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AGENDA
KERMAN CITY COUNCIL
REGULAR MEETING
Kerman City Hall
850 S. Madera Avenue
Wednesday, April 6, 2016
6:30 PM

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

ALL MEETING ATTENDEES ARE ADVISED THAT ALL PAGERS, CELLULAR TELEPHONES AND ANY OTHER COMMUNICATION DEVICES SHOULD BE POWERED OFF UPON ENTERING THE COUNCIL CHAMBERS, AS THESE DEVICES INTERFERE WITH OUR AUDIO EQUIPMENT.

OPENING CEREMONIES

- Welcome – Mayor
- Call to Order
- Roll Call
- Invocation

  At this time the Council wishes to provide anyone an opportunity to give a brief invocation or inspirational thought. In accordance with law, we would request this opportunity not be used to recruit converts, to advance anyone, or to disparage any other faith or belief. If no one steps forward, we will observe a moment of silence so that we may all focus our thoughts on how best to serve our community.

- Pledge of Allegiance – City Clerk

AGENDA APPROVAL/ADDITIONS/DELETIONS

1. PRESENTATIONS/CEREMONIAL MATTERS

   A. Presentation to Nathan Fox Service on the City Council (SH)

REQUEST TO ADDRESS COUNCIL

This portion of the meeting is reserved for members of the public to address the Council on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Council. Speakers shall be limited to three minutes. It is requested that no comments be made during this period on items on the Agenda. Members of the public wishing to address the Council on items on the Agenda should notify the Mayor when that Agenda item is called, and the Mayor will recognize your discussion at that time. It should be noted that the Council is prohibited by law from taking any action on matters discussed that are not on the Agenda. Speakers are asked to please use the microphone, and provide their name and address.

2. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, a member of the audience or a Council Member may request an item be removed from the Consent Calendar and it will be considered separately.

A. SUBJECT: Minutes

RECOMMENDATION: Council approve minutes as presented.

ATTACHMENTS: March 16, 2016/March 23, 2016 - Special Called Meeting

B. SUBJECT: Payroll

Payroll Report: 02/28/2016 - 03/12/2016: $153,751.16; Retro Pay & Other: $1,622.83; Overtime: $1,125.89; Standby: $1,319.27; Comp Time Earned: 35.25

RECOMMENDATION: Council approve payroll as presented.

ATTACHMENTS: Payroll/Overtime Report

C. SUBJECT: Warrants

1. Nos 8290-8397: $265,175.19

RECOMMENDATION: Council approve warrants and electronic bank transfers as presented. (Pursuant to Government Code 37208)

ATTACHMENTS: Accounts Payable

D. SUBJECT: Initiation of Proceedings for the Annual Levy of Assessments for Landscape and Lighting District No. 1 (JJ)

RECOMMENDATION: Council by motion adopt resolution to initiate proceedings for the annual levy of assessments for Landscape and Lighting District No. 1 and authorize the City Engineer to file his annual report.

ATTACHMENTS: Staff Report - LLD

3. PUBLIC HEARINGS

A. SUBJECT: Public Hearing for General Plan Amendment GPA 16- 01, Making Findings to Adopt the City of Kerman 2015-2023 Multi-Jurisdictional Housing Element, Initial Study and Mitigated Negative Declaration as Adequate Environmental document for the project (OP)

RECOMMENDATION: Council open public hearing, receive public comments, close public hearing, adopt General Plan Amendment for the City of Kerman 2015-2023 Multi-Jurisdictional Housing Element, Initial Study and Mitigated Negative Declaration as adequate environmental document for the project.

ATTACHMENTS: Staff Report - MJHE

4. DEPARTMENT REPORTS

A. SUBJECT: Resolution Submitting to City Voters at Next Regular Election to be Held On November 8, 2016, a Ballot Measure to Adopt an Ordinance Approving a Three Quarter Cent (.75%) Retail Transactions and Use Special Tax for Capital Projects for Public Safety, Parks, and Downtown Revitalization and Introduction of Ordinance. (JK)

RECOMMENDATION: Council by motion:

1. Adopt resolution submitting ballot measure regarding Special Sales Tax to City Voters by a 2/3 vote of all members of the City Council (4 votes);

2. Designate two members of the Council to author the ballot argument in favor of the measure. The designation will be inserted into the adopted resolution; and

3. Introduce and waive full reading of Ordinance of the City of Kerman Adding Chapter 3.16A to the Kerman Municipal Code to Approve a Special Three Quarter Cent (.75%) Transactions and Use Tax for Capital Projects for Public Safety, Parks, and Downtown Revitalization

ATTACHMENTS: Staff Report - Tax Initiative

B. SUBJECT: Request for Support from Kerman Relay for Life (MR)

RECOMMENDATION: Council direct staff

ATTACHMENTS: Letter of Request - Relay for Life

C. SUBJECT: Proposed Utility Rate Changes for Fiscal Year 2016/2017 (TJ)

RECOMMENDATION: Council review proposed utility rates and direct to staff to schedule public hearing for June 1, 2016 to consider proposed utility rate changes.

ATTACHMENTS: Staff Report - Proposed Utility Rate Changes

D. SUBJECT: Council Appointment to the West County Solid Waste Planning Committee (MR)

RECOMMENDATION: Council by minute order appoint one principal, Council member and one additional alternate staff member to serve on the West County Solid Waste Planning Committee.

ATTACHMENTS: Staff Report - WCSWPC

5. CITY MANAGER/STAFF COMMUNICATIONS

6. MAYOR/COUNCIL REPORTS

A. Relay for Life - Saturday & Sunday, April 9 & 10, stating at 9 a.m., Kerman High School

B. Kerman Historical Society Potluck – Saturday, April 9, 6 p.m., Senior Center

C. Chamber of Commerce Board Installation – Thursday, April 21, 6 p.m., La Ramada

7. CLOSED SESSION

None

8. ADJOURNMENT

Agenda packet is available for review 72 hours prior to the 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.

In compliance with the American with Disabilities Act (ADA), if you need special assistance to participate at this meeting, please contact the City Clerk at (559) 846-9380. Notification of 48 hours prior to the meeting will enable the City Clerk to make reasonable arrangement to ensure accessibility to this meeting. Pursuant to the ADA, the meeting room is accessible to the physically handicapped.

MINUTES
KERMAN CITY COUNCIL
REGULAR MEETING
Kerman City Hall
850 S. Madera Avenue
Wednesday, March 16, 2016
6:30 PM

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

Present: Mayor Hill (SH) Rhonda Armstrong (RA), Gary Yep (GY), Fox (NF), Nijjer (BN) Absent: None Also Present: City Manager Kunkel, City Attorney Cantú, Lieutenant Golden, Community Services Director, Finance Director,	Voting: Yes, No, Absent (Abstain or Recuse if needed)
OPENING CEREMONIES	
• Welcome – Mayor	
• Call to Order	6:37 p.m.
• Roll Call	All present except GY
• Invocation	SH
• Pledge of Allegiance – City Clerk	Performed
AGENDA APPROVAL/ADDITIONS/DELETIONS	None
1. PRESENTATIONS/CEREMONIAL MATTERS/WRITTEN COMMUNICATIONS	
A. Presentation from Economic Development Corporation (JK)	Presented 7:05 GY arrived
REQUEST TO ADDRESS COUNCIL	
A. Relay for Life Update (MR)	Presented
B. Letter from Joseph Crown Construction and Development (MR)	Presented
2. CONSENT CALENDAR	Approved RA recuse from 2 C.2, employee. excepting 8230 & 8278
A. SUBJECT: Minutes RECOMMENDATION: Council approve minutes as presented.	
B. SUBJECT: Payroll Payroll Report: 02/14/2016 - 02/27/2016: $137,774.80; Retro Pay & Other: $310.57; Overtime: $1,327.08; Holiday at 1/2 time: $1,479.54; Standby: $1,292.35; Comp Time Earned: 57.00 RECOMMENDATION: Council approve payroll as presented.	

C. SUBJECT: Warrants

1. Nos. 8200-8289: $341,710.68
2. Excepting - Sebastian: 8230 - $3,232.85 & 8278 - $659.81

Approved NF/GY (4-0-0-0-1) RA

RECOMMENDATION: Council approve warrants and electronic bank transfers as presented. (Pursuant to Government Code 37208)

D. SUBJECT: Resolution Confirming Annual Weed Abatement Summary Cost Report for 2015 and Providing for the Collection on the Regular Tax Bill

RECOMMENDATION: Council by motion adopt resolution confirming the Weed Abatement Summary Cost Recovery Report for 2015.

Res 16-10

E. SUBJECT: Monthly Investment Report Ending February 29, 2016 (TJ)

RECOMMENDATION: Council accept the Monthly Investment Report as presented.

3. PUBLIC HEARINGS

None

4. DEPARTMENT REPORTS

A. SUBJECT: Mid-Year Budget Report for Fiscal Year 2015-16 (TJ)

Approved GY/RA (5-0-0)

RECOMMENDATION: Council receive the Mid-Year Budget report and adopt resolution approving budget adjustments for Fiscal Year 2015-16.

Res 16-11

B. SUBJECT: 2016 Sales Tax Initiative (JK)

*See motion Approved NF/BN (4-0-1) GY

*MOTION: Moved to approve the proposal of a ¾ cent sales tax increase to be put on the ballot this fall and that the wording be more or less that it's designated for capital projects such as a new police station, senior/youth rec center, park development, animal kennel and other similar projects with a downtown revitalization component that would not exceed 10% of the revenue generated by that tax.

C. SUBJECT: Filling of Vacancy on City Council (HCM)

Approved GY/BN (5-0-0)

RECOMMENDATION: Council consider and adopt by motion resolution setting a process for filling Council vacancy by appointment.

Res 16-12

5. CITY MANAGER/STAFF COMMUNICATIONS

6. MAYOR/COUNCIL REPORTS

7. CLOSED SESSION

None

8. ADJOURNMENT

9:01 p.m. Approved GY/RA (5-0-0)

MINUTES CERTIFICATION

I, MARCI REYES, City Clerk for the City of Kerman, do hereby declare under penalty of perjury that the above Minutes are a true depiction of all actions taken at the City Council meeting held on the first date above written at Kerman City Hall, 850 S. Madera Ave, Kerman, CA.

Date: March 17, 2016

Marci Reyes

Marci Reyes
City Clerk

CITY CLERKS DEPARTMENT
Marci Reyes, City Clerk

Mayor – Stephen B. Hill
Council Members
Rhonda Armstrong
Nathan Fox
Bill Nijjer
Gary Yep

850 s. Madera Ave.
Kerman, CA 93630

Phone: (559) 846-9380
Fax: (559) 846-6199
mreyes@cityofkerman.org

MINUTES

NOTICE AND CALL OF SPECIAL MEETING OF THE KERMAN CITY COUNCIL

March 23, 2016

Present: Mayor Stephen B. Hill (SH), Rhonda Armstrong (RA), Bill Nijjer (BN) Absent: Nathan Fox (NF), Gary Yep (GY)	
1. Call to order	10:03 a.m.
2. Agreement with Joseph Crown Construction and Development, Inc. a California Corporation for the Deferment of Certain Fees Concerning Construction of 11 Additional Homes in Kerman Estates Tract 5478	Approved Agreement as presented RA/BN (3-0-2) NF/GY
Adjourn	10:05 BN/RA (3-0-2) NF/GY

This notice is given pursuant to CA Government Code Section 54956 and this notice shall also be posted at least 24 hours prior to the special meeting in a location that is freely accessible to members of the public.

MINUTES CERTIFICATION

I, MARCI REYES, City Clerk for the City of Kerman, do hereby declare under penalty of perjury that the above Minutes are a true depiction of all actions taken at the City Council meeting held on the first date above written at Kerman City Hall, 850 S. Madera Ave, Kerman, CA.

