per year.	Continue to facilitate development of special needs housing.
A4.2: The City will make application to the State of California to fund housing under the HCD Farm Worker Housing program for renters and owners.	Not completed	The HCD Farmworker Housing program is no longer making funds. In addition, local redevelopment funds are no longer available, which severely impacts the ability to provide a local match for funding farmworker housing.	Delete program.

Program	Status	Evaluation	Recommendation
A4.3: The City will support the Housing Authority's continued implementation of the Economic Opportunity Act of 1964, which provides federal funds for the purpose of developing and operating programs that will meet the special needs of migratory agricultural workers and their families.	Ongoing	The City's Community Development Department will refer potential clients to the Housing Authority and will continue to promote Housing Authority Programs through referral, dissemination of informational material, and promotion at community events.	Continue.
A4.4: The City will provide assistance to nonprofit sponsors and/or the Housing Authority and assist in two applications for FmHA 514/516 allocations for rentals that provide a combination of grants and loans to finance the construction of Migrant Farm Worker Rental Housing. Public and private nonprofit corporations, including State agencies and political subdivisions, are eligible for both grants and loans. The City will contract with a nonprofit housing agency to provide technical assistance and encourage participation in the program.	Not requested	No application for assistance has been requested. The City will be available to provide assistance if requested.	Continue to facilitate the development of farmworker housing.
A4.5: With elimination of Redevelopment, the City will seek alternative funding for rehabilitation assistance to 47 very low-, low-, and moderate-income households.	Ongoing	The City has processed two tax credit applications in the past year. Funding has been secured for one of the developments.	Continue to provide rehabilitation assistance.
A4.6: With elimination of Redevelopment, the City will seek alternative funding to assist and leverage the development of affordable housing units for large families and seniors.	Ongoing, review annually	The City has processed two tax credit applications in the past year. Funding has been secured for one of the developments.	Continue to pursue grant funding for affordable housing.
A4.7: The City will continue to seek grants and partner with non-profit organizations to establish a homeless facility within the City of Reedley. The City is working with the Marjoree Mason Center and CYM which both provide emergency temporary housing to prevent homelessness. However, both of these organizations serve only women and children. The City continues to refer others seeking assistance to Fresno County resources.	Ongoing	The City has assisted Community Youth Ministries and the Marjoree Mason Center in the past.	Continue.
A4.8: The City will encourage developers to make application for FmHA 502 Interest Subsidy programs and will work with and assist those developers. The City will take all necessary actions to expedite processing and approvals for such projects. The City will contract with a nonprofit housing agency to provide technical assistance and encourage developer participation in the program.	Ongoing	No applications have been submitted. The City will be available to provide assistance if requested.	Continue to work with developers to facilitate affordable housing.

Program	Status	Evaluation	Recommendation
A4.9: Provide financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.) and priority permit processing for senior housing developments that provide 25 percent or more of their units at rents or prices affordable to moderate-, low- or very-low-income seniors.	Ongoing	In 2012 the City streamlined the processing of the applications for an affordable project and also approved a density bonus based on affordability. The City has not yet instituted a specific Density Bonus Ordinance: however, developers may still use the State law to pursue a density increase.	Amend Zoning Ordinance to include density bonus provisions consistent with State law.
A4.10: Require all housing developments designated for seniors to be handicapped accessible, with such features provided at the time of construction as a standard feature rather than as an optional feature available for an additional charge.	Ongoing	One senior housing development has been built, which included all units as handicap accessible.	Continue to encourage housing accessibility.
A4.11: Facilitate the development of accessible housing by providing financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.); and continue to offer priority permit processing for housing developments that make at least 15 percent or more of the total units accessible to persons with disabilities through appropriate design and amenities.	Ongoing	In 2012 the City streamlined the processing of the applications for an affordable project and also approved a density bonus based on affordability.	Continue to encourage housing accessibility.
A4.12: Require accessible units in multifamily housing developments in accordance with State law, with accessibility features provided at the time of construction as a standard feature rather than as an optional feature available for an additional charge.	Ongoing	All new multifamily units are required to comply with State law for accessibility.	Continue as a policy.
A4.13: Enforce State handicapped, accessibility, and adaptability standards and remove constraints to housing accessible to persons with disabilities, consistent with SB 520.	Ongoing	The City will continue to enforce State and Federal ADA regulations.	Continue as a policy.
A4.14: Allow residential care facilities, group homes, foster homes and similar housing as required by State law. As part of the Zoning Ordinance update, the City will review parking requirements of group homes to ensure requirements do not act as a constraint on the development of housing for person of disabilities.	Initiated but not completed	The Zoning Ordinance does not currently comply with State law requirements from group homes.	Amend the Zoning Ordinance to comply with State law.
A4.15: Coordinate with the County and non-profits to address the housing and social needs of the homeless. The City will provide financial support, where appropriate, to non-profit agencies or groups that provide emergency, supportive, and/or transitional housing for the homeless or people at risk of homelessness. Additionally, staff will meet with non-profit groups at least once/year to discuss needs of the homeless population.	Ongoing	Ongoing, however, the elimination of Redevelopment Agencies severely impacts this objective.	Continue.

Program	Status	Evaluation	Recommendation
A4.16: Work with the Central Valley Regional Center to implement an outreach program that informs families within Reedley on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.	Not started	The City has not yet initiated this program.	Continue.
A4.17: Develop a program to provide rental assistance to fill the gap between income levels and the cost of housing for persons with Developmental Disabilities. The program will include the following steps: ▪ Work with the regional center to identify the housing needs of the clients and assist in identifying available housing that meets those criteria. ▪ Identify the gaps that limit access to housing for persons with developmental disabilities (i.e. financial, accessibility). ▪ Develop Guidelines and market program	Not started	The City has not yet initiated this program, due to lack of staff and resources.	Continue.
Program 5. Removal of Constraints			
A5.1: The City will analyze housing related development fees on an annual basis. City is encouraging development within the existing downtown and along the public Rail Trail. Development Impact Fees are reduced in these infill development areas.	Ongoing	The City reviews development fees annually.	Continue as a policy.
A5.2: The City will consider adoption of an Ordinance to eliminate the requirement to place overhead utility lines underground when the site is considered an infill site. When approving an affordable housing project, special consideration is given to the utility undergrounding requirement.	Ongoing	Staff is discussing the possibility of pursuing a deferral program.	Continue.
A5.3: The Community Development Department will assemble 2010 Census data and update annually to 2015. Information will be used to update projections, monitoring, and justify program adjustments. Building permit reports will be monitored to identify trends. The City relies on data from the State Department of Finance, US Census, and other sources when working on specific applications or projects.	Completed	The City continues to update demographic data annually using Department of Finance data and projections and other sources if necessary.	Delete program. Does not serve to remove constraints.
A5.4: Public Works and the Community Development Department shall review user fees to ensure charges remain consistent with costs of improvements and maintenance. Review of fees also includes comparison of fees with surrounding communities to recognize disparity. The City is a full service provider delivering water, sewer, and disposal services and historically has delivered these services at a rate lower than would be experienced if the City were to privatize these services.	Ongoing	Service fees are evaluated annually to ensure charges are consistent with the services provided.	Continue as a policy.

Program	Status	Evaluation	Recommendation
A5.5: The City will continue to review funding alternatives to facilitate affordable housing construction, including alternatives to redevelopment financing and reimbursement agreements for the installation of infrastructure.	Reviewed annually	As part of the budget process each year, the City reviews potential funding for affordable housing, including CDBG and tax increments. The City has processed two tax credit applications in the past year. Funding has been secured for one of the developments. The City's CDBG allocation is limited and redevelopment tax increment funds have been eliminated by the State.	Continue to pursue grant funding for affordable housing.

Program	Status	Evaluation	Recommendation
A5.6 The City will amend the zoning ordinance to provide for emergency shelter, transitional housing and supportive housing as by-right uses. Definitions of "emergency shelter", "transitional housing" and "supportive housing" are to be added to the zoning code as follows: ▪ Emergency Shelter: Housing with minimal supportive services for homeless persons limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay. ▪ Transitional Housing: Rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point which shall be no less than six months. ▪ Supportive Housing: Housing, with no limit on length of stay, linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. As part of the Governmental Constraints analysis for the Housing Element update, the following revisions to the zoning code were identified as appropriate to address the needs of extremely low income households: ▪ Add transitional housing and supportive housing within the zoning code's definition section, and to permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zone. ▪ Add emergency shelter within the zoning code's definition section and list emergency shelters as a permitted use, without a conditional use permit or other discretionary action, in the Commercial and Light Industrial zone districts. Indicate that emergency shelters shall be subject to the same development and management standards as other permitted uses in the Commercial and Light Industrial zone districts . The City will develop standards for emergency shelters to regulate the following, as permitted under SB 2: the maximum number of beds/persons permitted nightly; parking not to exceed requirements for other residential or commercial uses in the same zone; waiting and client intake areas; onsite management; proximity of other emergency shelters; length of stay; and security.	In process	The City is in the process of updating its Zoning Ordinance to comply with State law regarding emergency shelters, transitional housing, and supportive housing.	Delete program. This program is anticipated to be completed prior to adoption of the updated Housing Element.

