



AGENDA

**KERMAN CITY COUNCIL
PLANNING COMMISSION
JOINT WORKSHOP
Kerman City Hall
850 S. Madera Avenue
Wednesday, June 3, 2015
6:30 PM**

AGENDA PACKET AVAILABLE
FOR REVIEW 72 HOURS PRIOR
TO THE AGENCY MEETING AT
THE CITY CLERK'S OFFICE AND
ON THE CITY WEBSITE
ITEMS RECEIVED AT THE
MEETING WILL BE AVAILABLE
FOR REVIEW AT THE CITY
CLERK'S OFFICE

Stephen B. Hill – Mayor
Gary Yep – Mayor Pro Tem
Rhonda Armstrong – Council Member
Nathan Fox – Council Member
Bill Nijjer – Council Member

Robert Epperson – Chair
Kevin Nehring – Vice Chair
Robert Bandy - Commissioner
Charlie Jones – Commissioner
Eric Kehler – Commissioner
Mario Nunez – Commissioner
Katie Wettlaufer – Commissioner

CALL TO ORDER

ROLL CALL

1. PRESENTATIONS

- A. Presentation of Draft Multi-Jurisdictional Housing Element by Mintier-Harnish (LP)

RECOMMENDATION: Council and Commission review and provide input on the Draft Multi-Jurisdictional Housing Element prior to submittal of the draft document to the State Department of Housing and Community Development (HCD) for review and comment.

ATTACHMENTS: [Staff Report - MJHE](#)

2. ADJOURNMENT



City of Kerman

"Where Community Comes First"

MAYOR
Stephen B. Hill

MAYOR PRO-TEM
Gary Yep

COUNCIL MEMBER
Rhonda Armstrong

COUNCIL MEMBER
Nathan Fox

COUNCIL MEMBER
Bill Nijjer

DEPARTMENT: CITY MANAGER
STAFF REPORT
COUNCIL/PLANNING JOINT MEETING
MEETING DATE: JUNE 3, 2015

To: Mayor, City Council and Planning Commission
From: Luis Patlan, City Manager/Director of Planning
Subject: Draft Multi-Jurisdictional Housing Element

RECOMMENDATION

Council and Commission review and provide input on the Draft Multi-Jurisdictional Housing Element prior to submittal of the draft document to the State Department of Housing and Community Development (HCD) for review and comment.

EXECUTIVE SUMMARY

The City of Kerman partnered with the cities of Clovis, Coalinga, Fowler, Huron, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, Selma and the County of Fresno on the preparation of a Multi-Jurisdictional Housing Element (MJHE) with assistance from the Fresno County Council of Governments (COG). Participating jurisdictions retained the consulting firm of Mintier-Harnish to prepare the MJHE. Mintier-Harnish has been working with the cities and the County over the past year on preparation of the document. The Draft Multi-Jurisdictional Housing Element is now complete and available for public review and comment. The Draft MJHE must be submittal to the State Department of Housing and Community Development (HCD) for its review and comment before adoption by each jurisdiction. The Housing Element must be adopted and submitted to HCD by December 31, 2015.

OUTSTANDING ISSUES

None.

DISCUSSION

The Housing Element is one of seven mandated elements of the General Plan. The Housing Element must identify and analyze Kerman's existing and projected housing needs to ensure adequate housing exists for all economic segments of the community. The current Housing Element adoption deadline for jurisdictions in Fresno County is December 31, 2015. Prior to adopting the Housing Element, State law requires the State Department of Housing and Community Development (HCD) to review Housing Elements for compliance with State law. HCD certifies Housing Elements it finds to be in compliance.

In the past, Housing Elements were required to be updated every five years. Recent changes to State law extended the update cycle for local agencies with certified Housing Elements to every eight years. This new cycle corresponds to the timing for greenhouse gas reduction targets set forth in SB 375 and Regional Transportation Plan (RTP) preparation. The current Housing Element planning period is for eight years, from 2025 through 2033. However, if a

jurisdiction does not adopt its Housing Element before the mandated deadline, a jurisdiction must update its Housing Element every four years.

As noted in the Executive Summary, twelve cities and the County of Fresno joined together for the preparation of a Multi-Jurisdictional Housing Element. The MJHE is a regional housing document that effectively acts as the State-mandated housing element for all participating jurisdictions. The Multi-Jurisdictional Housing Element is a single document (enclosed herein as Attachment ‘A’), made up of two sections: 1) the main body consisting of Chapters 1 through 6, which describes demographics, housing needs, resources, and constraints at a regional level and includes goals and policies common to all participating jurisdictions; and 2) individual appendices for each city, which contain details for each jurisdiction (i.e., sites inventory, governmental constraints, evaluation of existing Housing Element) and individual implementation programs for Kerman.

Appendix 2F, beginning on Page 140, constitutes the Draft Housing Element for the City of Kerman. This section describes housing needs in Kerman, identifies available sites for housing development, explains potential barriers to housing production, and contains the proposed policies to address the City’s housing needs. This section is what is being reviewed by the City Council/Planning Commission, and is what will ultimately be adopted by the City of Kerman.

A key component of the Draft Housing Element is the Regional Housing Needs Allocation (RHNA). State housing law requires that each jurisdiction in California must plan for its fair share of the region’s housing need. The State Department of Housing and Community Development (HCD) sets forth the total housing need for each region of the state. For the Fresno County region, the Fresno Council of Governments (FCOG) distributes this regional need to local governments. Once a local government has received its RHNA, the City/County must revise its housing element to show how it plans to accommodate its portion of the region’s housing need.

The City of Kerman must accommodate 1,332 units of the total regional housing need, including 617 affordable units (i.e., very low- and low-income units). As demonstrated in the Draft 2015-2023 Multi-jurisdictional Housing Element, and shown in Table 1 below, Kerman has a surplus in the lower- and above moderate-income categories, but has a deficit in the moderate-income category. The RHNA does not mandate the City to build housing. Instead, the RHNA targets the number of housing units that the City must demonstrate it can accommodate.

Table 1: 2013-2023 RHNA and Capacity

Project	Units by Income Level					Total Units
	ELI	VLI	LI	M	AM	
2013-2023 RHNA	119	119	379	457	258	1,332
Units Built or Under Construction	-	-	-	-	12	12
Planned or Approved Projects	-	-	-	-	241	241
Capacity on Vacant Sites			733	36	350	1,119
Surplus Capacity¹			116	(421)	345	(421)

¹ Surplus Capacity is calculated by subtracting planned projects and capacity on vacant sites from the total RHNA.