Date: March 24, 2016

Marci Reyes
City Clerk

CITY OF KERMAN
PAYROLL REPORT

PAY PERIOD: February 28, 2016 - March 12, 2016

EMPLOYEE	SALARY	RETRO PAY & Other	OVERTIME HOURS	OVERTIME AMOUNT	HOLIDAY at 1/2 TIME HOURS	HOLIDAY at 1/2 TIME AMOUNT	STANDBY HOURS	STANDBY AMOUNT	GROSS SALARY	COMP TIME EARNED
ADMINISTRATION										
Alvarez, Josefina	$ 1,792.15	$ -	-	$ -	-	$ -	-	$ -	$ 1,792.15	-
Camacho, Josie	$ 1,211.24	$ -	-	$ -	-	$ -	-	$ -	$ 1,211.24	-
Camacho-Collier, Caroline	$ 2,472.00	$ -	-	$ -	-	$ -	-	$ -	$ 2,472.00	-
Gonzalez, Diana	$ 1,974.69	$ -	-	$ -	-	$ -	-	$ -	$ 1,974.69	-
Jones, Toni	$ 3,004.88	$ -	-	$ -	-	$ -	-	$ -	$ 3,004.88	-
Kunkel, John	$ 5,884.62	$ -	-	$ -	-	$ -	-	$ -	$ 5,884.62	-
Mendoza, Gabriela	$ 957.23	$ -	-	$ -	-	$ -	-	$ -	$ 957.23	-
Nazaroff, Helen	$ 2,107.85	$ -	-	$ -	-	$ -	-	$ -	$ 2,107.85	-
Reyes, Marcia	$ 2,715.69	$ -	-	$ -	-	$ -	-	$ -	$ 2,715.69	-
TOTAL	**$ 22,120.34**	**$ -**	**-**	**$ -**	**-**	**$ -**	**-**	**$ -**	**$ 22,120.34**	**-**
REC/SOCIAL										
Arredondo, Barbara	$ 1,542.05	$ -	-	$ -	-	$ -	-	$ -	$ 1,542.05	-
Arredondo, Raquel	$ 264.00	$ -	-	$ -	-	$ -	-	$ -	$ 264.00	-
Burdine-Slaven, Jeanna	$ 1,602.92	$ -	-	$ -	-	$ -	-	$ -	$ 1,602.92	-
Gallegos, Philip	$ 3,734.77	$ -	-	$ -	-	$ -	-	$ -	$ 3,734.77	-
Gonzalez, Jose Felix	$ 1,656.46	$ -	-	$ -	-	$ -	-	$ -	$ 1,656.46	-
Johnson, Theresa	$ 1,767.23	$ -	-	$ -	-	$ -	-	$ -	$ 1,767.23	-
LeBlanc, Noah	$ 367.50	$ -	-	$ -	-	$ -	-	$ -	$ 367.50	-
Lujan, Vanessa	$ 576.00	$ -	-	$ -	-	$ -	-	$ -	$ 576.00	-
Salvador, Mark	$ 1,984.62	$ -	-	$ -	-	$ -	-	$ -	$ 1,984.62	-
Sidhu, Nirmal	$ 1,538.77	$ -	-	$ -	-	$ -	-	$ -	$ 1,538.77	-
Silva, Jessica	$ 421.88	$ -	-	$ -	-	$ -	-	$ -	$ 421.88	-
Villa, Erika	$ 350.00	$ -	-	$ -	-	$ -	-	$ -	$ 350.00	-
Villalobos, Stacey	$ 357.50	$ -	-	$ -	-	$ -	-	$ -	$ 357.50	-
Villarreal, Arlene	$ 1,410.92	$ -	-	$ -	-	$ -	-	$ -	$ 1,410.92	-
TOTAL	**$ 17,574.61**	**$ -**	**-**	**$ -**	**-**	**$ -**	**-**	**$ -**	**$ 17,574.61**	
POLICE										
Antuna, Eric	$ 2,343.28	$ -	-	$ -	-	$ -	-	$ -	$ 2,343.28	-
Antuna, Miguel	$ 840.00	$ -	-	$ -	-	$ -	-	$ -	$ 840.00	-
Barbosa, Isaias	$ 2,392.06	$ -	-	$ -	-	$ -	-	$ -	$ 2,392.06	-
Barcoma, Wilbert	$ 2,924.56	$ -	-	$ -	-	$ -	-	$ -	$ 2,924.56	-
Belding, Jeff	$ 2,526.71	$ -	-	$ -	-	$ -	-	$ -	$ 2,526.71	-
Blohm, Joseph	$ 4,463.31	$ -	-	$ -	-	$ -	-	$ -	$ 4,463.31	-
Chapman, Tom	$ 2,437.62	$ -	-	$ -	-	$ -	-	$ -	$ 2,437.62	-
Cornell, Rex	$ 720.00	$ -	-	$ -	-	$ -	-	$ -	$ 720.00	-
Davis, Jeff	$ 3,070.74	$ -	-	$ -	-	$ -	-	$ -	$ 3,070.74	5.25
Dunn, Jacob	$ 1,784.77	$ -	-	$ -	-	$ -	-	$ -	$ 1,784.77	-
Francone, Kevin	$ 735.00	$ -	-	$ -	-	$ -	-	$ -	$ 735.00	-
Gill, Kevin	$ 661.80	$ -	-	$ -	-	$ -	8.00	$ 24.00	$ 685.80	-
Godfrey, Kyle	$ 1,182.00	$ -	-	$ -	-	$ -	-	$ -	$ 1,182.00	0.75
Golden, John	$ 3,535.75	$ -	-	$ -	-	$ -	-	$ -	$ 3,535.75	-
Ledezma, Linda	$ 1,272.11	$ -	-	$ -	-	$ -	-	$ -	$ 1,272.11	-
Lehman, Dustin	$ 1,874.31	$ -	-	$ -	-	$ -	-	$ -	$ 1,874.31	10.50
Madruga, Ron	$ 2,437.62	$ -	-	$ -	-	$ -	-	$ -	$ 2,437.62	3.00
Magallon, Peter	$ 2,437.62	$ -	-	$ -	-	$ -	8.00	$ 60.94	$ 2,498.57	-
Medina-Labetiaux, EJ	$ 1,874.31	$ -	-	$ -	-	$ -	-	$ -	$ 1,874.31	-
Mendoza, Sandra	$ 2,460.41	$ 654.44	-	$ -	-	$ -	-	$ -	$ 3,114.85	-
Nelson, Christopher J	$ 3,145.64	$ -	-	$ -	-	$ -	-	$ -	$ 3,145.64	6.00
Ness, Lee	$ 2,335.11	$ -	0.50	$ 21.89	-	$ -	-	$ -	$ 2,357.00	-
Nevis, James	$ 2,323.72	$ -	-	$ -	-	$ -	-	$ -	$ 2,323.72	-
Ramirez, Donald	$ 1,508.77	$ -	-	$ -	-	$ -	-	$ -	$ 1,508.77	-

CITY OF KERMAN
PAYROLL REPORT

PAY PERIOD: February 28, 2016 - March 12, 2016

EMPLOYEE	SALARY	RETRO PAY & Other	OVERTIME HOURS	OVERTIME AMOUNT	HOLIDAY at 1/2 TIME HOURS	HOLIDAY at 1/2 TIME AMOUNT	STANDBY HOURS	STANDBY AMOUNT	GROSS SALARY	COMP TIME EARNED
Raigoza, Ray	$ 720.00	$ -	-	$ -	-	$ -	-	$ -	$ 720.00	-
Rodrigues, Mary	$ 1,776.92	$ -	-	$ -	-	$ -	-	$ -	$ 1,776.92	-
Rodriguez, Erika	$ 2,210.95	$ -	-	$ -	-	$ -	-	$ -	$ 2,210.95	8.25
Seroka, Dylan	$ 1,784.77	$ -	-	$ -	-	$ -	-	$ -	$ 1,784.77	-
Tiwana, Manpreet	$ 2,231.62	$ -	-	$ -	-	$ -	-	$ -	$ 2,231.62	-
Valdovinos, Jose	$ 720.00	$ -	-	$ -	-	$ -	-	$ -	$ 720.00	-
TOTAL:	**$ 60,731.49**	**$ 654.44**	**0.50**	**$ 21.89**	**-**	**$ -**	**16.00**	**$ 84.94**	**$ 61,492.76**	**33.75**
PUBLIC WORKS										
Arechiga, Pastor	$ 1,764.16	$ -	-	$ -	-	$ -	-	$ -	$ 1,764.16	-
Barajas, Michael	$ 1,936.78	$ 968.39	18.00	$ 726.29	-	$ -	22.50	$ 544.72	$ 4,176.18	-
Castro, Joseph	$ 1,804.15	$ -	-	$ -	-	$ -	-	$ -	$ 1,804.15	-
Chavez, Fernando M.	$ 2,451.96	$ -	7.00	$ 321.82	-	$ -	22.50	$ 689.61	$ 3,463.39	-
Gastelum, Humberto	$ 1,942.93	$ -	-	$ -	-	$ -	-	$ -	$ 1,942.93	-
Gonzales, Ruben	$ 2,031.25	$ -	-	$ -	-	$ -	-	$ -	$ 2,031.25	-
Gruce, Robert	$ 2,502.92	$ -	-	$ -	-	$ -	-	$ -	$ 2,502.92	-
Isaak, Denise	$ 1,481.54	$ -	-	$ -	-	$ -	-	$ -	$ 1,481.54	-
Lutz, Laura	$ 480.00	$ -	-	$ -	-	$ -	-	$ -	$ 480.00	-
Madruga, Lydia	$ 1,984.57	$ -	-	$ -	-	$ -	-	$ -	$ 1,984.57	-
Moore, Ken	$ 3,853.85	$ -	-	$ -	-	$ -	-	$ -	$ 3,853.85	-
Prieto, Ruben	$ 1,780.20	$ -	-	$ -	-	$ -	-	$ -	$ 1,780.20	-
Prieto, Ruben-Final Pay	$ 15,602.99	$ -	-	$ -	-	$ -	-	$ -	$ 15,602.99	
Ramirez, Manuel	$ 1,849.26	$ -	1.00	$ 34.67	-	$ -	-	$ -	$ 1,883.93	-
Sanchez, Daniel	$ 1,538.77	$ -	-	$ -	-	$ -	-	$ -	$ 1,538.77	-
Tinoco, Alfonso	$ 1,131.23	$ -	1.00	$ 21.21	-	$ -	-	$ -	$ 1,152.44	-
Vallejo, Edward	$ 2,321.48	$ -	-	$ -	-	$ -	-	$ -	$ 2,321.48	1.50
Zapata, Domingo	$ 1,228.56	$ -	-	$ -	-	$ -	-	$ -	$ 1,228.56	-
TOTAL	**$ 47,686.60**	**$ 968.39**	**27.00**	**$ 1,104.00**	**$ -**	**$ -**	**$ 45.00**	**$ 1,234.33**	**$ 50,993.32**	**1.50**
PLANNING										
Kufis, Chris	$ 2,417.12	$ -	-	$ -	-	$ -	-	$ -	$ 2,417.12	-
Pimentel, Olivia	$ 2,220.99	$ -	-	$ -	-	$ -	-	$ -	$ 2,220.99	-
Garza, Amy	$ 500.00	$ -	-	$ -	-	$ -	-	$ -	$ 500.00	-
TOTAL	**$ 5,138.12**	**$ -**	**-**	**$ -**	**-**	**$ -**	**-**	**$ -**	**$ 5,138.12**	**-**

PLANNING		COUNCIL	
Epperson, R	$ -	Yep, G	$ -
Bandy, R	$ -	Fox, N	$ 125.00
Nehring, K	$ -	Nijjer, D	$ 125.00
Espino, L	$ -	Armstrong, R	$ 125.00
Wettlaufer, K	$ -	Hill, S	$ 125.00
Jones, C	$ -		
Nunez, M	$ -		
Total	**$ -**	**Total**	**$ 500.00**

GRAND TOTAL:	**$153,751.16**	**$1,622.83**	**27.50**	**$1,125.89**	**-**	**$0.00**	**61.00**	**$1,319.27**	**$ 157,819.15**	**35.25**

CITY OF KERMAN
OVERTIME SUPPLEMENTAL PAYROLL REPORT
PAY PERIOD 2/28/16-3/12/16

POLICE DEPARTMENT

Overtime Categories - Number of Hours

Regular Overtime	Holiday OT at 1/2 Time	Shift Coverage	SID	Training	Avoid the 21 Grant	Special Events	Total
0.5							0.5

(see notes below for overtime description)

DOUBLE TIME: (Sunday)

							0
PUBLIC WORKS DEPARTMENT						Sub Total	0.5

Overtime Categories - Number of Hours

Water Service	Sewer Emergencies	Animal Control	Special Events	Other or Call Back	On Call Duties	Total
5	11	0	0	1	4	21
DOUBLE TIME: (Sunday)						
0	0	2	0	0	4	6
COMMUNITY SERVICES DEPARTMENT					Sub Total	27.00

Overtime Categories - Number of Hours

Regular Overtime	After Hour Event	Total
		0
	Sub Total	0

FINANCE / PLANNING DEPARTMENTS

Overtime Categories - Number of Hours

Regular Overtime	Utility Billing	Payroll	Dog Clinic	Year End Audit	Total
					0
				Sub Total	0
				Total Hours (All Departments)	27.50

POLICE DEPARTMENT:

Regular Overtime – .5 hrs - late report

Holiday Overtime – hrs - Officers working on a holiday get paid OT 1/2 time.