Program	Status	Evaluation	Recommendation
A5.7: The City will consider a zone change to permit Single Room Occupancy in at least one zone as a ministerial use to further promote housing choices for extremely low-income groups.	Completed	As part of a comprehensive Zoning Ordnance Update, the City amended the Code to allow single room occupancy units by right in the RM-2 and CS zones.	Delete program.
A5.8: City will define manufactured homes and revise zoning ordinance to allow by right, along with mobile homes on permanent pad, in residential zones.	Completed	As part of a comprehensive Zoning Ordnance Update, the City amended the Code to allow manufactured homes on permanent foundations in residential zones.	Delete program.
A5.9 The City will consider reducing parking requirements for senior housing, those with disabilities, and second unit projects.	Completed	The City allows reduced parking for senior housing.	Delete program.
Program 6. Promotion of Equal Opportunities			
A6.1: The City will refer discrimination complaints to the Fair Housing Council of Central California.	Ongoing	The City maintains brochures from the Fair Housing Council of Central California and makes them available to the public.	Continue.
A6.2: The City will expand its fair housing program to promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color. Information notices will be posted on an annual basis at public places such as the Fresno County Public Library, Reedley Branch; U.S. Post Office, Reedley; and the City Community Center, as well as the City Hall.	Ongoing	The City posts notices at the library, city hall, and the community center.	Continue.
A6.3: The city will participate and distribute fair housing materials at a variety of community activities to reach out to all segments of the community. The city will annually conduct fair housing in-service trainings press releases, directly contact interest groups for distributing fair housing materials, mail fair housing materials through utility billings and post fair housing information in a variety of community locations such as City Hall, the library, public counters, and the City's website. Other specific actions include: ▪ A pamphlet on equal housing opportunity to be prepared by December 2013 and distributed to the public through a variety of groups and locations as described above within two months. ▪ Identify local nonprofits, service organizations and community groups by October 2013 and distribute fair housing information every two years.	Completed	The City developed pamphlets in 2012, which are available at City Hall.	Continue.

Program	Status	Evaluation	Recommendation
A6.4: The City will annually analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.	Ongoing	The City is continually monitoring constraints on development and addresses the constraints, if necessary, through ordinance amendments. This is also completed through the Housing Element Update.	Amend Zoning Ordinance as recommended in the Constraints Analysis to facilitate housing for persons with disabilities.
Program 7. Energy Conservation Opportunities			
A7.1: The City will support public education programs that promote residential energy conservation, greenhouse gas emission reduction, and public awareness. In addition to material being made available, information is also attached to utility bills throughout the year. The City has coordinated and hosted energy conservation and efficiency programs at public facilities.	Ongoing	Energy savings brochures are displayed and distributed at three locations: City Hall, Community Center, and Library.	Continue.
A7.2: The City will continue to enforce building code regulations (Title 24) California Administrative Code that require compliance with residential energy conservation measures for all new construction. The City Building Division archives compliance through the plan check and building inspection process.	Ongoing	The City adopted the 2013 Title 24 Regulations when they went into effect.	Continue as a policy.
A7.3: The City will continue to encourage water conservation through the landscape watering schedule. The City is installing water meters on all parcels and water utility fees will be based on consumption.	Ongoing	The City has adopted a water conservation ordinance.	Continue as a policy.
A7.4: Include utility company(s) energy-saving program information in brochures to be distributed by the City.	Ongoing	Energy savings brochures are displayed and distributed at three locations, City Hall, Community Center, and Library.	Continue.
A7.5: Develop an ordinance for streamlined review of solar projects.	Not completed	Not complete.	Continue.

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 Reedley was assigned a RHNA of 1,350 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 317
- Low-Income (50 to 80 percent of the Area Median Income): 234
- Moderate-Income (80 to 120 percent of the Area Median Income): 260
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 539

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

Table 2J-16 Units Built During 2006-2013 RHNA Projection Period, Reedley

	Very Low-income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	317	234	260	539	**1,350**
Units Built 2006-2015[1]	40	41	0	242	**323**
Percent of RHNA Met	13%	18%	0%	45%	**24**

[1]Lower-income units with deed-restrictions were split evenly between very low- and low-income.

Source: City of Reedley, 2014.

SECTION 2J-5: AT RISK

Table 2J-17 shows assisted housing units in Reedley. There are 277 assisted affordable units in five affordable apartment developments in Reedley. There are 38 units at the Mountain View Apartments at 128 South Haney Avenue, Reedley that that are considered at risk of conversion to market rate by 2025. According to the California Housing Partnership Corporation, the Mountain View Apartments at 128 S. Haney Avenue lost its Section 8 Certificates in 2014. According to the Housing Authority of the City and County of Fresno and the manager of the Mountain View Apartments, the apartments continue as a HUD-assisted low-income project. The manager reports that HUD assistance for low-income households will continue and the units are not at risk of changing to non-low income housing in the next 10 years. The City will strive to preserve these at-risk units as affordable housing.

Table 2J-17 At Risk, Reedley

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Kings River Commons	2020 E. Dinuba Avenue	Non-targeted	LIHTC	60	60	2069*	Not at risk
Mountain View Apartments	128 S. Haney Avenue	Non-targeted	Section 8 (renewed annually)	38	38	Unavailable	At risk
Springfield Manor Apartments	1463 E. Springfield Avenue	Non-targeted	USDA 515 And RDRA	40	40	Waiting on call back from management:	
Riverland Apartments	990 East Springfield Avenue	Large Family	LIHTC, USDA 515	76	76	2043	Not at risk
Reedley Elderly	172 South East	Senior	LIHTC, USDA 515	23	23	2044	Not at risk
Sunset Terrace	629 East Springfield Avenue	Non-targeted	Public Housing	20	20	In perpetuity	Not at risk
Sunset Terrace II	806 Lingo Avenue	Non-targeted	Public Housing	20	20	In perpetuity	Not at risk
Reedley Family Apartments Phase 1	1110 South I Street	Non-targeted	LIHTC	48	47	Waiting on call back from management:	Not at risk
Total				**325**	**324**		
Total At Risk				**--**	**38**		

Note: *Estimated expiration date

Source: California Housing Partnership, 2015.

2K: CITY OF SAN JOAQUIN

SECTION 2K-1: ACTION PLAN

Adequate Sites

Program 1: Provision of Adequate Sites

The City of San Joaquin will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 378 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.
- 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.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 2: Rezoning for RHNA

The City's current sites capacity has a shortfall of 41 units for meeting its RHNA obligations for the fifth cycle RHNA. This shortfall is comprised of 6 lower-income units, 35 moderate-income units. To meet the City's RHNA obligations, the City will rezone adequate acreage within its City limits.

Specifically, the City of San Joaquin updated its General Plan in 2014, which included a proposed expansion of its Sphere of Influence (SOI). The City, however, has sufficient vacant land within its city limits to accommodate the RHNA need. In order to address the shortfall in sites capacity, San Joaquin will rezone properties within its City limits in accordance with the San Joaquin General Plan. In addition, the Land Use Element proposes to create a new R-4 zone within the High Density Residential designation with a maximum density of 30 units per acre. Blocks abutting the CBD will be designated for High Density Residential zones. The City will rezone adequate acreage to accommodate its shortfall of 41 units. Rezoning to address this shortfall for the fifth cycle RHNA must be accomplished within three years of the adoption of the 2015-2023 Housing Element.

Rezoning to accommodate this RHNA shortfall must meet the following requirements:

- Sites for lower income households must be rezoned to permit owner-occupied and rental multifamily housing by right without discretionary review of the use or density; and
- Sites for lower income households must be zoned with a minimum density of at least 16 units per acre.
- At least 50 percent of the lower-income RHNA shortfall (6 units) must be permitted on sites designated for residential use where nonresidential uses or mixed use are not permitted.

Timeframe and Objectives:

- Pursue rezoning by December 2018 for the RHNA shortfall of 41 units incurred from the fifth cycle RHNA.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy1.4, Policy 1.5, Policy 1.6

Program 3: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage 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.

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

Affordable Housing Development and Preservation

Program 4: 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:

- Assist interested developers in identifying affordable housing opportunities through new construction, acquisition, and/or rehabilitation.
- Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development.
- Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development.
- Continue to streamline the environmental review process for housing developments, 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 San Joaquin for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), 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 10 units over the next eight years – 2 extremely low-income, 4 very low-income, and 4 low-income units.

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

Program 5: Preservation of Assisted Housing at Risk of Converting to Market Rate

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in San Joaquin. The City must guard against the loss of housing units available to lower-income households. This City has a total of 228 publicly assisted rental units in four projects. 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, contact nonprofit housing providers and the Fresno Housing Authority to pursue options to preserve the projects.

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

Removal of Governmental Constraints

Program 6: Zoning Code Amendments

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

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

NOTE TO READER: The City of San Joaquin is currently (May 2015) in the process of updating the Zoning Code to comply with State law requirements for emergency shelters, transitional and supportive housing. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

Timeframe and Objectives:

- Amend Zoning Code within one year of Housing Element adoption.
- Annually review the effectiveness and appropriateness of the Zoning Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

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

Housing Quality

Program 7: Code Enforcement

The City's Building Department 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 low-income households to the City's Housing Rehabilitation Program for assistance.

Financing:	HOME, CDBG, and other funding sources as available
Implementation Responsibility:	Building Department
Relevant Policies:	Policy 1.8, Policy 2.5, Policy 3.1, Policy 3.2, Policy 3.3, Policy 3.4, Policy 3.5, Policy 4.1

Program 8: Housing Rehabilitation Program

The City received CDBG grants to operate a Housing Rehabilitation Program for low-income households in San Joaquin.

Timeframe and Objectives:

- Continue to pursue funding from state and federal programs to implement the Housing Rehabilitation Program, with the goal of assisting eight low-income households over eight years.

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

Housing Assistance

Program 9: First-Time Homebuyer Program

The City of San Joaquin offers a loan program for low-income residents who wish to buy their first home. These loans are secondary loans, designed to be used in conjunction with a primary home loan. These loans allow for the difference to be paid out to the principal loan and the price of the home. The loan term is 30 years with deferred payment upon sale of the property. Interest rate is five percent less than the principal loan but no less than one percent and no more than three percent.

Timeframe and Objectives:

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

Financing:	CDBG and HOME revolving loan funds
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 2.8

Program 10: First-Time Homebuyer Resources

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

- **Mortgage Credit Certificate (MCC):** The MCC Tax Credit is a federal credit which can reduce potential federal income tax liability, creating additional net spendable income which borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their U.S. individual income tax returns.

- **CalPLUS Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term. The CalPLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.
- **CalHFA Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.

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

Timeframe and Objectives:

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

Financing:	CalHFA
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 2.8

Program 11: 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.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- Expedite review and approval of alternative energy devices.

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

Program 12: 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 the City website and public counters in 2016.
- Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.