Source: City of Kerman, 2015.

Kerman’s moderate-income deficit of 305 units will be met during the planning period through an annexation program. The sites inventory figure shows sites that are outside the City Limits but within the Sphere of Influence and designated for Medium Density Residential. These areas total 751 acres and have capacity for over 7,000 units. The City anticipates that as the City grows over the ten-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 Multi-Jurisdictional Housing Element includes both regional goals that will help meet diverse housing needs, and jurisdiction-specific implementation programs to be carried out over the planning period to address the regional housing goals. The regional housing goals are located in the body of the document in Section 5. The action plan for the City of Kerman begins on page 139 of the staff report (2F-1 of the document) to be implemented to address the local housing goals of the community.

Public Outreach

Two stakeholder workshops were held on Wednesday, March 4, 2015, as part of the Fresno County Multi-jurisdictional Housing Element Update. The workshops were advertised in local newspapers and stakeholders were encouraged to attend. 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 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 input provided at both workshops was used to shape the Housing Element policies and programs.

Schedule and Next Steps

The City must submit the Housing Element to HCD for review before adopting the Housing Element. HCD has sixty (60) days to complete their review, during which time City staff and the Consultants will work closely with HCD to secure a letter of conditional certification. Conditional certification from HCD will indicate that HCD will certify the Housing Element after it is adopted by the City, provided the Housing Element does not significantly change from the time HCD provides its conditional certification and when the Element is adopted by the City.

Following HCD review, the Planning Commission and City Council will hold public hearings to consider adopting the Housing Element. Following adoption, the City will submit the Housing Element to HCD for formal certification. HCD has 90 days to certify the Housing Element. Table 2 (Housing Element Schedule) shows the target dates for the next steps in the Housing Element update process.

Table 2: Housing Element Schedule

Housing Element Task	Target Date
Submit Draft Housing Element to HCD	July 2015
60-day HCD Review of Draft Housing Element	July - September 2015
Environmental Review	October 2015
Adoption Hearings	October - December 2015
<i>Adoption Deadline</i>	<i>December 31, 2015*</i>
90-day HCD Review for Certification of Adopted Housing Element	December 2015 - March 2016

**According to the schedule established by SB 375, the City has until May 31, 2015, to adopt the Housing Element without incurring the four-year penalty.*

FISCAL IMPACT

The Draft Multi-jurisdictional Housing Element is a planning document required by State Housing Law. There will be some indirect costs for staff time to implement the goals and objectives contained in the housing element. Any direct costs will be identified and budgeted through the annual budget adoption process.

PUBLIC HEARING

A public hearing will be scheduled once the Draft MJHE is ready for formal adoption. Exact dates will be established once HCD has reviewed and provided written comment on the draft document.

Attachments:

- A. Draft Multi-Jurisdictional Housing Element

Attachment 'A'

Draft Multi-jurisdictional Housing Element



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
May 2015*



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
May 22, 2015

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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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Sean Brewer, Assistant Director of Community
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Mohammad Khorsand, Supervising Planner, Fresno
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Anita Choperena, Planning Technician, City of
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Thomas Skinner, Valley Planning Consultants
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INTRODUCTION



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.

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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;

CONTENTS

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



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.

SECTION 2: HOUSING NEEDS ASSESSMENT

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.

SECTION 2: HOUSING NEEDS ASSESSMENT

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.

SECTION 2: HOUSING NEEDS ASSESSMENT

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.

SECTION 2: HOUSING NEEDS ASSESSMENT

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)

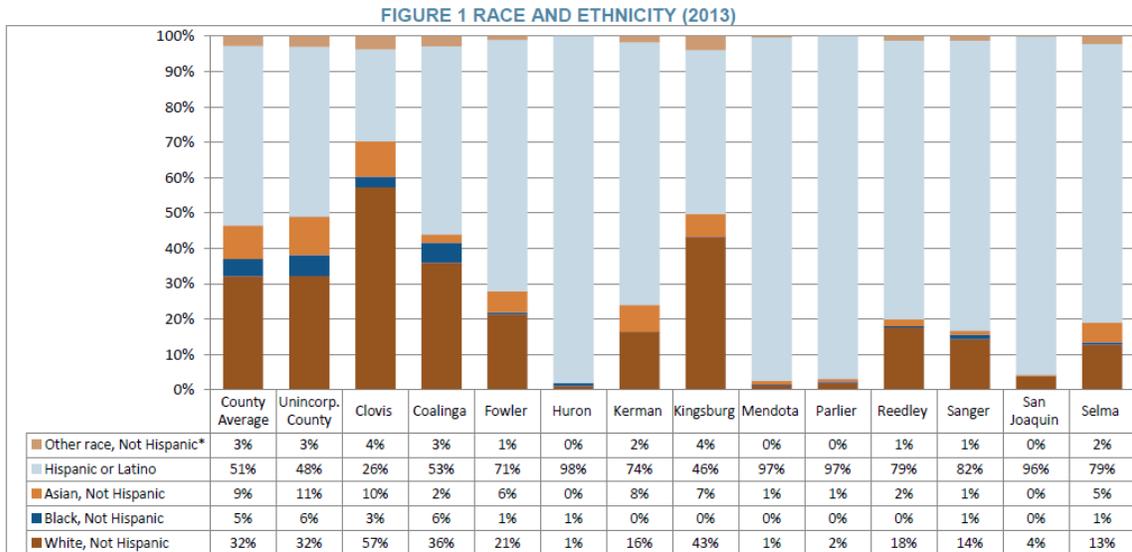
Jurisdiction	5 to 17 years (School-age Students)	18 to 24 years (College-age Students)	25-44 (Young Adults)	45-64 (Middle-aged Adults)	65 years and over (Seniors)	Median Age
Fresno County	21.1%	11.5%	26.6%	21.8%	10.3%	30.9
Clovis	21.5%	10.6%	25.7%	24.4%	11.2%	33.9
Coalinga	18.2%	13.4%	29.2%	24.7%	7.2%	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.

SECTION 2: HOUSING NEEDS ASSESSMENT

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.



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.

SECTION 2: HOUSING NEEDS ASSESSMENT

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.

SECTION 2: HOUSING NEEDS ASSESSMENT

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 EB, 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.

SECTION 2: HOUSING NEEDS ASSESSMENT

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.