Shift Coverage – hrs shift coverage due to officers being out on vacation, or called in sick, **hrs DT** due to call out on Sunday

Special Investigation Division (SID) – Special police action is required such as a search warrant, surveillance, and other crime patterns, etc.

Training – **hrs** range training

Grant – **hrs** AVOID Grant

Special Events - hrs July 3rd Fireworks show

PUBLIC WORKS DEPARTMENT:

Water Service - 5 hrs OT for shut-off and turn-on of service, all water related emergencies.

Sewer Emergencies 11 hrs OT SCADA problems/Sewer emergencies. (SCADA controls pumps, wells and sewer, lift stations, all sewer and storm drain related issues)

Animal Control - 2 hrs DT Vicious or dead animals. (not normally used for stray animals)

Special Events -

Other - 1 hr OT - Alarm

Call Back -

On-Call Duties 4 hrs OT & 4 hrs DT for reading and recording flow meters on wells and sewer plant; feed and clean kennels, verify WWTP running effectively, etc. OT is for two weekends and/or any holidays.

COMMUNITY SERVICES DEPARTMENT

Regular Overtime – On occasion, but very rare due to the amount of part-time employees.

After Hour Event – Occurs only if a full-time employee would have to stay for clean-up or as a facility attendant.

FINANCE / PLANNING DEPARTMENTS

Regular Overtime - Only as needed.

Utility Billing - Completed on the 1st of each month.

Payroll - Completed bi-weekly.

Dog Clinic - Once a year clinic held after business hours.

Year-End Audit - Completed over a period of time at the end of each fiscal year.

Accounts Payable

Checks by Date - Detail by Check Date

User: jcamacho
Printed: 3/29/2016 4:54 PM

Check No	Vendor No / Invoice No	Vendor Name / Description	Check Date / Reference	Check Amount
8290	10015	ADVANCE FORMS MANAGEMENT	03/15/2016	
	68286	FIN-PAYROLL CHECKS		201.43
	68286	FIN-DISCOUNT IF PAID EARLY		-3.35
			Total for Check Number 8290:	198.08
8291	10021	ALERT O LITE	03/15/2016	
	0452653-IN	WTR-ORANGE MESH SAFETY VEST		17.32
			Total for Check Number 8291:	17.32
8292	11016	AT&T	03/15/2016	
	209856	PD-TRACKING FEE FOR INVESTIGATION F		125.00
			Total for Check Number 8292:	125.00
8293	10504	AUTOZONE	03/15/2016	
	5324492843	WTR-SUPPLIES		4.05
	5324492843	SWR-SUPPLIES		4.05
			Total for Check Number 8293:	8.10
8294	10056	BOGIE'S PUMP SYSTEMS	03/15/2016	
		Homa Pump AMX646-3000		7,832.70
		Coating protection for Volute and Impeller		500.00
		Tax		685.36
		Freight to be determined		606.85
			Total for Check Number 8294:	9,624.91
8295	10065	CAL WEST RAIN	03/15/2016	
	0144365-IN	WTR-TROUBLESHOOT WELL #9		132.00
			Total for Check Number 8295:	132.00
8296	10452	CITY OF FRESNO WMD	03/15/2016	
	K020316	WTR-LAB ANALYSIS WATER		75.00
	K020316	SWR-LAB ANALYSIS SEWER		105.00
	K021016	SWR-LAB ANALYSIS SEWER		76.00
	K021016	WTR-LAB ANALYSIS WATER		30.00
	K021716	WTR-LAB ANALYSIS WATER		30.00
	K021716	SWR-LAB ANALYSIS SEWER		76.00
			Total for Check Number 8296:	392.00
8297	10098	CLEANSTREET INC	03/15/2016	
	81497	STRT-MONTHLY SWEEP FEE FEB 2016		6,672.90
			Total for Check Number 8297:	6,672.90
8298	10106	CONSOLIDATED EDISON SOLUTIONS	03/15/2016	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	2763905	SWR-SOLAR POWER 2/1/16-3/1/16		7,406.95
			Total for Check Number 8298:	7,406.95
8299	10826	CROWN SERVICES CORPORATION	03/15/2016	
	747877	STRT-PORTABLE RESTROOM RENTAL		295.65
			Total for Check Number 8299:	295.65
8300	10717	DAVID CASTILLO	03/15/2016	
	1073	ADM-MONTHLY WEB HOSTING & MTG M/		50.00
			Total for Check Number 8300:	50.00
8301	10715	DC HEATING AND COOLING	03/15/2016	
	0221	CS-REPAIR IGNITER ON HEATING UNIT		245.76
			Total for Check Number 8301:	245.76
8302	10165	LOCAL AGENCY FORMATION COMMI	03/15/2016	
	03142016	WTR-DATE AVE WATER SERVICE FEES		480.00
			Total for Check Number 8302:	480.00
8303	10166	FRESNO-MADERA AGENCY ON AGIN(	03/15/2016	
	1381	NUT-NUTRITION SITE SUPPLIES		419.20
			Total for Check Number 8303:	419.20
8304	10175	G & K SERVICES, INC	03/15/2016	
	03142016	VAR-UNIFORMS MATS & SUPPLIES		1.20
	03142016	VAR-UNIFORMS MATS & SUPPLIES		42.15
	03142016	VAR-UNIFORMS MATS & SUPPLIES		6.40
	03142016	VAR-UNIFORMS MATS & SUPPLIES		19.68
	03142016	VAR-UNIFORMS MATS & SUPPLIES		1,456.26
	03142016	VAR-UNIFORMS MATS & SUPPLIES		105.63
	03142016	VAR-UNIFORMS MATS & SUPPLIES		88.61
	03142016	VAR-UNIFORMS MATS & SUPPLIES		9.14
	03142016	VAR-UNIFORMS MATS & SUPPLIES		15.38
	03142016	VAR-UNIFORMS MATS & SUPPLIES		25.02
	03142016	VAR-UNIFORMS MATS & SUPPLIES		10.56
	03142016	VAR-UNIFORMS MATS & SUPPLIES		22.17
	03142016	VAR-UNIFORMS MATS & SUPPLIES		57.06
			Total for Check Number 8304:	1,859.26
8305	10194	HD SUPPLY WATERWORKS, LTD	03/15/2016	
		2780-06 AVK Hyrdrant		2,055.00
		CPLG 6X6 Alloy		140.00
		6 in MJ regular acc set		20.00
		Sales Tax		182.19
			Total for Check Number 8305:	2,397.19
8306	10205	INDEPENDENT STATIONERS	03/15/2016	
	IN-000586823	CS-DEPOSIT ENVELOPES		20.56
	IN-000586960	CS PENS ENVELOPES TACKS		39.57
	IN-000587024	CS-PENCILS ERASERS		20.58
			Total for Check Number 8306:	80.71
8307	10212	INTERNATIONAL ASSOCIATION FOR	03/15/2016	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	M16-C191389	PD-ANNUAL MEMBERSHIP IAP&E OFC ME		50.00
			Total for Check Number 8307:	50.00
8308	10226	JORGENSEN & CO	03/15/2016	
	5576681	BLDG-ANNUAL FIRE EXTINGUISHER MAI		387.88
			Total for Check Number 8308:	387.88
8309	10932	KARL C SCHOETTLER	03/15/2016	
	02-2016	BPO- CONTRACT PLANNING SERVICES FE		1,957.50
			Total for Check Number 8309:	1,957.50
8310	10252	LITHIA FORD OF FRESNO	03/15/2016	
	1190286	PD REP-THERMOSTAT SEAL RELAY #1454		231.85
			Total for Check Number 8310:	231.85
8311	11015	LOSS PROTECTION & INVESTIGATION	03/15/2016	
	77133	FIN-RECORDS DESTRUCTION 2016		225.00
			Total for Check Number 8311:	225.00
8312	10678	MAC'S EQUIPMENT INC	03/15/2016	
	134185	VE EQUIP-BRAKE KIT		254.90
	134497	VE REP-STARTER FOR #1257		68.17
	134524	VE EQUIP-STARTER FOR #1290		309.40
	134561	VE MAINT-OIL FILTER #1257		10.19
	135101	VE SUPPL-RATCHET FOR TOOL BOX		13.73
	135347	VE SUPPL-BULB		11.15
			Total for Check Number 8312:	667.54
8313	10260	METRO UNIFORM & ACCESSORIES	03/15/2016	
	INV26309	PD-UNIFORM RES OFC VALDOVINOS		299.35
	INV26310	PD-UNIFORM RES OFC RAIGOZA		299.35
	INV26311	PD-UNIFORM RES OFC BEYE		299.35
			Total for Check Number 8313:	898.05
8314	10271	MUNISERVICES LLC	03/15/2016	
	0000040798	ADM-STARS SERVICE TAX 3RD QTR 2015		500.00
			Total for Check Number 8314:	500.00
8315	10276	NATIONAL METER & AUTOMATION	03/15/2016	
	S1069310.001	WTR-4 " WATER METER/GOLDEN MEADO		1,658.88
			Total for Check Number 8315:	1,658.88
8316	11014	NET TRANSCRIPTS	03/15/2016	
	0006317-IN	ADM-INVESTIGATION KPD		618.89
			Total for Check Number 8316:	618.89
8317	10286	O'REILLY AUTOMOTIVE, INC	03/15/2016	
	3921-258549	VE REP-BELT PULLEY #1398		17.14
	3921-258574	VE REP-BATTERY TERMINAL #1232		4.86
	3921-258577	VE SUPPL-CRIMPER		228.65
	3921-258817	PD MAINT-OIL FILTERS		12.11
	3921-259005	WTR-PHONE CASE		8.11

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	3921-259005	SWR-PHONE CASE		8.11
	3921-259197	VE SUPPL-BULB		3.24
	3921-261701	PD REP-BRAKE SUPPLIES		247.09
	3921-261724	PD REP-HUB BEARING ASSEM #1484		324.52
	3921-261885	VE EQUIP-OIL FOR MOWER		39.78
			Total for Check Number 8317:	893.61
8318	10282	OFFICE DEPOT	03/15/2016	
	827402821001	WTR-OFFICE SUPPLIES		82.92
	827402821001	SWR-OFFICE SUPPLIES		82.92
	827403178001	WTR-OFFICE SUPPLIES		3.55
			Total for Check Number 8318:	169.39
8319	10283	OFFICE DEPOT CREDIT ACCOUNT	03/15/2016	
	03152016	CS-CALCULATOR PRINTING PAPER		47.51
			Total for Check Number 8319:	47.51
8320	10285	ONTRAC	03/15/2016	
	3837897	BPO-PLAN CHECK OVERNIGHT DELIVERY		49.97
			Total for Check Number 8320:	49.97
8321	10289	P.G.& E.	03/15/2016	
	288114119-9	CS-TRANSIT BUS FUEL FEB 2016		236.92
	288114119-9	CS-TRANSIT BUS FUEL MARCH 2016		227.79
	3920400666-0	STRT-MONTHLY SERVICE 1/29/16-2/29/16		3,996.89
	4055166878-9	LLD-MONTHLY SERVICE 1/28/16-2/28/16		1,481.33
	4055166878-9	LLD-INSTALLMENT LOAN LED		1,207.83
	5467738309-0	WTR/SWR/SD-UTILITIES		11,331.09
	5467738309-0	WTR/SWR/SD-UTILITIES		176.97
	5467738309-0	WTR/SWR/SD-UTILITIES		19.71
	5467738309-0	WTR/SWR/SD-UTILITIES		95.43
			Total for Check Number 8321:	18,773.96
8322	10305	PITNEY BOWES PURCHASE POWER	03/15/2016	
	03092016	VAR- POSTAGE FOR METER 8000909001594		41.24
	03092016	VAR- POSTAGE FOR METER 8000909001594		7.63
	03092016	VAR- POSTAGE FOR METER 8000909001594		22.24
	03092016	VAR- POSTAGE FOR METER 8000909001594		0.49
	03092016	VAR- POSTAGE FOR METER 8000909001594		1.64
	03092016	VAR- POSTAGE FOR METER 8000909001594		143.46
	03092016	VAR- POSTAGE FOR METER 8000909001594		1.43
	03092016	VAR- POSTAGE FOR METER 8000909001594		38.66
	03092016	VAR- POSTAGE FOR METER 8000909001594		1.46
	03092016	VAR- POSTAGE FOR METER 8000909001594		0.97
	03092016	VAR- POSTAGE FOR METER 8000909001594		235.70
	03092016	VAR- POSTAGE FOR METER 8000909001594		36.32
			Total for Check Number 8322:	531.24
8323	10315	QUINN COMPANY	03/15/2016	
	PC000354200	VE EQUIP-OIL FOR BACKHOE		199.77
			Total for Check Number 8323:	199.77
8324	10316	R G EQUIPMENT OF FRESNO INC	03/15/2016	
	1059	VE EQUIP-BLADES FOR TORO MOWER		62.55
	1212	VE EQUIP-6 CUTTING BLADES/BLADE BO		135.06