Financing:	HUD Section 8
Implementation Responsibility:	City of San Joaquin/Fresno Housing Authority
Relevant Policies:	Policy 2.2

Program 13: Fair Housing

Residents in San Joaquin have access to fair housing services through 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:

- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and the City website.

Financing:	General Fund
Implementation Responsibility:	City of San Joaquin/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 2K-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 2K-1: Summary of Quantified Objectives, 2015-2023

Program Types	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	2	4	4	20	10	40
Rehabilitation		4	4			8
Homebuyer Assistance			4			4
Conservation (Subsidized Rental Housing and Public Housing)		114	114			228

SECTION 2K-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.

The City of San Joaquin is not subject to this requirement as the City's fourth cycle Housing Element provided adequate sites for its RHNA.

Fifth Cycle Housing Element RHNA Analysis

For the fifth Housing Element update, San Joaquin has been assigned a of 378 units, including 103 very low income units, 36 low income units, 35 moderate income units, and 204 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 Jan Joaquin's RHNA can be reduced by the number of units built or under construction since January 1, 2013. However, the City has been severely impacted by the housing market conditions. No new housing units have been built since 2008.

Planned or Approved Projects

As of May 2015, the City has an estimated 77.25 acres of land zoned R-1 and approved for 270 single family units and 35 small-lot single family units. The City's RHNA can be further reduced by the number of new units in projects that are planned or approved. Table 2K-2 shows an inventory of projects that are approved as of May 2015. 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.

Table 2K-2 Planned or Approved Projects, San Joaquin, May 2015

Project	Units by Income Level					Total Units	Description of Affordable Units	Status
	ELI	VLI	LI	M	AM			
TTM 5645	0	0	0	0	305	305	--	Tentative Tract Map
Total					305	305		

Source: City of San Joaquin, 2015

Vacant Land

The City updated its General Plan in 2014. The Zoning map has not yet been updated to be consistent with the General Plan. As such, this sites inventory estimates development potential based on the General Plan designations, keeping in mind that existing vacant R-1 zoned land will not change significantly as the zoning is consistent with the General Plan.

The sites inventory uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:
  - **Lower-income Sites.** Sites that allow at least 16 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development in accordance with the market-based analysis included in this housing element. These include sites with the following Zoning:
    - Sites that are designated Medium Density Residential (8 to 19.9 units per acre);
    - Sites that are designated High Density Residential (20 to 30 units per acre);
    - Sites that are designated Neighborhood Commercial (NC) (8.1 to 16 units per acre); and
    - Sites that are designated Community Commercial (CC), Central Business District (CBD) (16.1 to 30 units per acre).
  - **Moderate-Income and Above Moderate-Income Sites.** Sites that are designated Low Density Residential (R1) allow for a density up to 7.9 dwelling units per net acre. Given the local market conditions, single family homes are generally affordable to moderate- and above moderate-income households.
- **Realistic Development Potential.** The inventory assumes build-out of 80 percent of the maximum permitted density for all sites.

Table 2K-3 identifies vacant sites that are available for residential development in San Joaquin. The locations of these sites are shown in Figure 2K-1. The sites identified in Table 2K-3 can accommodate an estimated 148 units, including133 units feasible for lower-income housing and 15 single family home units for above moderate-income housing.

Table 2K-3 Vacant and Underutilized Sites, San Joaquin, December 2014

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
03314211S	0.26	Low Density Residential	R-1	Vacant	7.9			2	2	None
03313101	0.18	Low Density Residential	R-1	Vacant	7.9			1	1	None
03312410	0.01	Low Density Residential	R-1	Vacant	7.9			0	0	None
03313213	0.18	Low Density Residential	R-1	Vacant	7.9			1	1	None
03309122	0.17	Low Density Residential	R-1	Vacant	7.9			1	1	None
03313223	0.18	Low Density Residential	R-1	Vacant	7.9			1	1	None
03313222	0.18	Low Density Residential	R-1	Vacant	7.9			1	1	None
03313234	0.19	Low Density Residential	R-1	Vacant	7.9			1	1	None
03312412	0.03	Low Density Residential	R-1	Vacant	7.9			0	0	None
03307202S	0.17	Low Density Residential	R-1	Vacant	7.9			1	1	None
03309118	0.34	Low Density Residential	R-1	Vacant	7.9			2	2	None
03311107	0.19	Low Density Residential	R-1	Vacant	7.9			1	1	None
03308103S	0.16	Low Density Residential	R-1	Vacant	7.9			1	1	None
03308224S	0.17	Low Density Residential	R-1	Vacant	7.9			1	1	None
03307228S	0.17	Low Density Residential	R-1	Vacant	7.9			1	1	None
Subtotal	*2.57*							*15*	*15*	
03310117	0.17	High Density Residential	R-3	Vacant	29	4			4	None
Subtotal	*0.17*					*4*			*4*	
03302068	0.75	Community Commercial	M-1	Vacant	16	10			10	None
03304087S	1.09	Community Commercial	HC	Vacant	16	14			14	None
03304091S	1.08	Community Commercial	HC	Vacant	16	14			14	None
03327060	0.12	Community Commercial	HC	Vacant	16	2			2	None
03308118S	0.34	Community Commercial	CC	Vacant	16	4			4	None
03307104S	0.68	Community Commercial	CC	Vacant	16	9			9	None
03307103S	0.68	Community Commercial	CC	Vacant	16	9			9	None

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
Subtotal	*4.75*					*62*			*62*	
03309310	0.17	Central Business District	R-1	Vacant	30	4			4	None
03309333	0.16	Central Business District	NC	Vacant	30	4			4	None
03310107	0.09	Central Business District	NC	Vacant	30	2			2	None
03310105	0.25	Central Business District	NC	Vacant Land with Minor Imps Only	30	6			6	None
03309311	0.17	Central Business District	NC	Vacant	30	4			4	None
03309424	0.09	Central Business District	NC	Vacant Land with Minor Imps Only	30	2			2	None
03309312	0.17	Central Business District	NC	Vacant	30	4			4	None
03309337	0.18	Central Business District	HC	Vacant	30	4			4	None
03305016	0.19	Central Business District	HC	Vacant Land with Minor Imps Only	30	5			5	None
03309119	0.35	Central Business District	CC	Vacant	30	8			8	None
03310301S	0.51	Central Business District	CC	Vacant	30	12			12	None
03308215S	0.51	Central Business District	CC	Vacant	30	12			12	None
Subtotal	*2.85*					*67*			*67*	
Total	10.35					133			148	

Note: The City has amended its General Plan in 2014 but the Zoning map has not yet been updated to maintain consistency. For the purpose of this analysis, development potential is estimated based on the General Plan allowable density.

Source: City of San Joaquin, 2014.

Fresno County Multi-Jurisdictional Housing Element

Figure 2K-1: San Joaquin Sites Inventory



City Limits

Highways

Approved Projects

Potential Rezone Areas

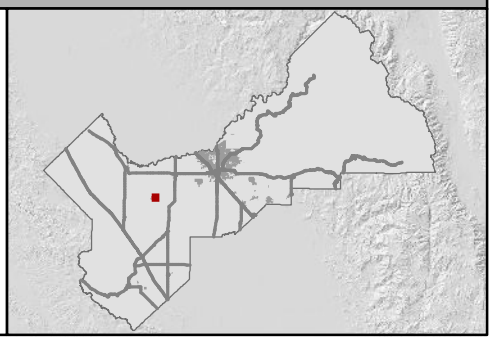
Vacant Parcels

Low Density Residential

High Density Residential

Central Business District

Community Commercial



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RHNA Summary

Table 2K-4 provides a summary of San Joaquin's ability to meet the 2013-2023 RHNA. The total RHNA for the 2013-2023 RHNA is 378 units, including 136 lower-income units, 35 moderate-income units, and 204 above moderate-income units. Within the City limits, available vacant sites are not adequate to accommodate the RHNA. The City has a shortfall for 41 units.

Table 2K-4 RHNA Summary, San Joaquin, December 2014

Project	Units by Income Level				Total Units
	ELI	LI	MI	AMI	
2013-2023 RHNA	103	36	35	204	378
Units Built since 2013	0	0	0	0	0
Planned or Approved Projects (Table 2K-2)	0	0	0	305	305
Capacity on Vacant Sites (Table 2K-3)		133	0	15	148
Surplus/(Deficit)		**(6)**	**(35)**	**116**	**75**

Source: City of San Joaquin.

Rezone Program

In order to address the shortfall in sites capacity, San Joaquin will rezone properties within its City limits in accordance to the San Joaquin General Plan (updated in 2014). In addition, the Land Use Element also proposes to create a new R-4 zone within the High Density Residential designation with a maximum density of 30 units per acre. Block abutting the CBD will be designated for High Density Residential zones. The existing City limits now contain an estimated 155 acres of vacant land zoned R-1. This inventory includes TTM 5645, approved in 2009 for 305 single family units. An additional 83 acres of vacant R-1 land has a holding capacity estimated at 333 units. These large tracts of vacant land already in the City limits could accommodate approximately 638 single family units. Since this total far exceeds the RHNA demand for moderate and above moderate income housing, a portion of the land can be rezoned for lower income housing through high density residential land use designations. This Housing Element includes a rezoning program for the City to rezone adequate acreage to accommodate its shortfall of 41 units.

SECTION 2K-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

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

- ***Low Density Residential:*** 1.0-7.9 dwelling units per acre
- ***Medium Density Residential***: 8.0-19.9 dwelling units per acre
- ***High Density Residential***: 20.0-30.0 dwelling units per acre
- ***Central Business District:*** 16.1-30.0 dwelling units per acre
- ***Community Commercial:*** 16.1-30.0 dwelling units per acre
- ***Neighborhood Commercial:*** 8.1-16.0 dwelling units per acre

Conclusion

The City offers a range of housing densities in the community. The densities are sufficiently high to allow the development of affordable housing for all income levels.

Recommended Action

None required.