SECTION 2: HOUSING NEEDS ASSESSMENT

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

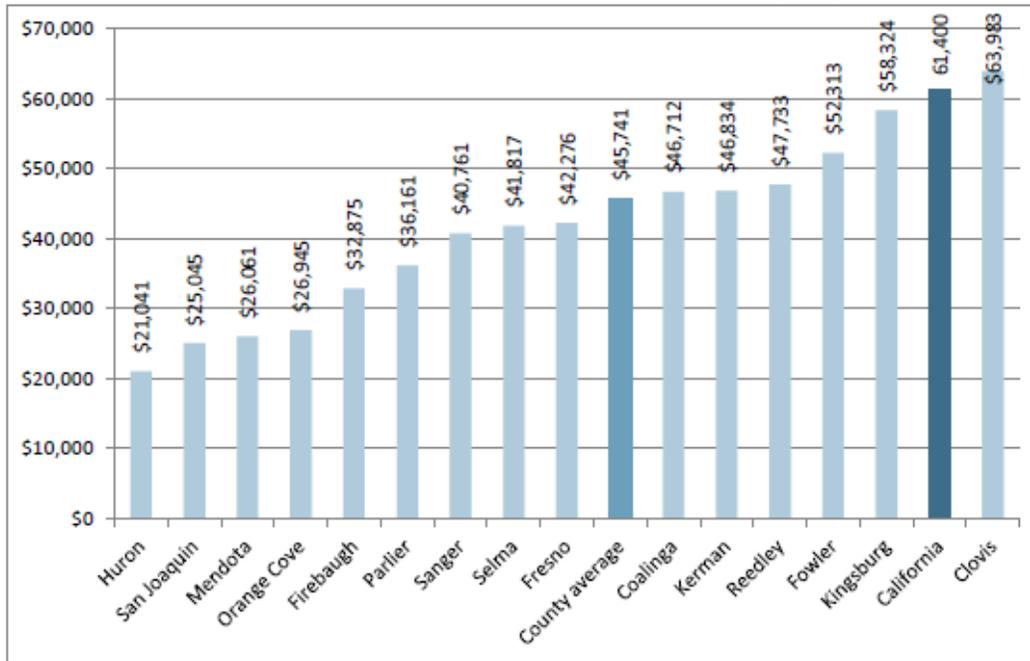
Source: California Department of Housing and Community Development (HCD), 2014.

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.

SECTION 2: HOUSING NEEDS ASSESSMENT

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.

SECTION 2: HOUSING NEEDS ASSESSMENT

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

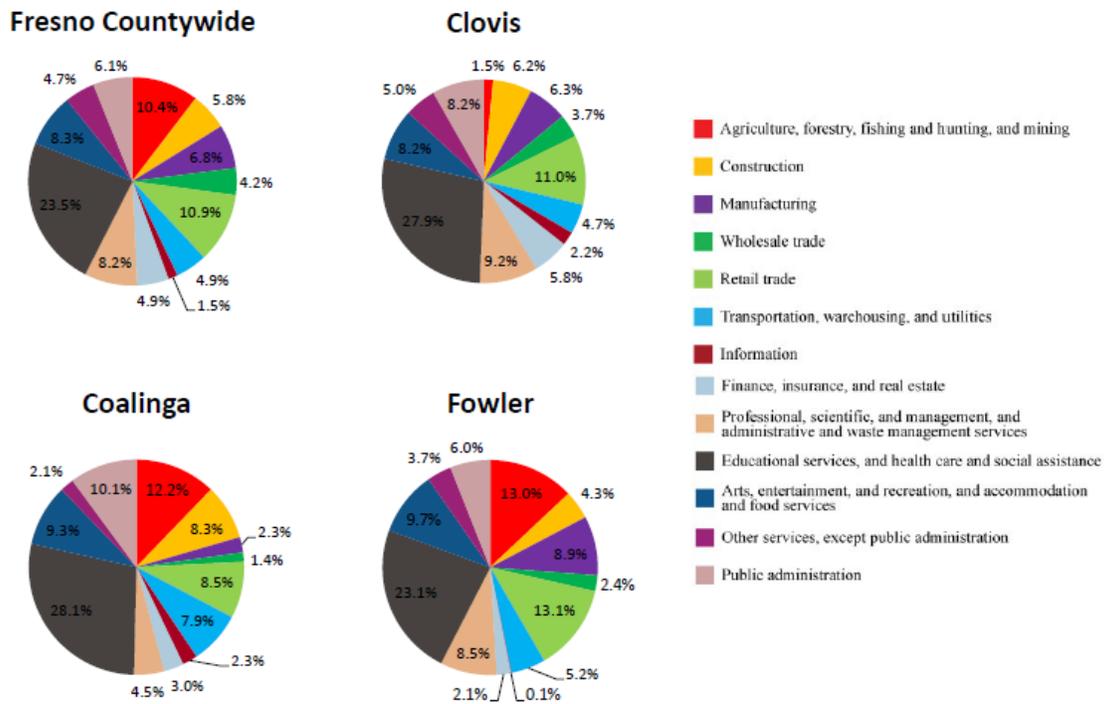
Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can provide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

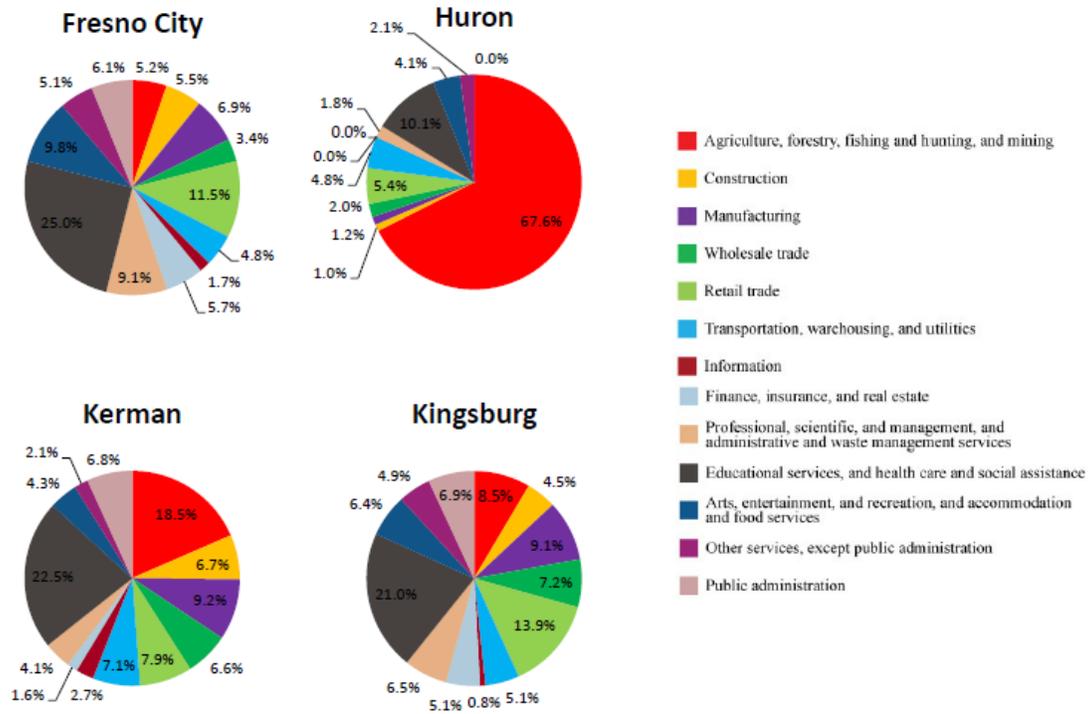
Agriculture, forestry, fishing and hunting, and mining (shown in Figure 2-3 in bright red) holds a significant percentage of employment in Firebaugh, Huron, Mendota, Orange Cove, Parlier, Reedley, and San Joaquin. Huron has the highest percentage at 67.6 percent. These areas are more rural and strongly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