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 8324:	197.61
8325	10723	DONNIE RAMIREZ	03/15/2016	
	03152016	PD-REIMBURSEMENT FOR CLEARS TRAIN		30.00
			Total for Check Number 8325:	30.00
8326	10596	RED WING SHOE STORE	03/15/2016	
	4090000011624	PW-VAR SAFETY BOOTS		50.00
	4090000011624	PW-VAR SAFETY BOOTS		25.00
	4090000011624	PW-VAR SAFETY BOOTS		25.00
	4090000011624	PW-VAR SAFETY BOOTS		24.18
			Total for Check Number 8326:	124.18
8327	11006	RIGHT NOW PHLEBOTOMY	03/15/2016	
	03152016	PD-1 BLOOD DRAW 16-0875		125.00
			Total for Check Number 8327:	125.00
8328	10337	SLUMBERGER LUMBER	03/15/2016	
	B275491	STRTC-SCREWDRIVER, TWIST BULBS		51.85
	B275495	LLD-PVC COUPLINGS, PIPE		12.66
	B275602	VE-SPRAY RIG PART		7.56
	C172582	PD-KEY MADE FOR VEHICLE 471		3.22
			Total for Check Number 8328:	75.29
8329	10338	SMITH AUTO	03/15/2016	
	04CR000435	PD REP-CREDIT		-2.81
	04CR000440	PD REP-CREDIT		-17.86
	04CR000499	PD REP-RETURN		-32.46
	04CR000499	VE REP-RETURN		-32.46
	04IN003328	PD REP-REAR AXLE SHAFT		151.62
	04IN003329	PD REP-OIL SEAL		5.63
	04in003371	PD REP-GEAR OIL		32.46
	04IN003371	VE REP-GEAR OIL		32.46
	04IN003487	VE REP-AIR FILTER #1257		21.84
	04IN003592	VE REP-FAN BELTS #1398		67.36
	04IN003592	PD REP-SPOT LIGHT HALOGEN BULB		16.20
	04IN003593	VE SUPPL-9MM SOCKET FOR TOOL BOX		3.24
	04IN003756	PD MAINT-STOCK FILTERS		60.12
	04IN003756	VE MAINT-STOCK FILTERS		60.12
	04IN003768	PD REP-CORRECT ITEM-GEAR OIL		32.46
	04IN003768	VE REP-CORRECT ITEM-GEAR OIL		32.46
	04IN003772	VE EQUIP-HYDRAULIC FLUID		50.85
	04IN004075	VE REP-BRAKE SUPPLIES #1395		129.96
	04IN004188	VE REP-BRAKE SUPPLIES #1395		28.00
	04IN004549	SWR-TEMPURATURE GUN		74.85
			Total for Check Number 8329:	714.04
8330	10348	STATE WATER RESOURCES CNTL BOA	03/15/2016	
	03152016	SWR-F CHAVEZ WWTP OP GR II RENEWAL		230.00
			Total for Check Number 8330:	230.00
8331	10906	TAMARACK PEST CONTROL	03/15/2016	
	0287020	CTC-PEST CONTROL SPRAY CTC		100.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 8331:	100.00
8332	11017	THE LIFEGUARD STORE INC	03/15/2016	
	INV388005	PD-12 POCKET MASKS		76.38
			Total for Check Number 8332:	76.38
8333	10441	TURF STAR INC.	03/15/2016	
	6928290-00	EQUIP-BLADES FOR TORO MOWER		168.81
			Total for Check Number 8333:	168.81
8334	10391	VALLEY FARM SUPPLY STORES	03/15/2016	
	03152016	VE-SUPPLIES 4 INV <$50		80.12
	03152016	PARKS-SUPPLIES 2 INV <$50		16.53
	03152016	WTR-SUPPLIES 12 INV <$50		118.34
	03152016	SWR-SUPPLIES 3 INV <$50		33.45
	03152016	LLD-SUPPLIES 1 INV <$50		29.75
	03152016	STRTC-SUPPLIES 3 INV <$50		75.67
	OFF1K109502	LLD-POLE SAW BAR & CHAINS		84.34
	OFF1K109597	WTR-PLIERS, SCREWDRIVERS, GLOVES		28.94
	OFF1K109597	SWR-PLIERS, SCREWDRIVERS, GLOVES		28.93
	OFF1K109880	STRTC-STIHL LINE		69.15
	OFF1K110014	PARKS-ECHO HEAD, PLIERS, GATOR LINE		101.89
	OFF2K106802	SWR-HAND SPRAY FOR CLARIFIERS/MISC		51.95
			Total for Check Number 8334:	719.06
8335	10399	VETERINARY MEDICAL CENTER	03/15/2016	
	213520	AAC-1 EUTHANASIA OF ANIMAL		24.70
			Total for Check Number 8335:	24.70
8336	10406	WEST HILLS OIL INC	03/15/2016	
	50772	VE-FUEL FEB 16-29		3,038.11
	50772	VE-B ARREDONDO TRANSPORT		93.72
			Total for Check Number 8336:	3,131.83
			Total for 3/15/2016:	63,982.97
8337	10014	ADMINISTRATIVE SOLUTIONS INC	03/23/2016	
	3/22/16	HR-APR - EMPLOYER FLEX PLAN		10,500.00
			Total for Check Number 8337:	10,500.00
8338	10019	AFLAC	03/23/2016	
	399819	HR-MAR EMPLOYEE VOLUNTARY INSUR		184.56
			Total for Check Number 8338:	184.56
8339	10039	AT&T	03/23/2016	
	23434345970408	PD-T-1 LINE 3/10/16-4/9/16		275.79
			Total for Check Number 8339:	275.79
8340	10054	BLUE SHIELD OF CALIFORNIA	03/23/2016	
	160770003583	HR-APR MEDICAL COVERAGE		28,225.44

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 8340:	28,225.44
8341	10617	C A REDING CO INC	03/23/2016	
	371795	BPO-LANIER/MP C3503 COPIER		279.36
	372970	PD-FEB BILLING FOR COPIES 2/13/16-3/12/1		64.16
			Total for Check Number 8341:	343.52
8342	11018	EDUARDO CAMARGO	03/23/2016	
	111	WTR-HIGH EFF TOILET REBATE		100.00
			Total for Check Number 8342:	100.00
8343	10092	CENTRAL VALLEY TOXICOLOGY INC	03/23/2016	
	247692	PD- BLOOD TEST 16-0145		78.00
	247981	PD- BLOOD TEST 16-00312		78.00
	248284	PD- BLOOD TEST 16-0420		78.00
	248285	PD- BLOOD TEST 16-0482		78.00
	248777	PD- BLOOD TEST 16-0589		146.00
	248778	PD- BLOOD TEST 16-0639		78.00
			Total for Check Number 8343:	536.00
8344	10104	COMCAST	03/23/2016	
	815550021014764	TECH-TECHNOLOGY SERVICES 3/14/16-4/1		171.08
			Total for Check Number 8344:	171.08
8345	10115	CSJVRMA	03/23/2016	
	RMA-2016-0200	VAR-4th QTR WORKERS COMP DEPOSIT		59,695.00
	RMA-2016-0200	VAR-4th QTR LIABILITY PROGRAM		11,732.40
	RMA-2016-0200	VAR-4th QTR LIABILITY PROGRAM		3,910.80
	RMA-2016-0200	VAR-4th QTR LIABILITY PROGRAM		2,998.28
	RMA-2016-0200	VAR-4th QTR LIABILITY PROGRAM		1,303.60
	RMA-2016-0200	VAR-4th QTR LIABILITY PROGRAM		521.44
	RMA-2016-0200	VAR-4th QTR LIABILITY PROGRAM		3,650.08
	RMA-2016-0200	VAR-4th QTR LIABILITY PROGRAM		391.08
	RMA-2016-0200	VAR-4th QTR LIABILITY PROGRAM		1,564.32
			Total for Check Number 8345:	85,767.00
8346	10119	DASH MEDICAL GLOVES	03/23/2016	
	INV0984374	PD-1 CASE OF GLOVES		83.23
			Total for Check Number 8346:	83.23
8347	10128	DEPARTMENT OF JUSTICE	03/23/2016	
	155890	PD-FEB 2016 4 BLOOD ALCOHOL ANALYSI		140.00
			Total for Check Number 8347:	140.00
8348	10154	FASTENAL COMPANY	03/23/2016	
	CAFR256002	PARKS-CYCLE OIL		85.11
	CAFR256019	VE SUPPL-BAND SAW FOR SHOP TOOL BO		582.24
			Total for Check Number 8348:	667.35
8349	10572	FRESNO CITY COLLEGE	03/23/2016	
	11849535	PD-REGISTRATION FOR HS 11550 COURSE		107.00
			Total for Check Number 8349:	107.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
8350	10196	HELENA CHEMICAL COMPANY	03/23/2016	
	69496998	SWR-ROUNDUP PRO CONCENTRATE WWT		119.05
			Total for Check Number 8350:	119.05
8351	11019	JAVIER HERNANDEZ	03/23/2016	
	112	WTR-HIGH EFF TOILET REBATE		100.00
			Total for Check Number 8351:	100.00
8352	10219	JENSEN & PILEGARD	03/23/2016	
	391994	VE EQUIP-CARBURETOR & EDGER BLADE		168.38
			Total for Check Number 8352:	168.38
8353	10259	MES VISION	03/23/2016	
	160683088101	HR-APRIL VISION PREMIUM		715.48
			Total for Check Number 8353:	715.48
8354	10272	MUTUAL OF OMAHA	03/23/2016	
	000504703559	HR-APR LTD INS EMPLOYEE		463.24
	000504703559	HR-APR LTD INS EMPLOYER		463.23
	000504703559	HR-APR LIFE INSURANCE		412.98
	000504703559	HR-APR VOLUNTARY LIFE		1,142.74
			Total for Check Number 8354:	2,482.19
8355	10282	OFFICE DEPOT	03/23/2016	
	825883802001	PD-OFFICE SUPPLIES 3 USB CARDS		28.54
	826647637001	PD-OFFICE SUPPLIES BINDERS DIVIDERS		84.21
	828488517001	BPO-OFFICE SUPPLIES		57.82
			Total for Check Number 8355:	170.57
8356	10285	ONTRAC	03/23/2016	
	8392418	BPO-PLAN CHECK OVERNIGHT DELIVERY		53.63
			Total for Check Number 8356:	53.63
8357	10304	PITNEY BOWES GLOBAL FIN SERV LL	03/23/2016	
	8392672-MR16	VAR-QTR RENT POSTAGE MACHINES		462.57
	8392672-MR16	VAR-QTR RENT POSTAGE MACHINES		491.48
	8392672-MR16	VAR-QTR RENT POSTAGE MACHINES		274.65
	8392672-MR16	VAR-QTR RENT POSTAGE MACHINES		216.82
			Total for Check Number 8357:	1,445.52
8358	10316	R G EQUIPMENT OF FRESNO INC	03/23/2016	
	1401	VE EQUIP-BRACKET COVER FOR MOWER		23.16
			Total for Check Number 8358:	23.16
8359	11022	SKILLPATH / NST SEMINARS	03/23/2016	
	11095388	FIN-ADVANCED MICROSOFT EXCEL WOR		399.00
			Total for Check Number 8359:	399.00
8360	10420	SPRINT	03/23/2016	
	622685312-172	VAR-MONTHLY CELLULAR SERVICE 2/12/		20.33
	622685312-172	VAR-MONTHLY CELLULAR SERVICE 2/12/		20.33
	622685312-172	VAR-MONTHLY CELLULAR SERVICE 2/12/		149.12