Zoning Ordinance/Development Code

Analysis

The City's Zoning Code provides for the following residential zones:

- ***Residential (R-1, R-2, R-3)*** -- The Residential zones are intended to provide specific areas in the city where residential developments of varying densities may be developed as specified in the land use element of the General Plan. To promote and encourage a suitable living environment; to provide space for community facilities needed to complement urban residential areas and for institutions compatible with a residential environment; to promote the orderly flow of residential traffic and restrict commercial and Manufacturing traffic in residential areas; to provide the opportunity for suitable housing at affordable prices for all segments of the community.

In addition, the City's Zoning Code allows or conditionally allows residential uses in the following nonresidential zones:

- ***Professional/Business Office (BU) --*** The Professional/Business Office zone is intended to provide opportunities for the location of professional and commercial offices and their related uses in close relationship to one another outside of commercial districts. The Professional/Business Office zone is also intended for application to those areas of the city where it is necessary and desirable to encourage the full development of properties which lie between residential and nonresidential districts and which, because of neighborhood conditions, amount of vehicular traffic, and location factors, cannot be practically included within residential districts as provided by this chapter.
- ***Neighborhood Commercial (NC) --*** Neighborhood commercial centers are intended primarily to meet the everyday convenience needs of people residing within surrounding residential neighborhoods for retail convenience goods and personal services.
- ***Community Commercial (CC)*** -- Community Commercial zone is intended to offer a variety of stories, shops, and businesses, with all uses that are permitted in the Neighborhood Commercial zone, including housing.
- ***Manufacturing (MU) --*** The Manufacturing zone is intended to include light manufacturing and manufacturing uses, in addition to retail and wholesale stores or storage, service establishments, any other uses which in the opinion of the Commission are of a similar nature, and all types of dwellings.

Conclusion

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

Recommended Action

None required.

Residential Development Standards

Analysis

Table 2K-5 lists and describes the residential zoning districts in the City of San Joaquin Zoning Code that allow residential development. These development standards are typical and consistent with standards established in surrounding communities.

Table 2K-5 Residential Development Standards

Characteristics of Lot, Location, and Height	R-1	R-2	R-3	Professional/ Business Offices PB	Neighborhood Commercial NC	Community Commercial CC	Manufacturing MU	Resource Conservation and Open Space OS	Urban Reserve UR
Minimum Lot Area (SF)	6,000 sf (6,000 sf/unit)r	6,000 sf (3,000 sf/unit)	6,000 sf (1,500 sf/unit)	5,000 sf	3,000 sf	4,000 sf	7,000 sf	NA	20 acres
Density Range (DU/AC)	7.3	14.5	29.0	NA	NA	NA	NA	NA	NA
Minimum Lot Dimensions (Interior Lots) Width Depth	 60’ 100’	 60’ 100’	 60’ 100’	 50’ NA	 50’ NA	 NA NA	 50’ 100’	NA	NA
Maximum Lot Coverage	NA	NA	NA	75%	NA	NA	55%	NA	NA
Minimum Setbacks Front Rear Side	 20’ 15’ 5’	 20’ 15’ 5’	 20’ 10’ 5’	 10’ 5’ 5’	 NA NA NA	 10’ 0’ 0’	 NA NA NA	NA	 50’ 20’ 5’
Maximum Height	35’	35’	75’	35’ and 1 story	35’	75’	75’	35’	35’
Private Open Space (SF/DU)	1,000 sf	750 sf	500 sf	--	--	--	100	NA	NA

Note: Multifamily housing is conditionally permitted in the Professional/Business Offices, Neighborhood Commercial and Community Commercial zones, and is permitted in the Manufacturing zone.

Source: City of San Joaquin Zoning Code.

Parking

Table 2K-6 shows the residential parking requirements in San Joaquin, which vary by housing type.

Table 2K-6 Residential Parking Requirements

Type of Residential Development		Parking Requirement
All Residential Dwellings	Studio (Bachelor) or 1 BR	1 space/unit
	2 or more BR	2 spaces/unit
Multi-family housing with 6 or more units		1 visitor space/4 units, in addition to unit spaces
Second unit		1 space/unit

Source: City of San Joaquin Zoning Code.

Open Space and Park Requirements

For development in the Residential zones, the City requires setting aside a specific minimum area of the lot as usable open space, which may include balconies and up to 50 percent of the area in required yards. For the R-1 zone, the required open is a minimum of 1,500 sf for each unit. For the R-2 and R-3 zones, the minimums are 750 sf and 500 sf respectively for each unit. These requirements are in addition to park in-lieu fees (discussed later). Overall, these development requirements and the park in-lieu fees do not represent excessive constraints on residential development.

Conclusion

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

Recommended Action

None required.

Density Bonus

Analysis

The City does not currently have a density bonus ordinance. The City will need to adopt 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 Code within one year of Housing Element adoption.

Zoning for a Variety of Housing Types

Analysis

Title 15 of the City of San Joaquin Municipal Code contains the City's zoning regulations for residential development. **Error! Reference source not found.** 2K-7 summarizes the housing types permitted and conditionally permitted under the Zoning Code.

Table 2K-7 Variety of Housing Types – Land Use Regulations

Uses	Residential			Business/ Professional Offices PB	Neighborhood Commercial NC	Community Commercial CC	Manufacturing MU	Resource Conservation and Open Space OS	Urban Reserve UR
	R-1	R-2	R-3						
Single-Family	P (CUP[1])	P	P	C	C	C	P	P[2]	P[3]
Multi-family	NP	P	P	C	C	C	P	NP	NP
Manufactured/ Mobilehomes	P	P	P	NP	NP	NP	NP	NP	NP
Mobilehome Park	NP	NP	NP	NP	NP	NP	NP	NP	NP
Farmworker / Employee Housing	NP	NP	NP	NP	NP	NP	NP	NP	P[3]
Emergency Shelters	NP	NP	NP	NP	NP	NP	NP	NP	NP
Transitional and Supportive Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP
SRO	NP	NP	NP	NP	NP	NP	NP	NP	NP
Boarding House	NP	NP	C	C	NP	NP	NP	NP	NP
Family Care Homes (six or fewer)	P	P	P	P	C	C	P	NP	NP
Foster Homes and Rehabilitation Facilities (six or fewer)	P/A	P/A	P/A	NP	C	C	NP	NP	NP
Foster Homes and	C	C	C	NP	NP	NP	NP	NP	NP

Table 2K-7 Variety of Housing Types – Land Use Regulations

Uses	Residential			Business/ Professional Offices	Neighborhood Commercial	Community Commercial	Manufacturing	Resource Conservation and Open Space	Urban Reserve
	R-1	R-2	R-3	PB	NC	CC	MU	OS	UR
Rehabilitation Facilities (seven or more)									
Second Dwelling Units	C	NP	NP	NP	NP	NP	NP	NP	NP

Notes:

P = Permitted; P/A = Permitted with Administrative Approval; C = Requires Conditional Use Permit; NP = Not Permitted

[1] Multiple single family units are allowed on the same R-1 lot with a CUP and specific development standards

[2] Use is permitted if related to agricultural or recreational use.

[3] Use is permitted if incidental to a permitted or conditionally permitted use.

Source: City of San Joaquin Zoning Code.

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 MU zones, and conditionally permitted in PC, CC, and NC zones.

Manufactured Housing

The City of San Joaquin will permit manufactured and mobile homes in the same fashion as other types of residential housing, regardless of zoning district. Currently, manufactured homes, which include mobile homes subject to the National Manufactured Housing Construction and Safety Act of 1974, are allowed in all Residential zoning designations (R-1, R-2, and R-3) and are required to conform to foundational regulations as per Government Code 2.3-2, Sect. 65852.3, regarding foundational requirement.

Farmworker/Employee Housing

The City currently permits "farm employee housing" as an incidental use in the Urban Reserve (UR) zone, where agricultural use is permitted, but the Ordinance does not define "farm employee housing." (One-family dwellings are also permitted as an incidental use in the UR zone.) In the Resource Conservation and Open Space (OS) zone and in the Residential (R) zones, "farm employee housing" is not listed as a use. Agricultural uses, however, are permitted in both the OS and R zones. Further, the Zoning Code includes no provisions for employee housing for six or fewer employees, which is to be

permitted in the same manner as other dwellings of the same type in the same zoning district.

Emergency Shelters

Emergency Shelters are not currently listed as a permitted use in any of the City's zones. The City will amend the Zoning Code to permit emergency shelters by right in the M-1 zone. According to the Fresno/Madera Continuum of Care, the homeless population in San Joaquin is estimated at six persons. The available vacant Industrial sites in San Joaquin offer adequate capacity for a potential shelter.

Table 2K-8 Potential Emergency Shelter Sites

APN	Acreage
03302068	0.75
03320004S	5.03
03305040S	0.45
03320011S	2.27
03320010S	2.29
03320012S	2.16
Total	**12.95**

Source: City of San Joaquin, 2014.

Transitional and Supportive Housing

The Zoning Code does not currently contain provisions for transitional or supportive housing.

Single Room Occupancy (SRO) Units

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

Residential Care Facilities

The City currently has provisions for some community care facilities. The Zoning Code permits Family Care Homes in all residential zones. A "family care home" is, by Zoning Code definition, "A state-authorized, certified or licensed foster home or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children on a 24 hours a day basis. Pursuant to Cal. Welfare and Institutions Code § 5116 or as hereafter amended, such homes shall be a permitted use in all residential zones." The Zoning Code also makes provision for "foster homes" and "rehabilitation facilities," both for six and fewer persons and for more than six persons. Neither land use is defined, however, but the uses are included in the lists of uses that are permitted with administrative approval or those requiring conditional approval by the planning commission, depending on the number of persons, in the R zones. These provisions, however, do not encompass all of the residential care facility types covered under the Lanterman Act.

Second Units

The City requires a Conditional Use Permit (CUP) for the construction of all second dwelling units in the R-1 zone, subject to the following additional development standards:

- No application under this section shall be considered for any lot less than 6,000 square feet in area.
- The second unit shall provide separate, independent living quarters for one family, and shall be attached to the primary dwelling unit by a common living space wall.
- An increase in the floor area shall not exceed 30 percent of the primary unit's existing living area.
- An additional 500 square feet of useable open space shall be required for the second unit.
- Second units shall be provided with at least one covered parking space, in addition to parking required for the existing residence.