SECTION 2: HOUSING NEEDS ASSESSMENT

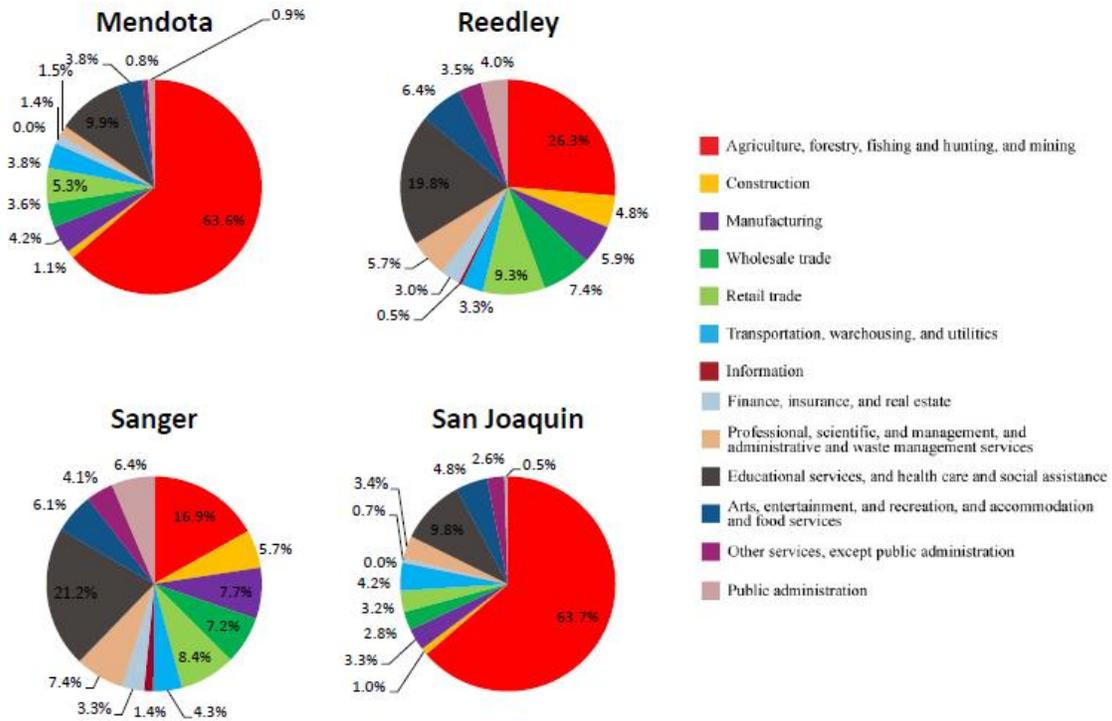
FIGURE 3 EMPLOYMENT BY INDUSTRY (2011)



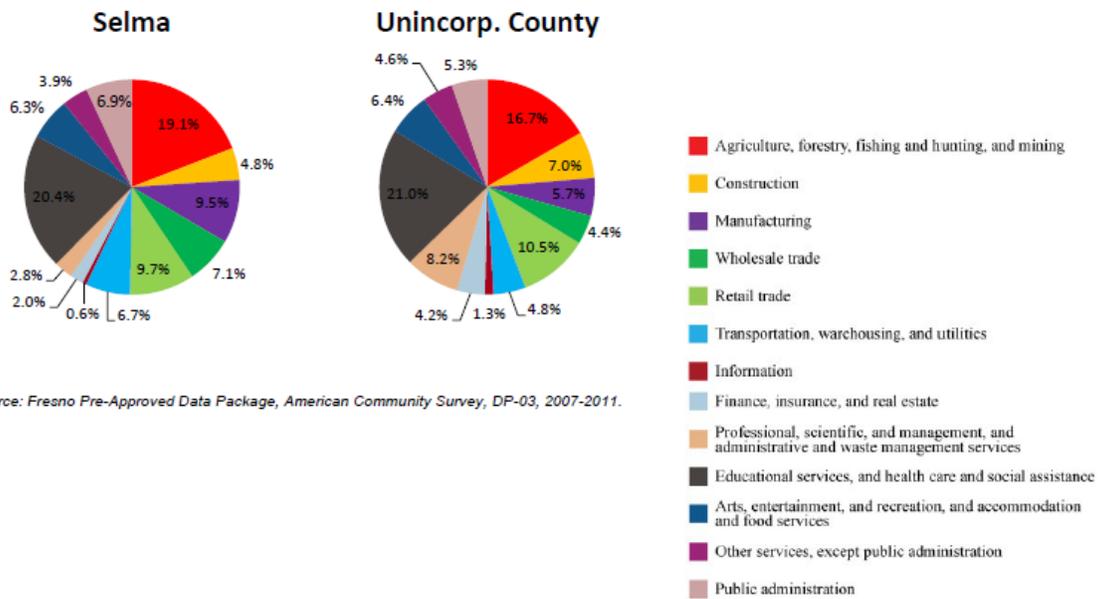
SECTION 2: HOUSING NEEDS ASSESSMENT



SECTION 2: HOUSING NEEDS ASSESSMENT



SECTION 2: HOUSING NEEDS ASSESSMENT



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

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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%