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	622685312-172	VAR-MONTHLY CELLULAR SERVICE 2/12/1		27.11
	622685312-172	VAR-MONTHLY CELLULAR SERVICE 2/12/1		20.33
	622685312-172	VAR-MONTHLY CELLULAR SERVICE 2/12/1		44.06
	622685312-172	VAR-MONTHLY CELLULAR SERVICE 2/12/1		122.01
	622685312-172	VAR-MONTHLY CELLULAR SERVICE 2/12/1		74.56
	622685312-172	VAR-MONTHLY CELLULAR SERVICE 2/12/1		67.78
	622685312-172	VAR-MONTHLY CELLULAR SERVICE 2/12/1		23.72
	622685312-172	VAR-MONTHLY CELLULAR SERVICE 2/12/1		28.83
	622685312-172	VAR-MONTHLY CELLULAR SERVICE 2/12/1		109.62
			Total for Check Number 8360:	707.80
8361	10644	US BANK EQUIPMENT FINANCE	03/23/2016	
	299721217	BPO-LANIER COPIER C3503 COPIER LEASI		149.36
			Total for Check Number 8361:	149.36
8362	10413	YAMABE & HORN ENGINEERING INC	03/23/2016	
	34755	2016 CONCRETE PROJECT		750.00
	34941	CDBG KATEYS KIDS PARK		1,320.00
	34942	WHITESBRIDGE & VINELAND TRAFFIC SI		1,430.00
	34943	GENERAL ENGINEERING		762.50
	34944	DOUBLE L MHP WATER SERVICE/WELL 18		120.00
	34945	MEDIAN TRANSITION PLAN		9,334.55
	34946	VINELAND WIDENING		2,133.73
	34947	UPRR PEDESTRIAN & BICYCLE TRAIL		2,542.50
	34948	PROP 84 WATER METER PROJECT		1,800.00
	34949	CALIFORNIA & MAY RECONSTRUCTION -		462.50
	34950	CDBG SOROPTIMIST PARK RESTROOM		1,010.00
	34951	MADERA/JENSEN GATEWAY MONUMENT		360.00
	34952	CALIFORNIA AVE SIDEWALK - DEL NORTE		4,452.50
	34953	GROUDWATER MANAGEMENT ENGINEER		157.50
	34954	SPR 15-04: STARBUCKS		367.50
	34955	KERMAN ANIMAL SHELTER		341.25
	34956	2015 KERMAN COG APPLICATIONS		1,980.00
	34957	2016 CONCRETE PROJECT		3,915.00
	34958	LA FE WATER SERVICE AGREEMENTS		840.00
			Total for Check Number 8362:	34,079.53
			Total for 3/23/2016:	167,714.64
8363	11023	A & A CRANE SERVICE	03/29/2016	
	16933	SWR-CRANE/REMOVE BLOWER WWTP		232.00
			Total for Check Number 8363:	232.00
8364	10005	A-1 NATIONAL FENCE	03/29/2016	
	8275	SD-REPAIR FENCE/C & BURGUNDY STORM		325.00
			Total for Check Number 8364:	325.00
8365	10014	ADMINISTRATIVE SOLUTIONS INC	03/29/2016	
	3242016	HR-MAR SEC 125 EMPLOYEE CONT		2,276.68
	89873	HR-APRIL BLUE SHIELD PLAN ADMIN		795.00
	89874	HR-APRIL DENTAL CLAIMS FUNDING		4,392.19
	89875	HR-APRIL SEC PLAN ADMIN		110.00
			Total for Check Number 8365:	7,573.87

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
8366	10040	AT&T MOBILITY	03/29/2016	
	287249141774	PD-MAR MDT WIRELESS SERVICE		275.70
			Total for Check Number 8366:	275.70
8367	10044	BATTERY SYSTEMS	03/29/2016	
	3467580	PD REP-SOLAR PANEL/CONNECTOR #1401		107.70
			Total for Check Number 8367:	107.70
8368	10056	BOGIE'S PUMP SYSTEMS	03/29/2016	
	10257	SWR-BLOWER REPAIR WWTP		1,692.89
			Total for Check Number 8368:	1,692.89
8369	11024	COIT COMMERICIAL CLEANING SERV	03/29/2016	
	F-043576-C	CTC-CITY HALL & PD CARPET CLEANING		1,400.00
			Total for Check Number 8369:	1,400.00
8370	10103	COLONIAL LIFE	03/29/2016	
	3420205-0401695	HR-MARCH EMPLOYEE CONTRIBUTION		634.80
	3420205-0401695	HR-ROUNDING ADJ		-0.05
			Total for Check Number 8370:	634.75
8371	10105	COMMUNITY HOSPITALS OF CENTRA	03/29/2016	
	03292016	PD-6 BLOOD DRAWS		1,050.00
			Total for Check Number 8371:	1,050.00
8372	10109	COUNTY OF FRESNO	03/29/2016	
	023-080-25P	2015-16 UNSECURED SOLAR ARRAY PROP		206.61
			Total for Check Number 8372:	206.61
8373	10445	DELTA LIGHTING PRODUCTS INC.	03/29/2016	
	542737	CTC-LIQUID ENZYME PROPRIETARY		562.76
			Total for Check Number 8373:	562.76
8374	11020	RANMIGH DHESI	03/29/2016	
	110	WTR-2 HIGH EFF TOILET REBATE		200.00
			Total for Check Number 8374:	200.00
8375	10151	EWING IRRIGATION PRODUCTS	03/29/2016	
	1100159	MEDIANS-SPRINKLER SUPPLIES MEDIAN		476.48
	1100160	MEDIANS-SPRINKLER SUPPLIES MEDIAN		476.48
	1150237	PARKS-SPRINKLER SUPPLIES PLAZA PARI		183.16
			Total for Check Number 8375:	1,136.12
8376	10166	FRESNO-MADERA AGENCY ON AGIN(	03/29/2016	
	1406	NUT-NUTRITION SITE SUPPLIES		12.60
			Total for Check Number 8376:	12.60
8377	10183	GRAFIX SHOPPE	03/29/2016	
	106347	PD REP-STRIPING FOR CROWN VIC		110.66
			Total for Check Number 8377:	110.66

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
8378	10194	HD SUPPLY WATERWORKS, LTD	03/29/2016	
	F265298	WTR-PARTS FOR METER AT GOLDEN MEA		75.22
			Total for Check Number 8378:	75.22
8379	10767	IDESIGN CUSTOM SCREEN PRINTING	03/29/2016	
	03292016	REC-EARTH DAY T-SHIRTS		955.00
			Total for Check Number 8379:	955.00
8380	10205	INDEPENDENT STATIONERS	03/29/2016	
	IN-000588154	CS-SCISSORS LAMINATE SHEETS		18.21
			Total for Check Number 8380:	18.21
8381	11025	THERESA JOHNSON	03/29/2016	
	03292016	CS-REIMBURSEMENT FOR CONFERENCE I		59.43
			Total for Check Number 8381:	59.43
8382	10238	KERMAN UNIFIED SCHOOL DIST	03/29/2016	
	160331	CS-PG&E BALLFIELD LIGHTS GOLDENRO		1,112.79
			Total for Check Number 8382:	1,112.79
8383	10239	KERWEST INC	03/29/2016	
	41006	REC-SPORTS LEADER HELP WANTED AD		72.00
			Total for Check Number 8383:	72.00
8384	10282	OFFICE DEPOT	03/29/2016	
	829872404-001	WTR-TOTE BINS PENS/PENCILS MOBILE F		118.99
	829992767001	FIN-OFFICE SUPPLIES		195.80
	829992767001	FIN-OFFICE SUPPLIES		195.80
	829992834001	FIN-OFFICE SUPPLIES		86.96
	829992834001	FIN-OFFICE SUPPLIES		86.96
	830593325001	PD-OFFICE SUPPLIES		345.58
	830593325001	PD-EXPLORERS SUPPLIES		38.14
			Total for Check Number 8384:	1,068.23
8385	10289	P.G.& E.	03/29/2016	
	6206788690-3	CS-MONTHLY UTILITIES 2/8/16-3/8/16		2,826.69
	6206788690-3	CS-MONTHLY UTILITIES 2/8/16-3/8/16		239.00
	6206788690-3	CS-MONTHLY UTILITIES 2/8/16-3/8/16		1,462.16
	6206788690-3	CS-MONTHLY UTILITIES 2/8/16-3/8/16		577.35
	6206788690-3	CS-MONTHLY UTILITIES 2/8/16-3/8/16		100.00
	9081203718-3	CS-MONTHLY UTILITIES KATIES KIDS PAF		68.44
			Total for Check Number 8385:	5,273.64
8386	11006	RIGHT NOW PHLEBOTOMY	03/29/2016	
	03292016	PD-1 BLOOD DRAW		125.00
			Total for Check Number 8386:	125.00
8387	10876	ERIKA RODRIGUEZ	03/29/2016	
	03262016	PD-REIMBURSEMENT FOR REFRESHMENT		55.80
			Total for Check Number 8387:	55.80
8388	11026	ELENA SANCHEZ	03/29/2016	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	565403	REC-EARTH DAY TABLES & CHAIRS		125.00
			Total for Check Number 8388:	125.00
8389	10552	STEVE PATRICK A/C & REFRIGERATIC	03/29/2016	
	48579	BLDG-REPAIR AC/HEAT PW OFFICE		257.50
			Total for Check Number 8389:	257.50
8390	10357	TAYLOR MADE IRRIGATION	03/29/2016	
	11506	WTR-GASKET FOR WATER METER		6.60
	11571	STRTC-SPRINKLER SUPPLIES CITY YARD		24.34
			Total for Check Number 8390:	30.94
8391	10168	UNITY IT	03/29/2016	
	MSP20134	TECH-MONTHLY TECH SUPPORT SERVICE		2,375.10
	MSP20136	WTR-MONTHLY SCADA SUPPORT		27.50
	MSP20136	SWR-MONTHLY SCADA SUPPORT		27.50
			Total for Check Number 8391:	2,430.10
8392	10644	US BANK EQUIPMENT FINANCE	03/29/2016	
	300185162	PD-COPIER LANIER MPC4503		177.93
			Total for Check Number 8392:	177.93
8393	10387	USABLUEBOOK	03/29/2016	
	902922	SWR-LMI HEAD ASSEMBLY		308.54
	907814	WTR-KEY BARREL LOCK PROTECTOR		304.27
	907820	SWR-HOIST PERF BLADE SHOVEL		343.36
			Total for Check Number 8393:	956.17
8394	10394	VALLEY IRON, INC	03/29/2016	
	653904	SWR-SUPPLIES FOR CLARIFIER		226.39
			Total for Check Number 8394:	226.39
8395	10399	VETERINARY MEDICAL CENTER	03/29/2016	
	213581	AAC-1 EUTHANASIA OF ANIMAL		24.70
			Total for Check Number 8395:	24.70
8396	10406	WEST HILLS OIL INC	03/29/2016	
	229830	VE SUPPL-MOTOR OIL 55 GL		852.62
	50973	VE-FUEL MAR 01-16		3,380.16
	50973	VE-B ARREDONDO TRANSPORT		250.72
			Total for Check Number 8396:	4,483.50
8397	10412	XEROX CORPORATION	03/29/2016	
	083814953	ADM- COPIER LEASE, PRINT CHARGES, T/		429.37
			Total for Check Number 8397:	429.37
			Total for 3/29/2016:	33,477.58

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Report Total (108 checks):	265,175.19

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: PLANNING AND DEVELOPMENT
STAFF REPORT
CITY COUNCIL MEETING
COUNCIL MEETING DATE: APRIL 6, 2016

To: Mayor and City Council
From: Jerry Jones, City Engineer
Subject: Initiation of Proceedings for the Annual Levy of Assessments for Landscape and Lighting District No. 1

RECOMMENDATION

Council by motion adopt resolution to initiate proceedings for the annual levy of assessments for Landscape and Lighting District No. 1 and authorize the City Engineer to file his annual report.