Conclusion

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

- **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.
- **Emergency Shelters:** The Zoning Code does not currently contain provisions for emergency shelters.
- **Transitional/Supportive Housing:** The Zoning Code does not currently contain provisions for transitional and supportive housing.
- **Single Room Occupancy (SRO) Housing:** The Zoning Code does not currently contain provisions for SRO housing.
- **Farmworker/Employee Housing:** The San Joaquin Zoning Code is not consistent with State law requirements for farmworker and employee housing.
- **Second Units:** The San Joaquin Zoning Ordinance is not consistent with State law requirements for second units as no discretionary permit may be required.

Recommended Action

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

NOTE TO READER: The City of San Joaquin is currently (May 2015) in the process of updating the Zoning Code to comply with State law requirements for emergency shelters, transitional and supportive housing. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

On- Off-Site Improvements

Analysis

For residential projects, the City requires both on- and off-site improvements. Site improvements are regulated by the Subdivision Ordinance (San Joaquin Municipal Code Title XV) and through conditions and standards imposed through the Site Plan Review process. Off-site improvements required on a project wide basis include: curb/gutter and drainage facilities, sidewalks, paved streets, landscaping, and water and sewer service. Such improvements are required as a condition of the subdivision map, or as part of the building permit if a subdivision map is not required. These on- and off-site improvements are applied only as necessary to promote the health, safety and general welfare of the public. The costs of improvements are the responsibility of the developer and are, in turn passed on to the homebuyer. Costs of infrastructure improvements necessary to facilitate development (development standards) are applied uniformly on all projects. Section 17 of the City's Municipal Code specifies required minimum street and associated widths as follows:

- Major streets: as indicated by the General Plan Circulation Element,
- Right of way: not less than 84 feet
- Local streets: not less than 60 feet.
- Paved alleys: not less than 20 feet.
- Easements (for utility purposes): not less than 10 feet.

Conclusion

Development requirements of the City of San Joaquin 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 fees are summarized in Table 2K-9.

Table 2K-9 Schedule of Fees for Residential Development

Permit Processing Fees	Base and Deposit
Administrative Approval	$100
Agree Development	$250
Agree Deferment	$250
Amendment Text Ordinance	$375
Amendment General Plan	$500
Amendment General Plan Text	$375
Annexation	$500 + LAFCO Fees
Appeals	$100
Bonus Density	$250
Certificate of Compliance	$75
Department Inspection	$30 +$17 per hour
Environmental Review	$100
Environmental Impact Report	$250 + Cost of Preparation
Extension PC/CC items	$100
Special Request PC/CC	$100
Use Classification	$75
Maps Filing	
Tentative Subdivision/Tract	$1,000 + $25 per lot
Tentative Parcel	$500 + $25 per lot
Amendments	$100
Lot Line Adjustment	$250
Landscape/Lighting District	$1,500
Parcel Final	$750 + $25 per lot
Subdivision/Tract Final	$1,600 + $25 per lot
Filing Recorder's Office	$100
Permits	
Home Occupation	$100
Rezoning	$500 +$10 per acre
Variance	$275
Conditional Use	$300
Occupancy	$25
Encroachment	$100
Sign	$100
Demolition	$100
Site Plan Review:	
Less than 1 acre	$250
1-4 acres	$1,500
Over 4 acres	$1,500 + $400/acre over 4 acres
Negative Declaration	$25
Mitigated Negative Declaration	$50

Development Fees	
Hook up – Water	$1,072
Hook up – Sewer	$635
Park	$200
Storm Drain	$300 or per acre
Construction Water	$44.93
Miscellaneous Fees	
W/S/G Deposit – Residential	$288.18
Water – Residential	$44.93 per meter
Sewer – Residential	$37.68
Garbage – Residential	$11
Recycling Fee	$3.45 per meter per unit

Source: City of San Joaquin, 2008.

Table 2K-10 shows permit fees for single family and multifamily prototype developments. The single family prototype is a single family detached residential dwelling unit with 1,800 square feet of living area and a 400-square-foot garage. The estimated construction cost for this prototype unit before permit fees is $168,000. The plan check, permit, and impact fees account for an additional sum of $17,810, or approximately 10.6 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 $14,855 per unit. This constitutes approximately 12.9 percent of the estimated construction cost.

Table 2K-10 Prototypical Construction Fees

Fee Description	Amount	
	Single-family	Multi-family
Entitlement Permit Processing	$500	$500
Plan Check and Building Permits	$2,000	$1,255
City Impact Fees	$13,679	$11,950
Regional Impact Fees	$1,640	$1,150
Total for Prototype Unit	**$17,810**	**$14,855**

Source: City of San Joaquin.

Conclusion

In summary, the fees for plan check, permits, and development impact total approximately $15-$18,000 per unit. This constitutes approximately 11 to 13 percent of the estimated construction cost. These fees are important to provide the necessary infrastructure and services for new development. The primary constraints for new construction in San Joaquin are market related. The City makes every effort to work with developers to enhance project feasibility.

Recommended Action

None Required

Processing and Permit Procedures

Analysis

In the residential zone the City permits most types of residential development, (other than single family), by right with a site plan review. For projects that require a public hearing, the City encourages concurrent processing of applications and considers all entitlement applications, including the environmental document, at a single public hearing before the City Council.

Site Plan Review

Site Plan Review, either by City staff or by the Planning Commission is required for all new, expanded, or changed uses of property which involve the construction or placement of new structures or buildings on the site, new uses which necessitate on-site improvements including uses subject to a use permit, precise plan, or application for variances. Single family residences and additions on a single parcel in R zones, minor accessory additions and structures, and other uses for which administrative approval is authorized under the provisions of the City Municipal Code, provided the structures and uses meet all of the requirements of the City Municipal Code, are specifically exempt from site plan review.

Table 2K-11 Approvals and Processing Times for Typical Developments

	Single-Family	Single-Family (2–4 units)	Single-Family (5+ units)	Multi-Family (2–4 units)	Multi-Family (5+ units)
Approvals Authority	Director	City Council	City Council	Director	Director
Processing Time	14 days	45-60 days	60-90 days	30-45 days	45-60 days

Conclusion

The City does not have a lengthy project review process.

Recommended Action

None required.

Building Codes and Enforcement

Analysis

The City currently uses the 2013 California Building Code.

Conclusion

No major local amendments to the building codes have been made that would significantly increase the cost of housing.

Recommended Action

Amend the Municipal Code to adopt the updated building codes.

Constraints on Housing for Persons with Disabilities

Analysis

California Codes and Regulations

The City has adopted Title 24 of the California Code of Regulations, and the 2013 California Building Code.

Definition of Family

The definition of "family" in San Joaquin's Zoning Code is as follows: One or more persons living as a single housekeeping unit in a dwelling unit, including necessary domestic servants. "Family" shall not include such groups as customarily occupy a hotel, club, fraternity, or sorority house.

Zoning and Land Use Policies

Family Care Home

The Zoning Code defines a "family care home" and indicates it is a permitted use in all residential zones. It states, as the definition: "A state-authorized, certified or licensed foster home or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children on a 24 hours a day basis. Pursuant to Cal. Welfare and Institutions Code § 5116 or as hereafter amended, such homes shall be a permitted use in all residential zones."

Residential Care Facilities

The Ordinance defines a "family care home" as a "state-authorized, certified or licensed foster home or group home serving six or fewer mentally disordered or otherwise handicapped persons or dependent and neglected children on a 24 hours a day basis. Pursuant to Cal. Welfare and Institutions Code § 5116 or as hereafter amended, such homes shall be a permitted use in all residential zones." The Zoning Code also makes provision for "foster homes" and "rehabilitation facilities," both for six and fewer persons and for more than six persons. Neither land use is defined, however, but the uses are included in the lists of uses that are permitted with administrative approval or those requiring conditional approval by the planning commission, depending on the number of persons, in the R zones. The Ordinance does not include provisions to allow residential care facilities for seven or more persons and does not clearly comply with State law requirements concerning facilities serving six or fewer adults (Lanterman Developmental

Disabilities Services Act).

Reasonable Accommodation Procedure

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

Conclusion

Amendments to the City's Zoning Code are required to address residential care facilities and reasonable accommodation procedures.

Recommended Action

The Housing Element includes an action to amend the Zoning Code to address residential care facilities and reasonable accommodation procedures.

SECTION 2K-4: REVIEW OF PAST ACCOMPLISHMENTS

This section reviews and evaluates the City's progress in implementing the 2008-2015 Housing Element. It reviews the results and effectiveness of programs from the previous Housing Element planning period in order to make recommendations about the programs.

Table 2K-12 Evaluation of San Joaquin 2008-2015 Housing Element Implementation Measures

Program		Status	Evaluation	Recommendation
Objective 1: Housing Opportunities and Accessibility				
1	Action Program Continue to provide a variety of residential development opportunities in San Joaquin, ranging from a very low density to high density development in accordance with the Regional Housing Needs Assessment to several income groups, including low-income and extremely low-income.	Ongoing	The City continues to monitor its land use policy to ensure its ability to provide a variety of housing opportunities in the community.	This program is continued in the 2015 Housing Element.
2	Action Program Continue to update elements of the General Plan, as needed.	Ongoing	The City updated the General Plan in 2014.	This is not a specific housing program and is not included in the 2015 Housing Element.
3	Action Program The City will continue to pursue all available funding sources for affordable housing for the construction or rehabilitation of lower-income housing, including extremely low-income owner/renter occupied housing.	Ongoing	Between 2008 and 2014, the City pursued and was awarded a number of CDBG grants, primarily for economic development and public improvements. One grant for $186,047 in CDBG funds was awarded to the City in 2014 for housing rehabilitation.	This program is incorporated into a new affordable housing program that outlines the City's various efforts.
4	Action Program The City will partner with non-profit and for-profit affordable housing developers to support their financing applications.	Ongoing	Due to the housing market conditions and economic recession, no new affordable housing project was constructed in the City between 2008 and 2014.	This program is incorporated into a new affordable housing program that outlines the City's various efforts.
5	Action Program The City of San Joaquin Redevelopment Agency sets-aside approximately $150,000 a year for low- to moderate-income housing programs including gap financing, infrastructure improvements, land acquisition and construction and owner occupied rehabilitation.	Discontinued	The San Joaquin Redevelopment Agency was dissolved in February 2012 pursuant to State law.	This program is removed from the 2015 Housing Element.