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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	10,865	4,572	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%

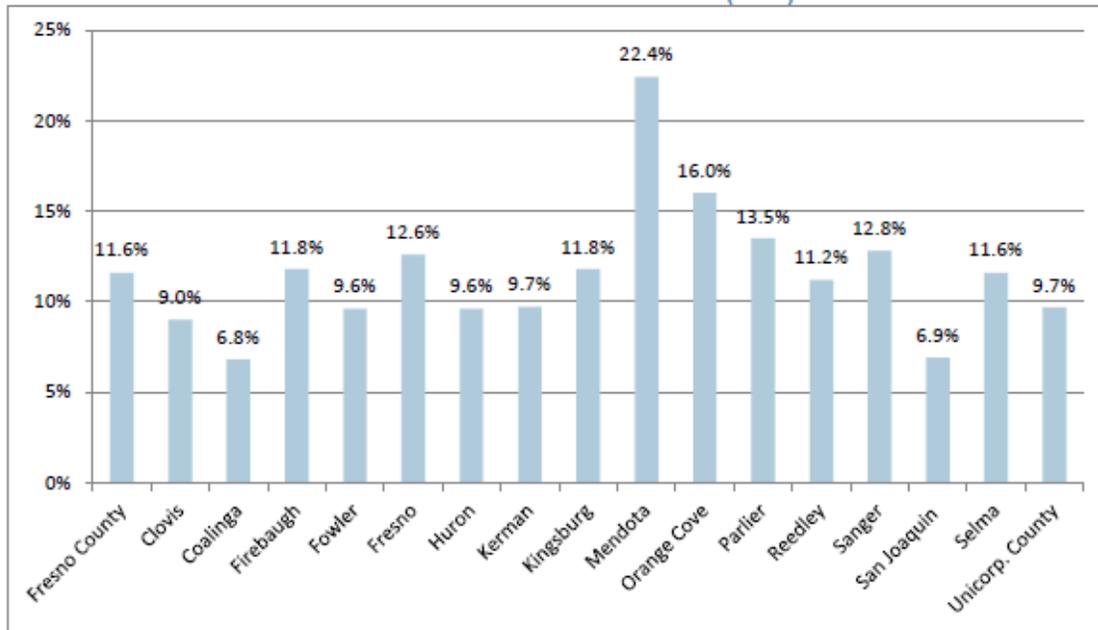
Source: Fresno Pre-Approved Data Package, American Communities Survey, DP-03, 2007-2011.

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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.

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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)

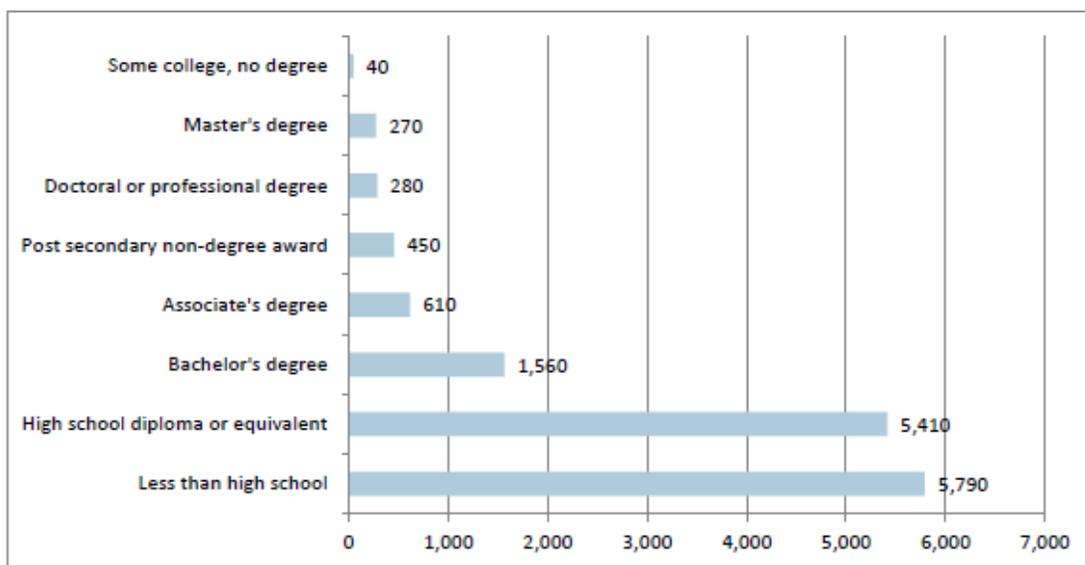
Industry Title	Estimated Employment 2012	Projected Employment 2022	Numeric Change 2012-2022	Percent Change 2012-2022
Total Employment	369,300	426,900	57,600	15.6%
Mining and Logging	300	200	-100	-33.3%
Construction	12,200	16,800	4,600	37.7%
Manufacturing	23,600	27,000	3,400	14.4%
Trade, Transportation, 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				
<i>Total Nonfarm</i>	<i>292,600</i>	<i>345,000</i>	<i>52,400</i>	<i>17.9%</i>
<i>Total Farm</i>	<i>48,900</i>	<i>53,700</i>	<i>4,800</i>	<i>9.8%</i>
<i>Self Employment</i>	<i>25,200</i>	<i>26,000</i>	<i>800</i>	<i>3.2%</i>
<i>Unpaid Family Workers</i>	<i>1,200</i>	<i>1,100</i>	<i>-100</i>	<i>-8.3%</i>
<i>Private Household Workers</i>	<i>1,400</i>	<i>1,100</i>	<i>-300</i>	<i>-21.4%</i>

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

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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.

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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.

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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.

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Table 2-15 Housing Stock (2000-2010)

Jurisdiction	2000			2010		
	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.

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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 percent¹, 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

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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.

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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.

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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).

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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.

SECTION 2: HOUSING NEEDS ASSESSMENT

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).

SECTION 2: HOUSING NEEDS ASSESSMENT

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%

SECTION 2: HOUSING NEEDS ASSESSMENT

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.

SECTION 2: HOUSING NEEDS ASSESSMENT

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.

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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.