EXECUTIVE SUMMARY

The Landscape and Lighting District maintains public landscaping in median islands and landscape strips along major streets. The revenue from the district also pays for street lighting costs for areas within the district. All new developments are annexed into the district and charged an annual assessment that is collected with property taxes. There are currently 12 sub-areas within the Landscape and Lighting District No. 1.

OUTSTANDING ISSUES

None.

DISCUSSION

This is the first of three actions by Council required by State law for the levy of the annual assessments. The City Engineer will prepare a report that will be submitted to the Council for review and approval. The next action required by Council will be the approval of the resolution of intention to levy and collect the annual assessments, which will set the date for the public hearing required prior to the confirmation of assessments. The final step in the process is for Council to conduct the required public hearing, receive any testimony, and confirm the annual assessments. The assessment roll is then submitted to the County Assessor for inclusion on the property owner's tax bill. No new annexations have taken place this past year.

FISCAL IMPACT

The annual assessments from Landscape and Lighting District No. 1 are used for maintenance of public landscaping and street lighting. Last year the total assessments were $212,906.20.

Attachments:

A. Resolution
B. Map – Assessment Area Boundaries

Attachment 'A'

RESOLUTION NO. 16-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL LEVY OF ASSESSMENT FOR LANDSCAPE AND LIGHTING DISTRICT NO. 1 OF THE CITY OF KERMAN

RESOLVED by the Council of the City of Kerman, County of Fresno, California, that:

WHEREAS, the Council has approved no new annexations to Landscape and Lighting District No. 1 of the City of Kerman (herein LLD No. 1) during the period of January 1, 2015 to December 31, 2015 inclusive; and

WHEREAS, proceedings for the annual assessment for LLD No. 1 for the fiscal year 2016-2017 need to be initiated.

NOW, THEREFORE IT IS HEREBY FOUND, DETERMINED, AND ORDERED as follows:

1. The Council proposes to undertake proceedings for the levy of the annual assessment of LLD No. 1 under Part 2 of Division 15 of the Streets and Highways Code of the State of California (Section 22500 et seq.) generally known as the Landscaping and Lighting Act of 1972 (Herein the "Act").

2. The City Engineer shall prepare and file a report in accordance with Article 4 (commencing with Section 22565) of the Act.

The foregoing resolution was introduced at a regular meeting of the City Council of the City of Kerman held on the 6th day of April, 2016, and passed at said meeting by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

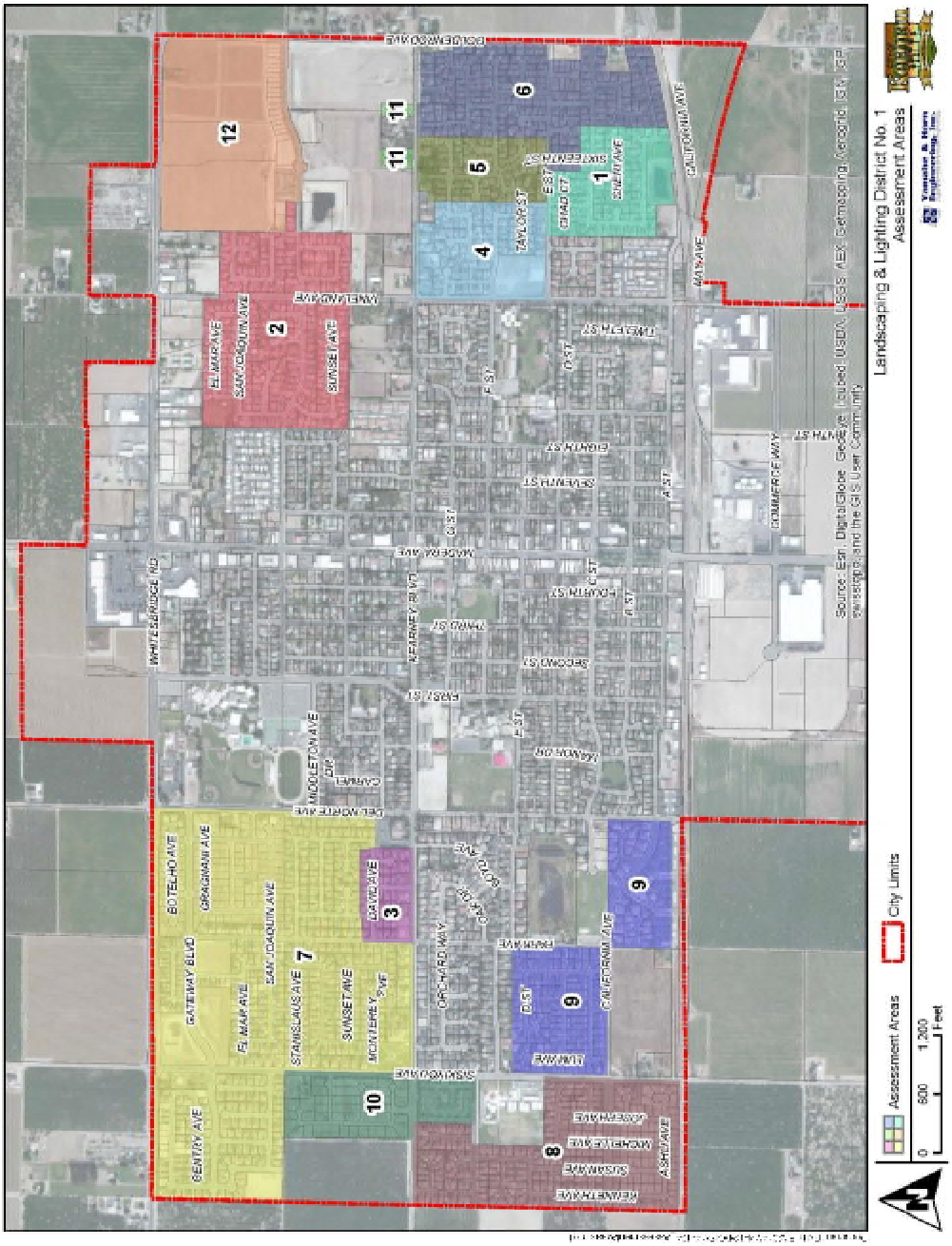
The foregoing resolution is hereby approved.

_____
Stephen B. Hill
Mayor

ATTEST:

_____
Marci Reyes
City Clerk

Attachment 'B'



City of Kerman

A Place Where "Community Comes First"

MAYOR Stephen B. Hill
MAYOR PRO-TEM Gary K. Yep
COUNCIL MEMBER Rhonda Armstrong
COUNCIL MEMBER Nathan Fox
COUNCIL MEMBER Bill Nijjer

DEPARTMENT: PLANNING & DEVELOPMENT
STAFF REPORT
CITY COUNCIL MEETING
MEETING DATE: APRIL 6, 2016

To: Mayor and City Council

From: Olivia Pimentel, Planning Technician

Subject: Public Hearing for General Plan Amendment GPA 16- 01, Making Findings to Adopt the City of Kerman 2015-2023 Multi-Jurisdictional Housing Element, Initial Study and Mitigated Negative Declaration as Adequate Environmental document for the project

RECOMMENDATION

Council open public hearing, receive public comments, close public hearing and by motion adopt General Plan Amendment GPA 16-01, Making Findings to Adopt the City of Kerman 2015-2023 Multi-Jurisdictional Housing Element, Initial Study and Mitigated Negative Declaration as adequate environmental document for the project.

EXECUTIVE SUMMARY

State Law requires cities and counties to update their Housing Elements on a regular basis. The current Housing Element adoption deadline for jurisdictions in Fresno County is December 31, 2015. 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. The current Housing Element planning period is for eight years, from 2015 through 2023. However, if a jurisdiction does not adopt its Housing Element within 120 days of the mandated deadline (i.e., before April 29, 2016), a jurisdiction must update its Housing Element every four years.

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. The City of Kerman held a stakeholders workshop on March 4, 2016. The Planning Commission and City Council reviewed the Draft Housing Element on June 3, 2015 at a joint meeting, and staff subsequently submitted the Housing Element to HCD on August 12, 2015. HCD reviewed the Draft Housing Element and issued a comment letter on October 9, 2015. Staff and the Consultants submitted responses to HCD comments in December 2015. The revisions were found to be satisfactory by HCD and resulted in a letter dated February 1, 2016 stating that the City's Housing Element will be in full compliance with State Law once it has been adopted by the City Council (Attachment 'C').

The blue underline/strikeout shows the changes made during the HCD review process. Once finaled all the changes will be accepted and a clean version will be provided after adoption. Staff is requesting review, comments and to obtain approval of the document by the City Council. Upon City Council approval the document will be submitted for final filing to meet the filing deadline April 29, 2016.

The Kerman Planning Commission held a public hearing for the Draft Housing Element for public comment on February 8, 2016. There were no comments or revisions recommended and the document is recommended for approval as presented

General Plan State Law

Government Code Section (GCS) 65300 requires cities and counties to adopt and maintain a General Plan with a minimum of seven mandatory elements: Land Use; Circulation; Housing; Conservation; Open Space; Noise; and Safety.

Housing Elements

GCS 65580 through 65589.8 specifies the contents for Housing Elements and the update schedule. The Housing Element must identify and analyze City of Kerman's existing and projected housing needs to ensure adequate housing exists for all economic segments of the community. The California Department of Housing and Community Development (HCD) must review and certify the Housing Element to ensure compliance with State law.

SB 375, enacted in 2008, changed the update cycle for Housing Elements from five years to eight years, provided that HCD certifies a community's Housing Element. This new cycle corresponds to the timing for greenhouse gas reduction targets and Regional Transportation Plan (RTP) preparation.

SB 375 also established a new penalty, requiring communities that do not adopt their housing elements on time to update their Housing Element every four years. The adoption deadline for the 2015-2023 Housing Element is December 31, 2015. According to the schedule established by SB 375, the City of Kerman has until April 29, 2016 to adopt the Housing Element without incurring the four-year penalty.

Multi-Jurisdictional Housing Element

The Multi-Jurisdictional Housing Element is a regional housing document that effectively acts as the State-mandated housing element for all participating jurisdictions. Participating jurisdictions include Fresno County, Clovis, Coalinga, Fowler, Huron, Kerman Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma.

The Multi-Jurisdictional Housing Element is a single document, made up of two sections: 1) the main body, 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, which contain details for each jurisdiction (i.e., sites inventory, governmental constraints, evaluation of existing Housing Element) and individual implementation programs for each individual City/County.

The Draft 2015-2023 Multi-jurisdictional Housing Element 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 of Kerman's housing needs. For City of Kerman, Sections 1, 2, 3, 4, 5, Appendix 1, and Appendix 2F of the Multi-Jurisdictional Housing Element constitute the Draft Housing Element. These sections are what is being reviewed by the Planning Commission, and is what will ultimately be adopted by the City Council of the City of Kerman.

DISCUSSION

Revisions to Address HCD Comments

The Planning Commission and City Council reviewed the Draft Housing Element at a joint meeting on June 3, 2015, and staff subsequently submitted the Housing Element to HCD on August 12, 2015. HCD reviewed the Draft Housing Element and issued a comment letter on October 9, 2015 (see Attachment 'E'). Some of the comments in the letter apply to the main chapters of the Housing Element, which apply to all participating jurisdictions. The letter also has individual appendices that contain the comments for each of the participating jurisdictions. The City of Kerman's comments are contained in Appendix 2F of the letter.