Program		Status	Evaluation	Recommendation
6	Action Program Establish a list of non-profit developers who would be interested in developing affordable housing in the City. Send these providers a development packet including vacant land inventory, services, and housing incentives.	Ongoing	The City maintains contacts with the local and regional developers and provides information on available sites and incentives. However, due to the depressed housing market, no affordable housing project was constructed in the City between 2008 and 2014.	This program is incorporated into a new affordable housing program that outlines the City's various efforts.
7	Action Program Institute a Zoning Code Amendment to include manufactured housing as an approved alternative housing type, as per State of California requirements with regards to foundational requirements.	Not completed	The City has not yet amended the Zoning Code to include manufactured housing as approved housing type.	This program is continued in the 2015 Housing Element.
8	Action Program The City shall continue to amend the Zoning Code to allow for secondary residential units by right on any residential lot containing a single family unit, in accordance with California Government Code Section 65852.1 and 65852.2.	Not completed	The City has not yet amended the Zoning Code to permit secondary units by right.	This program is continued in the 2015 Housing Element.
9	Action Program To ensure compliance with SB 520 (Chapter 671 of the Government Code), the City will revise the Zoning Code to allow by right in any residential zone State licensed and unlicensed group homes, foster homes, residential care facilities, and similar facilities with six (6) or fewer persons, and allow with administrative approval group homes with greater than six persons in the high density residential zone.	Not completed	The City has not yet amended the Zoning Code to address the provision of group homes, foster homes, and residential care facilities.	This program is continued in the 2015 Housing Element.
10	Action Program The Zoning Code shall be revised to incorporate updated Density Bonus provisions, with options as per Government Code Section 65915-65918.	Not completed	The City has not yet amended the Zoning Code to reflect the updated density bonus requirements. No development applied for a density bonus between 2008 and 2014.	This program is continued in the 2015 Housing Element.
11	Action Program The City will determine, in partnership with farm owners and labor providers, the number of farm workers who may be in need of housing in the area surrounding San Joaquin. The City will identify a preliminary list of sites suitable for farm worker housing by June 2010.	Not completed	No funding was available for farmworker housing and there was no development interest expressed.	The 2015 Housing Element includes an inventory of sites for future housing development, including farmworker housing.

Program		Status	Evaluation	Recommendation
12	Action Program City shall amend the Zoning Code to ensure that permit processing procedures for farmworker housing do not conflict with Health and Safety Code Sections 17021.5 17021.6.	No completed	The City has not yet amended the Zoning Code.	This program is continued in the 2015 Housing Element.
13	Action Program Continue to use HOME funds to assist households with first time homebuyer down payment assistance of $75,000 each.	Ongoing	Signs have been posted around the City, flyers have been prepared and are in the lobby of City hall and are available in both English and Spanish. Due to limited funding, few households were assisted.	This program is continued in the 2015 Housing Element.
Objective 2: Maintenance and Preservation				
1	Action Program The City will continue to pursue loan and grant programs, such as the HOME and CDBG for the reconstruction and/or rehabilitation of lower-income housing, including extremely low-income owner/renter occupied housing units in San Joaquin.	Ongoing	Between 2008 and 2014, the City pursued and was awarded a number of CDBG grants, primarily for economic development and public improvements. One grant for $186,047 in CDBG funds was awarded to the City in 2014 for housing rehabilitation.	This program is included in the 2015 Housing Element.
2	Action Program Enforce existing regulations regarding derelict or abandoned vehicles, outdoor storage, and substandard or illegal buildings and establish regulations to abate weed-filled yards when any of the above is deemed to constitute a health, safety or fire hazard.	Ongoing	Abatement ordinance changed and modified in 2008.	This is not a specific housing program and is not included in the 2015 Housing Element.
3	Action Program The City will identify potential code violations on a complaint basis. As funds permit, the City will transition to a proactive basis, utilizing property maintenance inspections, and also work with property owners to resolve code and property maintenance issues to maintain the quality of housing units in the City. The City will establish a procedure of communication with the RDA/City to refer property owners for funding.	Ongoing	Abatement ordinance changed and modified in 2008. Due to budgetary and staffing constraints, the City did not transition to a proactive code enforcement program.	This is not a specific housing program and is not included in the 2015 Housing Element.

Program		Status	Evaluation	Recommendation
4	Action Program The City of San Joaquin will continue to monitor, at least bi-annually, at-risk units and pursue State and Federal funding sources such as the HOME and MHP Programs to assist at-risk units. In 2009 the City will contact public and non-profit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects. Where feasible, the City will provide technical assistance and support to these organizations with respect to financing. The City will ensure property owners comply with noticing requirements and work with tenants to provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority and other affordable housing opportunities in the City.	Ongoing	No at-risk projects converted to market-rate housing.	This program is continued in the 2015 Housing Element.
Objective 3: Remove Constraints				
1	Action Program Periodically reexamine the Zoning Code for possible amendments to reduce housing construction costs without sacrificing basic health and safety considerations.	Ongoing	No major amendments to the Zoning Code were processed.	This is a routine function of the planning staff and is not included in the 2015 Housing Element as a specific housing program.
2	Action Program Periodically survey development fees of other cities in the Fresno County area to ensure that the City's local development fees are reasonable in comparison.	Ongoing	The City continues to monitor its development fees to ensure they are reasonable and competitive.	This is a routine function of the planning staff and is not included in the 2015 Housing Element as a specific housing program.
3	Action Program The City shall adopt streamlined permit processing procedures and a "one-stop shopping" counter to expedite the development of affordable housing projects, as such developments come under the consideration of the City. The "one-stop shopping" counter and procedures for such shall be established by December, 2009.	Ongoing	No residential development occurred between 2008 and 2014.	The City will continue to adhere to requirements of the Streamlining Act. This is not included in the 2015 Housing Element as a specific housing program.

Program		Status	Evaluation	Recommendation
4	Action Program The City shall research and review best practices documents regarding parking standards for the following housing types: senior housing, second unit dwellings, congregate care facilities, and transient occupancy buildings. Based upon the results of this research, the City prepare a Zoning Code Amendment to implement a reduced parking requirement for these housing types which are often located close to public transportation or commercial services.	Not completed	No major amendments to the Zoning Code were processed.	This program is continued in the 2015 Housing Element.
5	Action Program Update the Zoning Code to clarify that the R3 Zone allows for a maximum of 30 units per acre for high-density multifamily projects, as identified in the General Plan.	Not completed	The City updated the General Plan in 2014. The Land Use Element proposes a new R4 category to accommodate up to 30 units per acre.	This program is continued in the 2015 Housing Element.
6	Action Program Update the Zoning Code to establish a density range, including minimum densities in each of the City's three residential districts as follows: R1 0.5 - 8 UPA R2 8.1 - 16 UPA R3 16.1 - 30 UPA	Not completed	No major amendments to the Zoning Code were processed. The City updated the General Plan in 2014. The Land Use Element proposes a new R4 category to accommodate up to 30 units per acre.	This program is continued in the 2015 Housing Element.
Objective 4: Environment, Conservation, and Community Sensitivity				
1	Action Program Expand existing housing rehabilitation program guidelines to allow energy conservation measures as improvements eligible for assistance under the City's residential rehabilitation program.	Not completed	Funding for rehabilitation activities in the City has been limited.	This action is not specifically included in the 2015 Housing Element.
2	Action Program Continue to require at a minimum that all new residential developments comply with the energy conservation requirements of Title 24 of the California Administrative Code.	Ongoing	This is a requirement of State law.	This is not included in the 2015 Housing Element as a specific housing program.

Program		Status	Evaluation	Recommendation
Objective 5: Housing Availability and Production				
1	Action Program The City will update the inventory of vacant land on an annual basis or as projects are constructed. The City will provide the list of vacant sites to for-profit and non-profit developers who are active in the County by publishing a hard copy and making it available at City Hall. The City will also make the list of vacant sites available electronically for free download on its web site.	Ongoing	No residential development has occurred in the City since adoption of the Housing Element.	This program is included in the 2015 Housing Element.
2	Action Program Annually review the Housing Element for consistency with the General Plan as part of its General Plan progress Report.	Ongoing	City staff continues to implement the Housing Element and General Plan.	This is a routine function of staff and is not included in the 2015 Housing Element as a specific housing program.
3	Action Program In order to further encourage and facilitate the development of Second Units to increase affordable housing opportunities, the City shall prepare and adopt standard "second unit" building plans for use by applicants at a reduced cost or no cost.	Not completed	The City did not develop standard second units. No development has occurred since adoption of the Housing Element.	This program is not included in the 2015 Housing Element.
4	Action Program Implement the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant up-zoning of a comparable property.	Ongoing	No development has occurred since adoption of the Housing Element.	This program is continued in the 2015 Housing Element.
Objective 6: Housing for Special Needs Individuals				
1	Action Program The City shall establish a policy and procedure to process requests for Reasonable Accommodations to provide exceptions in zoning and land use regulations for housing for persons with disabilities.	Not completed	The City has not yet established a reasonable accommodation procedure.	This program is continued in the 2015 Housing Element.