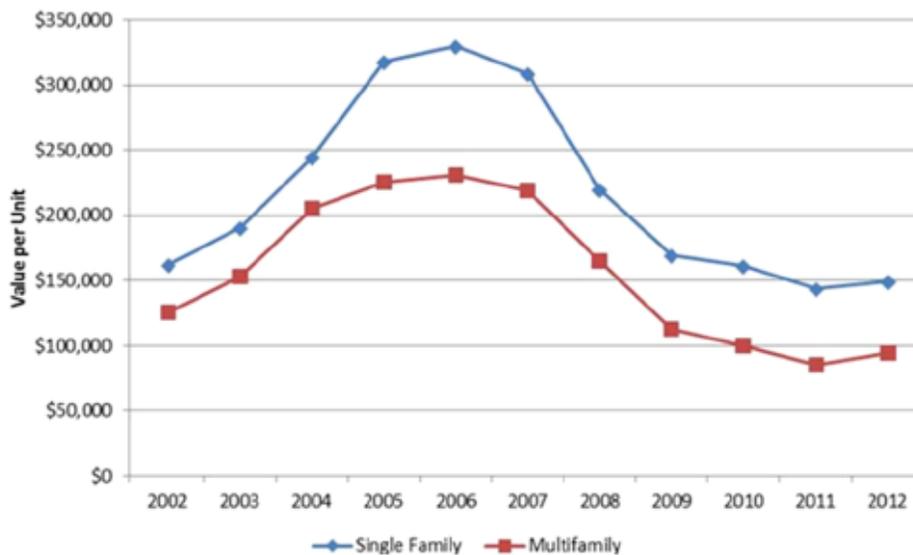
SECTION 2: HOUSING NEEDS ASSESSMENT

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.

SECTION 2: HOUSING NEEDS ASSESSMENT

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.

SECTION 2: HOUSING NEEDS ASSESSMENT

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%
<i>Fresno County as a Percent of California</i>	<i>Average Rent</i>	<i>74%</i>	<i>76%</i>	<i>73%</i>	<i>73%</i>	<i>73%</i>	<i>N/A</i>	<i>-2%</i>
	<i>Average Rent/Sq. Ft.</i>	<i>71%</i>	<i>74%</i>	<i>71%</i>	<i>71%</i>	<i>71%</i>	<i>N/A</i>	<i>0%</i>
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%
<i>Fresno County as a Percent of Los Angeles</i>	<i>Average Rent</i>	<i>55%</i>	<i>55%</i>	<i>55%</i>	<i>54%</i>	<i>54%</i>	<i>N/A</i>	<i>-2%</i>
	<i>Average Rent/Sq. Ft.</i>	<i>51%</i>	<i>52%</i>	<i>51%</i>	<i>49%</i>	<i>49%</i>	<i>N/A</i>	<i>-3%</i>

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).

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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.

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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 Hamish, 2014.

SECTION 2: HOUSING NEEDS ASSESSMENT

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 Bedroom¹ (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.

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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.

SECTION 2: HOUSING NEEDS ASSESSMENT

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 Households	Owner-Occupied	Renter-Occupied	Total Households	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	12,317	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.

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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.

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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.

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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.

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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.

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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.

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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.

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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	14,699	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	1,177	1,178	1,602	2,259	2,417	461	2,008	11,693
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	10	0	17	10	0	0	6	46	0	0	33
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	35	4	0	295
With a cognitive difficulty	6,154	614	41	39	8	3,935	37	45	47	9	0	64	154	72	5	48	1,016
With an ambulatory difficulty	1,258	240	0	0	0	684	15	12	22	10	0	8	45	26	0	0	190
With a self-care difficulty	1,850	341	10	0	0	953	15	21	33	0	0	8	26	34	0	0	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	32	6,831	66	109	84	93	45	126	245	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	16,033	88	175	207	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	462	519	45,279	369	1,156	1,603	888	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	45	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	37	145	112	155	60	156	244	357	15	254	2,408
With an ambulatory difficulty	26,322	2,481	325	112	196	13,615	100	413	354	236	111	263	487	611	25	715	6,280
With a self-care difficulty	10,443	1,043	112	61	70	5,800	21	168	133	91	104	89	179	297	0	282	1,893
With an independent living difficulty	18,818	1,766	175	87	120	10,177	45	311	222	141	118	212	448	594	13	434	3,029

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.

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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:

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- 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.

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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.

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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.

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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.

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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.

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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.

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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.

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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.

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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%

¹Includes 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.*

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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.

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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.

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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.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

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

¹Adjusted to include extremely low-income units

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

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

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).

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

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

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

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.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

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.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

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

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	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. Dimuba 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

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	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
County	Conquistador Villa Apartments	16201 Palmer Ave	4.24	9.0	38	20	Occupied
	Biola Village	4955 North 7th Ave.	4.84	9.1	44	44	Occupied
Selma	Villa Del Rey	5622 South Oak Lane Ave.	5.27	9.1	48	48	Occupied
	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.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

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.

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- **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.

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- **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.

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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.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

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
<i>Biola</i>		
Biola Apartments	4955 North 7th Avenue	12
<i>Del Rey</i>		
Del Rey Apartments	5662 South Oak Lane Avenue	30
<i>Firebaugh</i>		
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
<i>Fowler</i>		
Magill Terrace	401 East Nelson Street	20
<i>Fresno</i>		
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

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

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
<i>Huron</i>		
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
<i>Kerman</i>		
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
<i>Laton</i>		
Laton Apartments	6701 East Latonia Street	20
<i>Mendota</i>		
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
<i>Orange Cove</i>		
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
<i>Parlier</i>		
Oak Grove	595 Bigger Street	50
Orchard Apartments	295 South Newmark Avenue	40
Parlier Migrant Center	8800 South Academy Avenue	130

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Table 3-6 Fresno Housing Authority Properties

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

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

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.

SECTION 3: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

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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

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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.

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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.

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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.

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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.

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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.

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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 Fees (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

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

- 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

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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.

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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

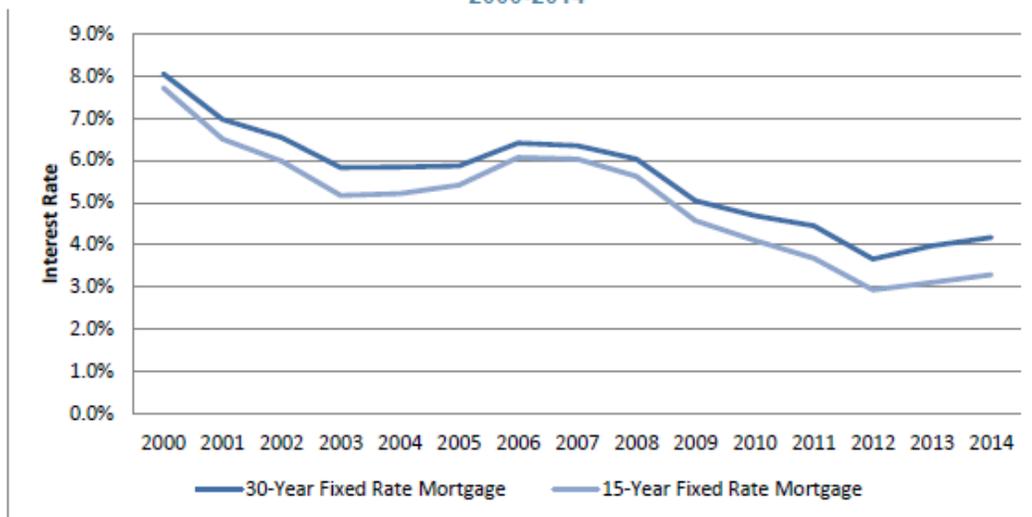
SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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.