Staff and the Consultants submitted responses to HCD comments in December 2015. The revisions are shown as underline (new text) / strikeout (deletions) in the Final Draft Housing Element (Attachment 'B'). To summarize, the most revisions included, but were not limited to, the following:

- Revisions to the main chapters of the Housing Element (Chapters 1-5) include:
  - Further description of public outreach efforts (Chapter 1)
  - Further description of housing rehabilitation needs (Chapter 2)
  - Expanded analysis of the farmworker population (Chapter 2)
  - Additional analysis to justify that affordable housing development is feasible at 15 units per acre and feasible in non-residential zones where residential uses are allowed (Chapter 3)
  - New policy to encourage "sweat-equity" homeownership programs (Chapter 5)

- Revisions to the programs in Appendix 2F for the City of Kerman include:
  - A new program to continue regional collaboration efforts (Program 1)
  - A new program to review annexation standards in the MOU between the County of Fresno and the cities within the county (Program 2).
  - A new program to rezone sites to address the unaccommodated need from the Fourth Cycle RHNA (Program 3).
  - A new program to provide water and sewer priority to affordable housing consistent with Government Code Section 65589.7 (Program 5)
  - A new program to encourage the development of second units (Program 9)
  - A new program to facilitate lot consolidations for small sites and lot splits for larger sites (Program 11)
  - A new program to monitor fees and consider deferred or reduced fees for affordable housing (Program 12)

- Revisions made to the analysis in Appendix 2F-49 include:
  - Analysis of the availability of water and sewer infrastructure to serve new development
  - Additional analysis of regional impact fees
  - Additional analysis of the review of past accomplishments

The revisions were found to be satisfactory by HCD and resulted in a letter dated February 1, 2016 stating that the City's Housing Element will be in full compliance with State Law once it has been adopted by the City Council (Attachment 'C').

CEQA Process

An Initial Study and (Mitigated) Negative Declaration have been prepared for this project pursuant to the California Environmental Quality Act (CEQA). The Notice of Intent to adopt a Negative Declaration and the Initial Study were circulated for public review. They were filed with the Fresno County Clerk's Office as well as the Governor's Office of Planning and Research State Clearinghouse, and sent to a distribution list of interested agencies. The comment period was extended to accommodate delay in the CEQA preparation process and officially ended on February 6, 2016. The City of Kerman received comment letters from Department of the Army dated January 25, 2016, Fresno LAFCo dated January 29, 2016. Additional comment letters received after the February 8, 2016 Planning Commission Meeting were from Caltrans dated February 9, 2016, Department of Fish and Wildlife received February 10, 2016, State Clearing House & Department of Toxic Substance Control received February 9, 2016. The letters did not contains any specific comments or concerns regarding the IS/ND.

PUBLIC HEARING

Staff is requesting that the City Council open public hearing, receive public comments, close public hearing and adopt the attached resolution of the City Council approving General Plan Amendment GPA 16-01, to adopt the 2015-2023 Housing Element and an Initial Study and (Mitigated) Negative Declaration as adequate environmental documentation for the project.

SUMMARY/CONCLUSION:

Schedule and Next Steps

Following adoption of the Housing Element, the City of Kerman will submit the Housing Element to HCD for formal certification. HCD has 90 days to certify the Housing Element.

Attachments

A. Resolution
B. Final Draft 2015-2023 Multi-Jurisdictional Housing Element
C. HCD Conditional Approval Letter, February 1, 2016
D. MJHE Initial Study/Mitigated/Negative Declaration
E. Comment Letters

Attachment 'A'

RESOLUTION NO. 16-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN MAKING FINDINGS TO APPROVE GENERAL PLAN AMENDMENT GPA-16-01 ADOPTING THE 2015-2023 GENERAL PLAN HOUSING ELEMENT, INITIAL STUDY AND (MITIGATED) NEGATIVE DECLARATION AS ADEQUATE ENVIRONMENTAL DOCUMENTATION FOR THE PROJECT.

WHEREAS, in compliance with Government Code § 65355, the City of Kerman City Council held a duly noticed public hearing on March 16, 2016 to consider General Plan Amendment GPA-16-01, to approve the 2015–2025 General Plan Housing Element and the associated Initial Study and (Mitigated) Negative Declaration; and,

WHEREAS, on August 12, 2015, Staff submitted the Draft Housing Element to the California Housing and Community Development Department (HCD) for review; and,

WHEREAS, on October 9, 2015, HCD issued a comment letter on the Draft Housing Element resulting in revisions delivered to HCD in December 2015; and,

WHEREAS, on February 1, 2016, HCD issued a letter of conditional approval to the Planning Development Director stating that the Draft Housing Element and associated revisions meet the statutory requirements of State housing Element law and will comply with State law (Government Code, Article 10.6) when they are adopted and submitted to HCD pursuant to Government Code Section 65585(g); and,

WHEREAS, an Initial Study and Mitigated Negative Declaration has been prepared, in accordance with the California Environmental Quality Act of 1970, as amended; and,

WHEREAS, the Initial Study Mitigated Negative Declaration (ND-16-01) has been circulated for public review through the State Clearinghouse for 30-days from January 7, 2016 to February 6, 2016 as required by Section 15073 of the California Environmental Quality Act of 1970, as amended; and,

WHEREAS, the City Council has considered the entire record before it including the Planning Commission recommendation, Staff Report, Public Testimony and the Project File.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that Based upon the evidence in the Staff Report, Public Testimony, and Project File, the City Council recognizes the appropriateness of General Plan Amendment GPA-16-01, to adopt the 2015-2023 Housing Element and hereby adopts General Plan Amendment GPA-16-01 for the 2015-2023 Housing Element based on the following findings:

1. Initial Study and Mitigated Negative Declaration (ND- 16-01) is adequate in assessing the environmental impacts associated with the proposed General Plan Amendment and there is no substantial evidence in the record that the proposed General Plan Amendment will result in significant impacts to the environment.

2. The proposed amendment ensures and maintains internal consistency with General Plan land uses and objectives, policies, programs, and actions of all elements of the General Plan and would not create any inconsistencies.
3. The proposed amendment will not endanger, jeopardize or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare of persons residing or working within the City of Kerman/County of Fresno.
4. The 2015-2023 Housing Element establishes appropriate goals, policies, and programs to address such issues as adequate sites, affordability, governmental constraints, preservation of housing and neighborhoods, housing accessibility, and energy conservation.
5. The Housing Element has been prepared in conformity with the provision of State law requirements of California Government Code Article 10.6 and adoption of the 2015-2023 Housing Element is the final requirement per Government Code Section 65585(g).

The foregoing resolution was duly noticed and public hearing held at a regular meeting of the City Council of the City of Kerman on the date day of Month, Year, and was passed and adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

The foregoing ordinance is hereby approved.

_____
Stephen B. Hill
Mayor

ATTEST:

_____
Marci Reyes
City Clerk

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

Final Draft
January 2016

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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

Final Draft

January 2016

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

Fresno Council of Governments Staff

Clark Thompson, Senior Regional Planner

Consultant Team

Mintier Harnish
Larry Mintier, FAICP, Principal
Chelsey Payne, AICP, Project Manager
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INTRODUCTION 1

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

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

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

HOUSING ELEMENT PURPOSE

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

GENERAL PLAN CONSISTENCY

The housing element is a required element of the general plan. State law requires that the housing element be consistent with the other elements of the jurisdictions' general plan. The policies and implementation programs in this housing element are consistent with the policies and implementation programs in the other elements of each jurisdiction's general plan. However, if during the implementation of this housing element, any inconsistencies are identified, a local government would need to amend its general plan to maintain consistency with other elements of the general plan. As other elements of the general plan are amended in the future, the local governments must also review the Housing Element and update as necessary to ensure internal consistency is maintained.

HOUSING ELEMENT ORGANIZATION

The Housing Element is organized into the following major sections:

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

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

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

1. **Implementation Programs and Quantified Objectives:** Details jurisdiction-specific implementation programs to be carried out over the planning period to address the regional housing goals;
2. **Sites Inventory:** Describes the jurisdiction-specific sites available to meet the RHNA;
3. **Constraints:** Identifies potential jurisdiction-specific governmental constraints to the maintenance, preservation, conservation, and development of housing; and
4. **Evaluation of Previous Housing Element:** When applicable, describes the progress implementing the previous housing element's policies and actions.
5. **At Risk:** An analysis of the at-risk units by jurisdiction as well as the preservation options.

PUBLIC OUTREACH AND ENGAGEMENT

State law requires local governments to make a diligent effort to achieve public participation of all socioeconomic segments of the community in the development of the housing element. ~~The public participation process for this Housing Element involved four major stages:~~ . All public comments are included in Appendix 1A. The comments received at the workshops and through the online survey were considered in the preparation of this Housing Element, specifically in the goals, policies, and implementation programs.

Workshops and Online Survey

On March 4, 2015, the participating jurisdictions held two workshops for key stakeholders and community members interested in housing issues in the county. The City of Selma hosted a workshop at the City Council Chambers located at 1710 Tucker Street in the city of Selma from 10 am to 12 pm. The City of Kerman hosted the second workshop at the Community Center located at 15101 West Kearney Boulevard in the city of Kerman from 2 pm to 4 pm. Participants listened to a short introductory presentation about the Housing Element Update and were asked to provide input on key issues, barriers, and opportunities for creating affordable housing in the county. In total, 33 stakeholders attended the workshops.

The participating jurisdictions and the Housing Element Update consultants publicized the workshops using email announcements~~,~~ phone calls, and flyers posted and distributed throughout the county in both English and Spanish. The consultants sent out the first workshop email announcement on February 17, 2015, and a reminder email announcement on March 3, 2015, a day before the workshops. The consultants also called the list of stakeholders the week leading up to the workshop, and distributed workshop flyers throughout the months of February and March 2015. In total 222 stakeholders were contacted and encouraged to attend the workshops. The participating jurisdictions also issued public notices to local newspapers and published the meeting announcement in their local newsletters. Individual jurisdictions made other efforts to encourage participation, including personal phone calls to stakeholders, utility bill inserts, advertising the meetings on the City's website and in the City's email newsletter, sending press releases to local newspapers, and posting flyers at key locations, including affordable housing developments. Further efforts included posting the workshop information on an electronic reader board for visibility as people enter the city, and making the event a push item on the City's app. See Appendix 1 for a sample of the public city materials.

On March 17, 2015, the consultants emailed stakeholders a link to the workshop summary found on the project website and a link to an online survey ~~questionnaire~~ for the individuals who were unable to attend the workshop, but wanted to provide feedback. In total, 13 stakeholders responded to the ~~questionnaire~~survey.

Study Sessions

The participating jurisdictions held study sessions with their respective Planning Commission and/or City Council to review the Public Review Draft Housing Element. At each of the study sessions, staff and the consultants presented an overview of the draft Housing Element, facilitated a discussion with the Planning Commission and/or City Council, and requested input before submitting the document to HCD for review.

The participating jurisdictions translated and distributed flyers announcing the study sessions and gave a public notice in newspapers of general circulation. Additionally staff directly contacted local housing advocates, developers, social service providers, and key stakeholders, to notify them of the study sessions.

The following study sessions were held in the county:

- **Fresno County:** June 4, 2015, and July 14, 2015, at 9:00 am at the Hall of Records located at 2281 Tulare Street, Fresno (Planning Commission and Board of Supervisors Study Sessions, respectively)
- **City of Kerman:** June 3, 2015, at 6:30 pm at the Kerman City Hall located at 850 S. Madera Avenue (Planning Commission/City Council Joint Study Session)
- **City of Kingsburg:** June 3, 2015, at 7:00 pm at the City Council Chambers located at 1401 Draper Street (City Council Study Session)
- **City of Coalinga:** June 4, 2015, at 6:00 pm at the City Council Chambers located at 155 W. Durian (Planning Commission/City Council Joint Study Session)
- **City of Mendota:** June 9, 2015, at 5:00 pm at the City Council Chambers located at 643 Quince Street (City Council Study Session)

- **City of San Joaquin:** June 9, 2015, at 6:00 pm at 21991 Colorado Avenue (City Council Study Session)
- **City of Reedley:** June 15, 2015, at 7:00 pm at the City Council Chambers located at 845 G Street (Planning Commission/City Council Joint Study Session)
- **City of Clovis:** June 15, 2015, at 6:00 pm at 1033 5th street (Planning Commission/City Council Joint Study Session)
- **City of Selma:** June 15, 2015, at 5:00 pm at the City Council Chambers located at 1710 Tucker Street (City Council Study Session)
- **City of Folwler:** June 16, 2015, at 7:00 pm at the City Council Chambers located at 128 S. 5th Street (City Council Study Session)
- **City of Huron:** June 17, 2015, at 6:00 pm at the City Council Chambers located at 36311 Lassen Avenue (City Council Study Session)
- **City of Parlier:** June 17, 2015, at 6:30 pm at the City Council Chambers located at 1100 E. Parlier Avenue (City Council Study Session)
- **City of Sanger:** July 16, 2015, at 7:00 pm at the City Council Chambers located at 1700 7th Street (City Council Study Session)

Written Comments Received

Fresno COG received written comments on the Draft Housing Element from the Leadership Counsel for Justice and Accountability (dated July 16, 2015). This letter, along with the response from Fresno COG on behalf of the participating jurisdictions, is included in Appendix 1A. The suggestions in the letter were considered and the Draft Housing Element has been revised to address relevant comments, including the following: 1) providing more information on outreach efforts, 2) additional review and analysis of past performance, 3) providing additional specific objectives and timelines for several programs, 4) providing more detailed information on the availability of infrastructure, 5) including additional objectives and timelines for programs to address the housing needs of special needs populations (such as farmworkers), 6) elaborating and expanding on efforts in promoting fair housing, 7) additional analysis of the sites inventory, and 8) a program for lot consolidation.