Program		Status	Evaluation	Recommendation
2	Action Program The City shall amend the Zoning Code per SB2 to allow emergency shelters by right, not subject to any discretionary permit, in the M2 Industrial zoning district. The City shall establish written and objective development standards and permit procedures that encourage rather than constrain such development. The City will also encourage the development of SRO units by identifying suitable SRO sites and possible funding sources to increase housing opportunities primarily for extremely low-income households. The City will also adopt procedures for a "fastrack" review and approval process, and to adopt a schedule of reduced City fees for projects including units serving extremely low-income persons.	Not completed	The City has not yet established a zone where emergency shelters are permitted by right.	The City intends to complete the Zoning Code amendment to address SB 2 requirements concurrent with the 2015 Housing Element update.
3	Action Program Develop and implement incentives that can be used to encourage the development of housing opportunities for specialized housing needs. Incentives will include reduced site development standards, reduced permit fees, and accelerated application and plan processing.	Ongoing	The City will continue to identify incentives and improve development procedures. However, due to the recession, there have been limited development interests in the City.	This program is included in the 2015 Housing Element.
4	Action Program The City shall amend the Zoning Code to define Transitional and Supportive Housing in accordance with Chapter 633, Statutes 2007 (SB2) requirements, and also specify that both types of housing shall be treated as residential uses of property, subject to only the same restrictions/regulations as other types of housing in the same zoning district.	Not completed	No major amendments to the Zoning Code were processed.	The City intends to complete the Zoning Code amendment to address SB 2 requirements concurrent with the 2015 Housing Element update.
Objective 7: Provide Housing Free from Discrimination				
1	Action Program Conduct annual meetings with all recipients of locally administered housing assistance funds to assure their understanding of fair housing law and affirm their commitment to the law.	Ongoing	Housing projects receiving state and federal funds are required to be monitored annually.	This is a routine function of staff and is not included in the 2015 Housing Element as a specific housing program.

Program		Status	Evaluation	Recommendation
2	Action Program Provide fair housing materials to residents, including all pertinent resource, posters and information available through the Department of Fair Employment and Housing (DFEH) and Housing and Urban Development (HUD) to educate the City's citizens on a variety of fair housing issues. Develop information flyers and brochures that highlight (1) disability provisions of both federal and state fair housing laws: (2) familial status discrimination; and (3) City contact information for complaints. Distribute fair housing materials, brochures and flyers at outreach events, including school fairs, health fairs, and City sponsored events. Collaborate with service agencies to distribute educational materials. Send annually with utility bill mailing.	Ongoing	The City continues to provide fair housing information at public locations and make referral to resources. However, due to budgetary constraints, the City did not send annual mailing through utility bills.	This program is included in the 2015 Housing Element.
3	Action Program Maintain active dialogue with the State Fair Employment and Housing Commission who will work with the Community Development Director to resolve complaints of housing discrimination.	Not completed	State DFEH Commission usually does not engage in direct dialogue with local communities regarding specific housing discrimination complaints.	This is not included in the 2015 Housing Element.

Progress Toward the RHNA

Each jurisdiction in California is responsible for accommodating its share of the region's housing needs. The process of determining each jurisdiction's share of housing needs is called the Regional Housing Needs Assessment (RHNA). The RHNA projection period for the previous Housing Element was from January 1, 2006 to December 31, 2015 (as extended from June 30, 2013 by SB 375). The City of San Joaquin was assigned a RHNA of 200 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 54
- Low-Income (50 to 80 percent of the Area Median Income): 43
- Moderate-Income (80 to 120 percent of the Area Median Income): 40
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 63

Table 2K-13 summarizes the City's accomplishments in meeting the RHNA during the previous RHNA projection period.

Table 2K-13 Units Built during RHNA Projection Period, San Joaquin, 2006-2013

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	54	43	40	63	200
Units Built 2006-2013	0	0	46	22	68
Percent of RHNA Met	0%	0%	115%	35%	34%

Source: City of San Joaquin, 2014.

SECTION 2K-5: AT-RISK ANALYSIS

Table 2K-1414 shows assisted housing units in San Joaquin. There are 228 assisted affordable units in San Joaquin and none are at risk of expiring in the next 10 years.

Table 2K-14 Assisted Housing Developments, San Joaquin

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Garden Valley Homes I	22701 Davidson Drive	Non-Targeted	USDA Section 515, Rural Development Rental Assistance	100	100	Perpetuity	Not At-Risk
Garden Valley Homes II	9565 Flores Drive	Non-Targeted	Project Based Section 8	48	48	6/30/2026	Not At-Risk
California Apartments	22150 California St	Family	LIHTC, USDA Section 515, Rural Development Rental Assistance	42	42	2034	Not At-Risk
San Joaquin Apartments	21900 California Avenue	Family	LIHTC, USDA Section 515, Rural Development Rental Assistance	38	38	2031	Not At-Risk
Total				**228**	**228**		
Total At Risk				**--**	**0**		

Source: www.affordablehousingonline.com, 2015.

APPENDIX 2M: CITY OF SELMA

SECTION 2M-1: IMPLEMENTATION PROGRAMS

Adequate Sites

Program 1: 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.
- 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.

Financing:	Long Range Planning Fee
Implementation Responsibility:	Building Department/Planning Division
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 2: Prezoning for RHNA

The City's current sites capacity has a shortfall of 225 units for meeting its RHNA obligations carried over from the 2007 RHNA. This shortfall is comprised of 56 lower-income units and 169 moderate-income units. To meet the City's carried over RHNA obligations, the City will prezone adequate acreage within its Planning Area.

Specifically, the City of Selma updated its General Plan in 2014. The updated General Plan identified 70 acres of High Density Residential land (up to 19 units per acre) and 20 acres of Medium High Density Residential land (up to 14.5 units per acre) in the Planning Area. In addition, the General Plan created a new Mixed Use designation, within which about 10 to 20 acres are anticipated for High Density Residential use. The City will prezone adequate acreage to accommodate its shortfall of 56 lower-income units and 169 moderate-income units. Prezoning to address this carryover from the fourth cycle RHNA must be accomplished within the first year of the adoption of the 2015-2023 Housing Element.

Prezoning to accommodate this RHNA shortfall must meet the following requirements:

- Sites must be prezoned to permit owner-occupied and rental multifamily housing by right without discretionary review of the use or density; and
- Sites must be zoned with a minimum density of at least 16 units per acre.
- At least 50 percent of the lower-income RHNA shortfall (56 units) must be permitted on sites designated for residential use where nonresidential uses or mixed use are not permitted.

Timeframe and Objectives:

- Pursue prezoning by December 2016 for the RHNA shortfall of 225 units incurred from the previous 2007 RHNA cycle.

Financing:	Long Range Planning Fee
Implementation Responsibility:	Building Department/Planning Division
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy1.4, Policy 1.5, Policy 1.6

Program 3: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage 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.

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

Affordable Housing Development and Preservation

Program 4: 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:

- Assist interested developers in identifying affordable housing opportunities through new construction, acquisition, and/or rehabilitation.
- The City will continue to assist developers in obtaining additional funding. Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development.
- Continue to streamline the environmental review process for housing developments, 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), 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 5: Preservation of Assisted Housing at Risk of Converting to Market Rate

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 529 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, contact nonprofit housing providers and the Fresno Housing Authority to pursue options to preserve the projects.

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

Removal of Governmental Constraints

Program 6: 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.

NOTE TO READER: The City of Selma is currently (May 2015) in the process of updating the Zoning Code to comply with State law requirements for emergency shelters, transitional and supportive housing. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

Timeframe and Objectives:

- Amend Zoning Code within one year of Housing Element adoption.
- Annually review the effectiveness and appropriateness of the Zoning Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

Financing:	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

Housing Quality

Program 7: 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 8: 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 9: 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 10: 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 11: 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 12: 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.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- 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 13: 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.

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

Program 14: Fair Housing

Residents in Selma has access to fair housing services through 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:

- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and City website.

Financing:	CDBG; HOME; Other resources as available
Implementation Responsibility:	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. Applications have been submitted for the following:

- 220-units Bratton I
- 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-3, R-4) (up to 19 units per acre); and

        - Sites that are zoned Central Business District (C-B-D), Commercial Office (C-O), 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 conditionally permitted.

    - **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.

Table 2M-3 summarizes the vacant sites that are available for residential development in Selma. 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.

Table 2M-3 Summary of Vacant Sites Inventory

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	50.94	113	6.2	4.96	255
R-2	2.77	14	8	6.4	16
R-3	17.3	15	14	11.2	194
C-B-D	0.59	6	20	16	10
C-O	1.93	3	20	16	31
C-1	5.64	1	20	16	90
C-2	11.15	25	20	16	179
C-S	5.25	19	20	16	84
Total	101.2	218			881

Note: 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 intended zoning designations for implementing the updated General Plan are used.

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

APN	Size (acres)	GP Land Use	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
Subtotal	*1.72*							*6*	*6*	
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
Subtotal	*3.90*							*16*	*16*	
38806105	0.95	Medium Low Density	C-R	Vacant	6.2			5	5	None
35822039	0.48	Medium Low Density	C-1	Vacant	6.2			2	2	None

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
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
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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
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
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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
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
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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
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
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
38826222	0.04	Medium Low Density	R-2-A-P	Vacant	6.2			0	0	None
39004003	0.02	Medium Low Density	R-2-A-P	Vacant	6.2			0	0	None
38917328	0.08	Medium Low Density	R-3	Vacant	6.2			0	0	None

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
Subtotal	*50.94*							*255*	*255*	
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
39009226	0.12	Medium Density	R-2-P	Vacant	8		1		1	None
35853205	0.65	Medium Density	R-1-7	Vacant Land with Minor Imps Only	8		4		4	None
Subtotal	*2.77*						*16*		*16*	
38908024	0.23	Medium High Density	R-2-A	Vacant	14		3		3	None
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
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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
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
38903078	12.00	Medium High Density	R-3-P	Vacant	14		134		134	None
Subtotal	*17.37*						*195*		*195*	
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
Subtotal	*0.59*					*10*			*10*	
35808037	0.90	Commercial Office	C-O	Vacant	20	14			14	None
35815312	0.61	Commercial Office	C-O	Vacant	20	10			10	None
35815313	0.42	Commercial Office	C-O	Vacant	20	7			7	None
Subtotal	*1.93*					*31*			*31*	
35808079	5.64	Neighborhood Commercial	C-1	Vacant	20	90			90	None
Subtotal	5.64					90			90	
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	20	4			4	None

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
				Imps Only						
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
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
Subtotal	*11.15*					*179*			*179*	
38922213	0.11	Service Commercial	C-O	Vacant	20	2			2	None
38924123	0.48	Service Commercial	C-O	Vacant	20	8			8	None
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

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Max. Density (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
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
Subtotal	*5.25*					*84*			*84*	
Total	102.0					394	194	293	881	

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 intended zoning designations for implementing the updated General Plan are used.