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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
<i>By Loan Type</i>				
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%
<i>By Income</i>				
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.comTM, 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

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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 meet 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.

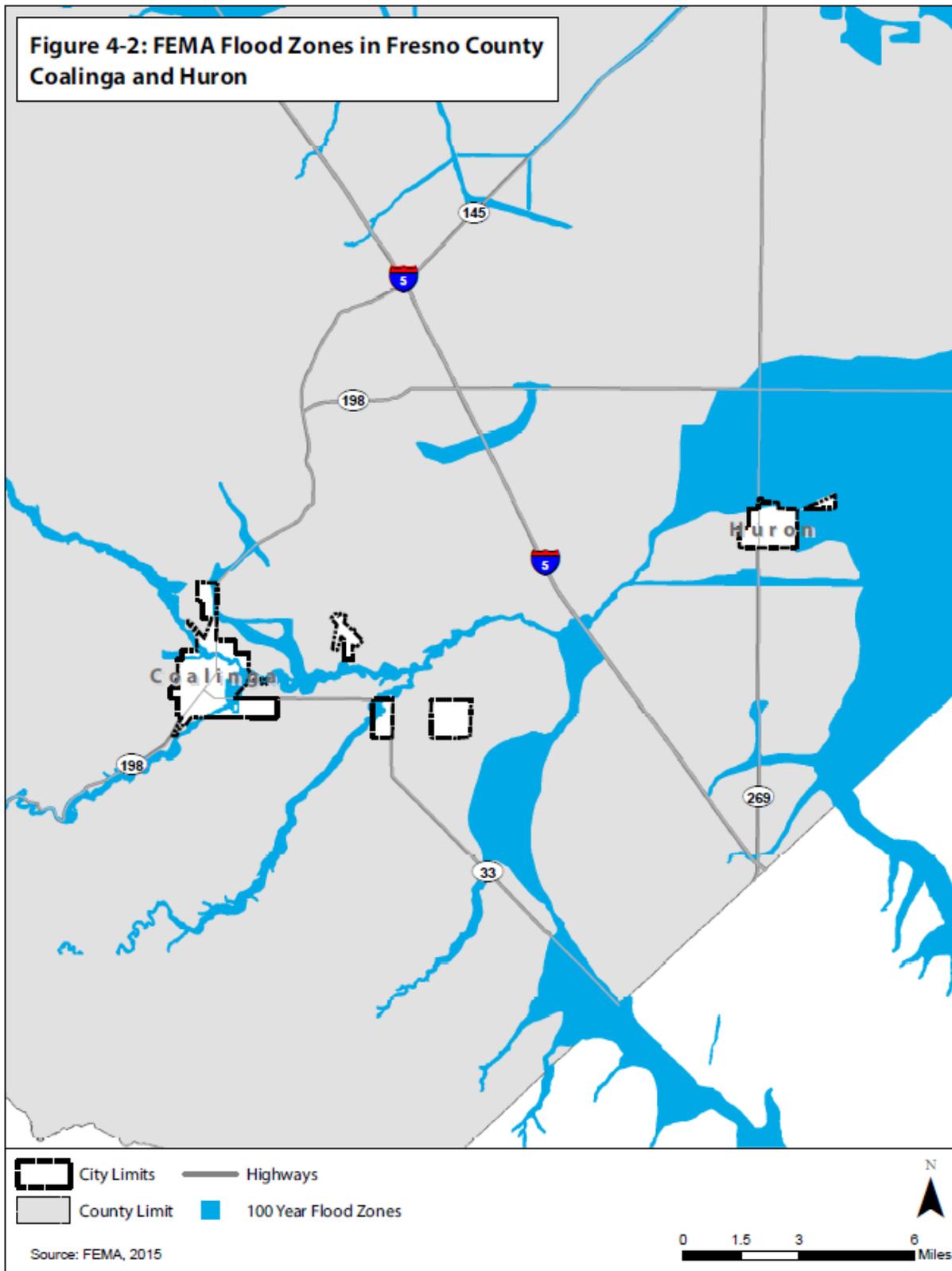
Although all development must consider earthquake hazards, there is no specific threat or hazard from seismic ground shaking to residential development within the county, and all new construction will comply with current local and State building codes. Between the minimal historical hazard of earthquakes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

SECTION 4: HOUSING DEVELOPMENT CONSTRAINTS

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.



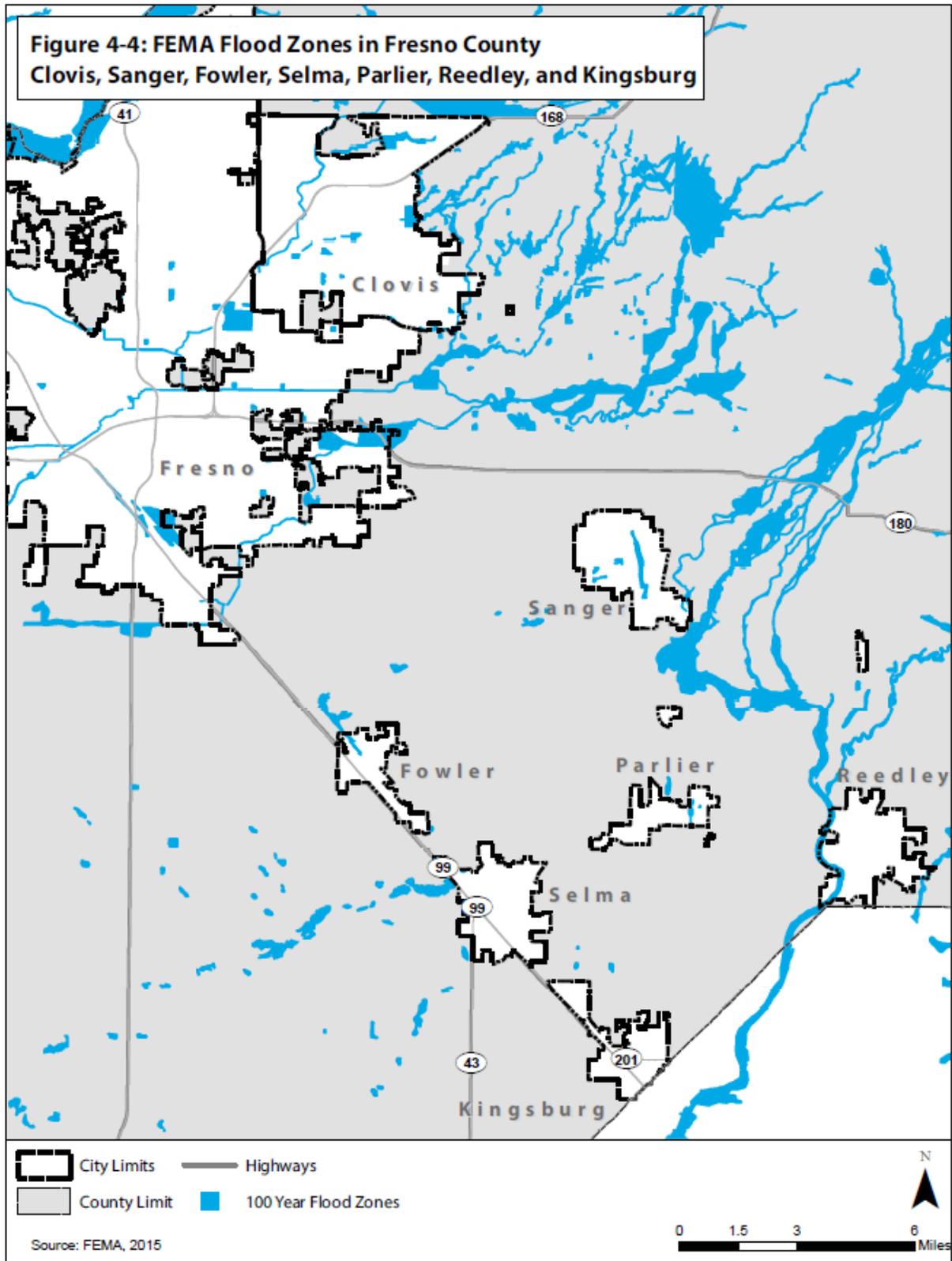
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HOUSING PLAN



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. |

SECTION 5: HOUSING GOALS AND POLICIES

- 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.

SECTION 5: HOUSING GOALS AND POLICIES

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.

SECTION 5: HOUSING GOALS AND POLICIES

- 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.

SECTION 5: HOUSING GOALS AND POLICIES

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 2F: CITY OF KERMAN

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.

APPENDIX 2F: CITY OF KERMAN

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, 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.

APPENDIX 2F: CITY OF KERMAN

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:

APPENDIX 2F: CITY OF KERMAN

- 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.

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- **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.

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- 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.

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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

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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

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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

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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

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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 Units
	LI	MI	AMI	
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

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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 4 th Cycle		168		255	0	423

Source: City of Kerman, 2014.

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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

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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

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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.

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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	0.27	HDR	R-3	Underutilized warehouse on western side of parcels. One vacant parcel	20	17			17	No
2303041	0.20									
2303044S (portion)	0.64									
<i>Subtotal</i>	<i>1.11</i>									
02331210S	1.04	HDR	R-3	Vacant	20	16			16	No
02303045S	2.23	MU	MU	Mostly vacant, some underutilized industrial uses	20	142			142	No
02303046S	0.17									
02303047S	1.98									
02303048S	1.11									
02303049S	2.14									
02303007S	0.20									
02303008S	1.41									
<i>Subtotal</i>	<i>8.91</i>									
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
0251309S	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

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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	0.53	RC	GC	Vacant						No
02303054	0.52									
02303057	0.50									
02303056	0.46									
02303053	0.46									
02303058	1.96									
<i>Subtotal</i>	<i>4.43</i>				<i>20</i>	<i>70</i>			<i>70</i>	
02339020S	0.42	GC	GC	Vacant						No
02339019S	0.41									
02339018S	1.28									
02339021S	0.54									
<i>Subtotal</i>	<i>2.65</i>									
02310008S	0.31	RC	GC	Vacant						No
02310004S	0.21									
02310007S	0.13									
02310029S	0.09									
<i>Subtotal</i>	<i>0.74</i>									
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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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						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

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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

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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

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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.

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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.

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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.

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- *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.

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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.

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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.

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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

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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.

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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 Unit ³	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.

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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.

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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 there 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.

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“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.*

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- 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:

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- **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.

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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.

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Table 2F-12 Typical Processing and Permitting Fees, Kerman

Type	Fee
<i>Planning and Application Fee</i>	
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
<i>Environmental Fees</i>	
Categorical Exemption	\$100
Negative/Mitigated Negative Declaration	\$1,000
Environmental Impact Report	Consultants Cost + 15%
Environmental Mitigation Monitoring	\$500 min. deposit + staff hourly rate
<i>Subdivision Fees</i>	
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.

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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
<i>Planning Fees</i>				
Tentative Tract Map	\$4,600	\$46	-	-
Fire Department Review Fee	\$247	\$2	\$247	\$6
Conditional Use Permit	-	-	-	-
General Plan Amendment	-	-	-	-
Rezone	-	-	-	-
<i>Subtotal</i>	<i>\$4,847</i>	<i>\$48</i>	<i>\$247</i>	<i>\$6</i>
<i>Environmental Fees</i>				
Categorical Exemption	-	-	\$100	\$3
Mitigated Negative Declaration	\$1,000	\$10.00	-	-
Mitigation Monitoring	\$500	\$5.00	-	-
<i>Subtotal</i>	<i>\$1,500</i>	<i>\$15</i>	<i>\$100</i>	<i>\$3</i>
<i>Impact Fees</i>				
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
<i>Subtotal</i>	<i>\$1,618,900</i>	<i>\$16,189</i>	<i>\$542,280</i>	<i>\$13,557</i>
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.

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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 appellent body for any decisions made by the Planning Commission.

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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.

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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.

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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.

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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.

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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.

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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).

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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.

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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.