Source: City of Selma, 2014.

AB 1233 Carry-Over Analysis Summary

Combined, the various commercial zones offer a capacity for 394 units in mixed use developments that can facilitate affordable housing for lower-income households. 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 195 lower- and 294 moderate-income units. Overall, the City has a carryover RHNA of 489 moderate-income units from the fourth cycle.

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)			394	194	293	881
Unaccommodated Need from 4th Cycle			**(195)**	**(294)**	**0**	**(489)**

Note: Surplus in sites for lower-income RHNA can be used to address the RHNA shortfall for moderate-income units.

Source: City of Selma, 2014.

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-6 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. 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-6 Planned or Approved Projects, Selma, December 2014

Project	Units by Income Level					Total Units	Description of Affordable Units	Status
	ELI	VLI	LI	MI	AMI			
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.
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					612	612		

Source: City of Selma GIS Division, 2015.

RHNA Summary

Table 2M-7 provides a summary of Selma's ability to meet the 2013-2023 RHNA and its carryover RHNA of 489 units. The total RHNA to be addressed in the 2015-2023 Housing Element is 1,094 units, including 450 lower-income units, 363 moderate-income units, and 281 above moderate-income units. After accounting for units built or under construction, planned and approved projects, and capacity on vacant and underutilized sites, Selma has a shortfall of sites for 56 lower-income units and 169 moderate-income units.

Table 2M-7 RHNA Summary, Selma, December 2014

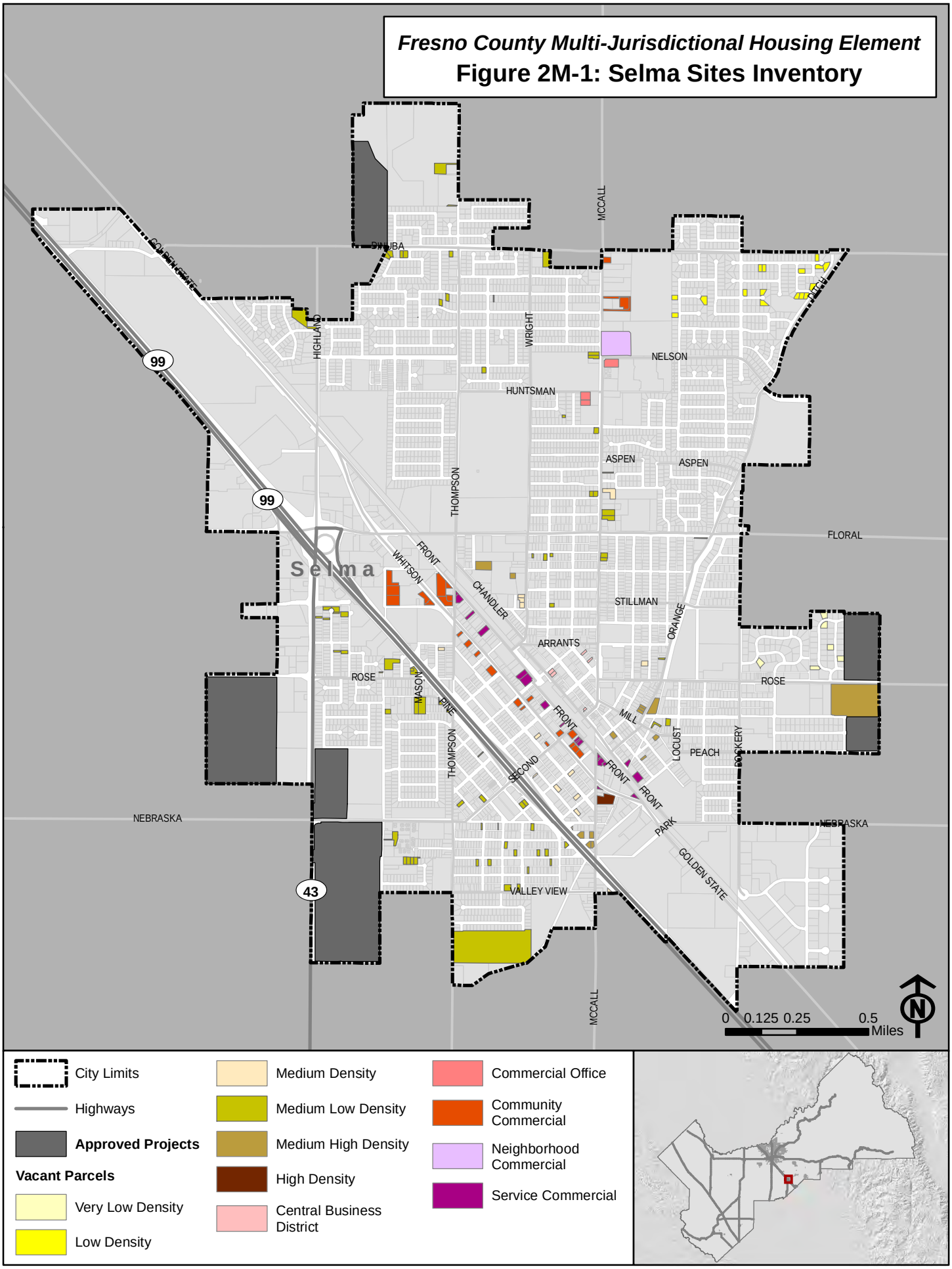
Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
Unaccommodated Need from 2006-2015 RHNA			195	294		489
2013-2023 RHNA	70	70	115	69	281	605
Total RHNA			450	363	281	1,094
Units Built or Under Construction					17	17
Planned or Approved Projects (Table 2M-6)					612	612
Capacity on Vacant Sites (Table 2M-3)			394	194	293	881
Remaining Deficit[1]			(56)	(169)	0	(225)

Note 1: Remaining Need is calculated by subtracting planned projects and capacity on vacant and underutilized sites from the total RHNA.

Source: City of Selma, 2014.

Prezone Program

The City of Selma updated its General Plan in 2014. The updated General Plan identified 70 acres of High Density Residential land (up to 19 units per acre) and 20 acres of Medium High Density Residential land (up to 14.5 units per acre) in the Planning Area. In addition, the General Plan created a new Mixed Use designation, within which about 10 to 20 acres are anticipated for High Density Residential use. The City will prezone adequate acreage to accommodate its shortfall of 56 lower-income units and 169 moderate-income units. Prezoning to address this carryover from the fourth cycle RHNA must be accomplished within the first year of the adoption of the 2015-2023 Housing Element.


Fresno County Multi-Jurisdictional Housing Element
Figure 2M-1: Selma Sites Inventory
DINUBA
MCCALL
GOLDEN GATE
HIGHLAND
WRIGHT
NELSON
HUNTSMAN
ASPEN
ASPEN
99
99
THOMPSON
FLORAL
Selma
WHITSON
FRONT
CHANDLER
STILLMAN
ORANGE
ARRANTS
ROSE
ROSE
MASON
PINE
FRONT
MILL
LOCUST
PEACH
ROCKERY
THOMPSON
SECOND
FRONT
FRONT
PARK
NEBRASKA
NEBRASKA
GOLDEN STATE
43
VALLEY VIEW
MCCALL
0 0.125 0.25 0.5 Miles
N
City Limits
Highways
Approved Projects
Vacant Parcels
Very Low Density
Low Density
Medium Density
Medium Low Density
Medium High Density
High Density
Central Business District
Commercial Office
Community Commercial
Neighborhood Commercial
Service Commercial

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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.
- ***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.

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.

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-8 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.

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-8 Residential Development Standards

District	Density (Units Per Acre)	DUs Per Lot	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 sf1	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

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-9, residential parking requirements vary by housing type and size.

Table 2M-9 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

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

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-11 summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Emergency Shelters

The Zoning Code does not currently contain provisions for emergency shelters. The City will amend the Zoning Code 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-10 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.

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 fora 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.
- **Emergency Shelters:** The Zoning Ordinance does not currently contain provisions for emergency shelters.
- **Transitional/Supportive Housing:** The Zoning Ordinance does not currently contain provisions for transitional and supportive housing.
- **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, emergency shelters, transitional/supportive housing, SRO housing, and farm employee housing.

NOTE TO READER: The City of Selma is currently (May 2015) in the process of updating the Zoning Code to comply with State law requirements for emergency shelters, transitional and supportive housing. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

Table 2M-11 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.

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, 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 fees are summarized in Table 2M-12.

Table 2M-12 Schedule of Fees for Residential Development

Permit Processing Fees		Fee
Pre-Application Design Review		
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

Table 2M-12 Schedule of Fees for Residential Development

Permit Processing Fees		Fee
	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%
Development Impact Fees		
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
	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.

Table 2M-13 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 fees for the single family unit total about $9,140 and the fees for the multifamily unit total about $10,550. Fees in the City of Selma are comparable to those charged by most communities in the region and constitute only a small portion of the total development costs.

Table 2M-13 Prototypical Construction Fees

Fee Description	Cost per Unit	
	Single-family	Multi-family
Entitlement Permit Processing	$5,635	$5,350
Plan Check and Building Permits	$1,823.58	$2,049.53
City Impact Fees	$1,686	$3,153.12
Total per Unit	**$9,139.38**	**$10,552.65**

Source: City of Selma.

Conclusion

Development standards in Selma do not unduly constrain housing development.

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. 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-13 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-14 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
- 153-units Canales
- 87-unit Synergy Land group
- 44-units Country View III
- 33-units Country Rose Estates

Table 2M-14 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.

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.

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.

SECTION 2M-5: AT-RISK

Table 2M-15 shows assisted housing units in Selma. There are 529 publicly assisted affordable rental units in Selma and none are at risk of expiring in the next 10 years.

Table 2M-15 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
Total				**563**	**529**		
Total At Risk				**--**	**0**		

Source: www.affordablehousingonline.com, 2015.