HCD Submittal

The Fresno Council of Governments, on behalf of the participating jurisdictions, submitted the HCD Review draft Housing Element for review.

Public Hearings

Public hearings will be held 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.

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HOUSING NEEDS ASSESSMENT 2

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

POPULATION TRENDS AND CHARACTERISTICS

Population Change

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

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

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

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

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

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

Household and Group Quarters Population

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

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

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

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

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

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

Age Characteristics

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

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

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

Table 2-3 Population by Age Group (2013)

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

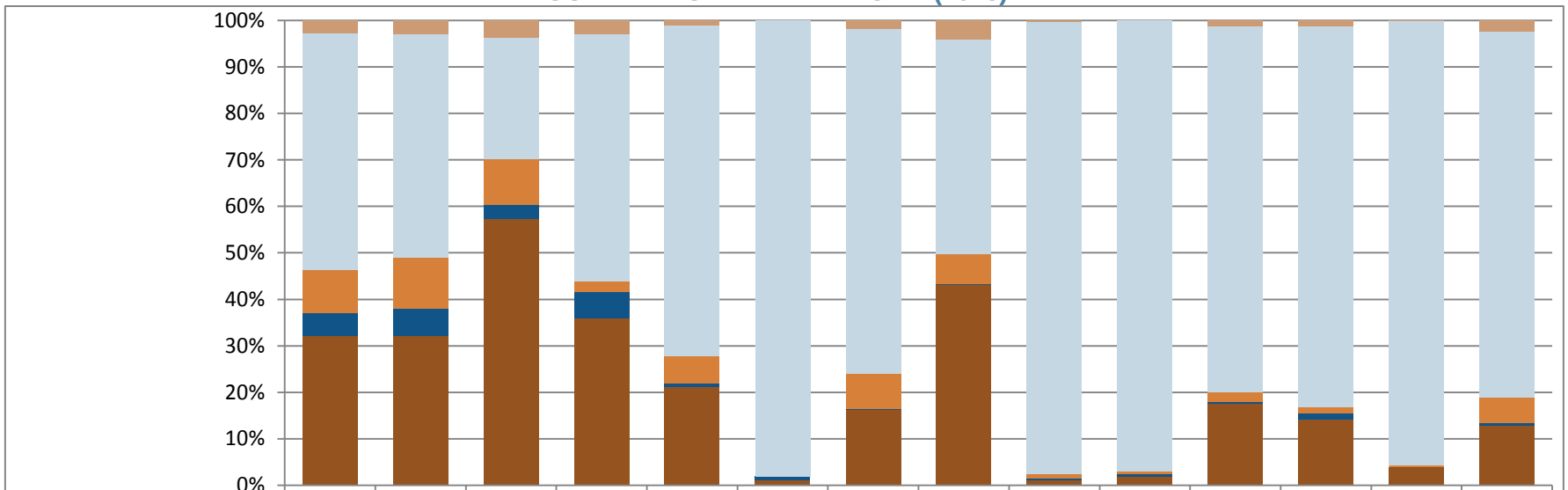
Note: Data not available for the unincorporated county.

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

Population by Race/Ethnicity

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

FIGURE 1 RACE AND ETHNICITY (2013)



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

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

Source: American Communities Survey, 2009-2013.

HOUSEHOLD TRENDS AND CHARACTERISTICS

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

Historical Growth

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

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

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

Source: Department of Finance Estimates, 2000-2010.

Household Formation and Composition

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

Table 2-5 Persons per Household (2010)

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

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

Household Income

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

Income Definitions and Income Limits

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

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

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

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

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

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

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

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

Table 2-7 State of California Income Categories

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

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

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

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

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

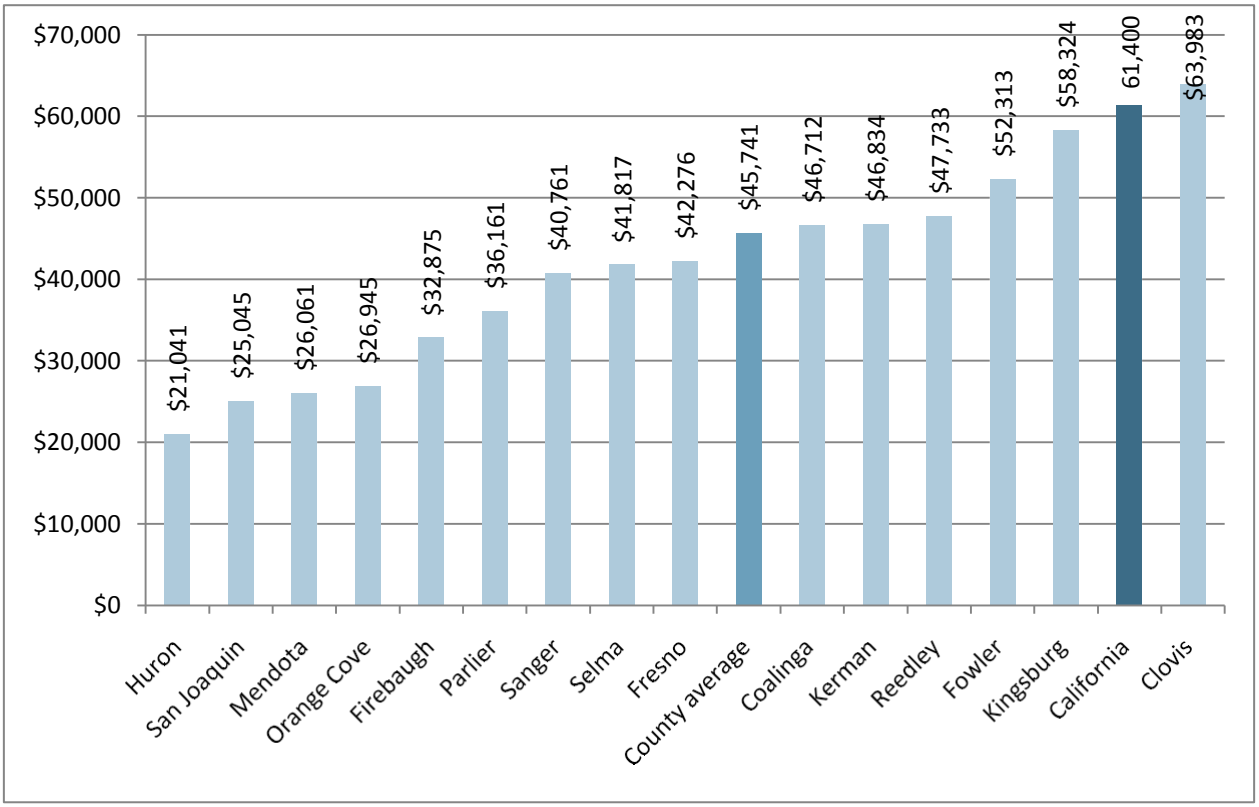
*Percentage of 2014 Estimate of AMI: $57,900

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

Median Household Income

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

FIGURE 2 MEDIAN HOUSEHOLD INCOME (2012)



Note: Data not available for unincorporated area.

Source: American Communities Survey, 2008-2012.

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

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

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

Source: State of California Analysis of Impediments, 2012.

EMPLOYMENT TRENDS AND CHARACTERISTICS

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

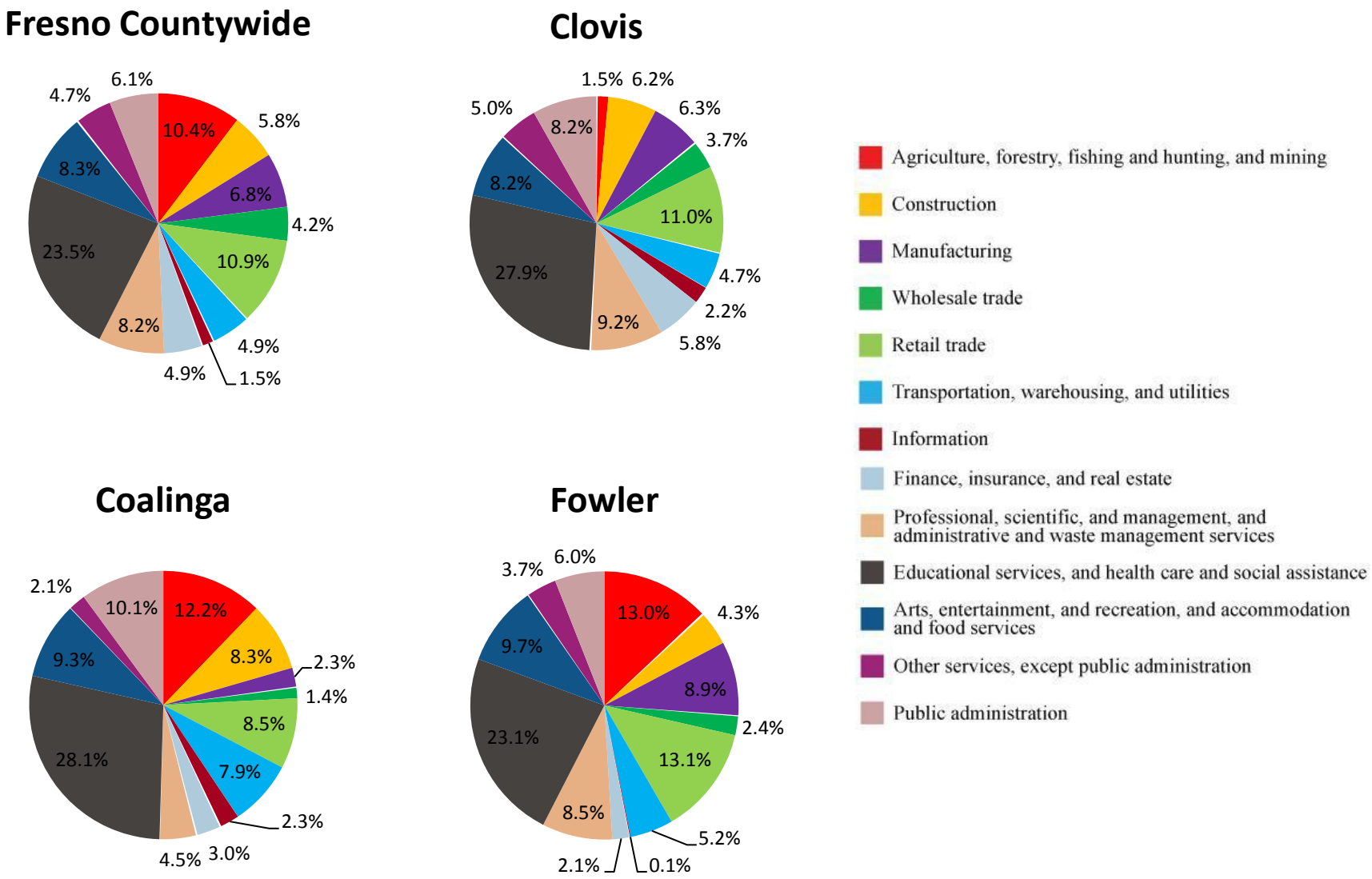
Employment and Wage Scale by Industry

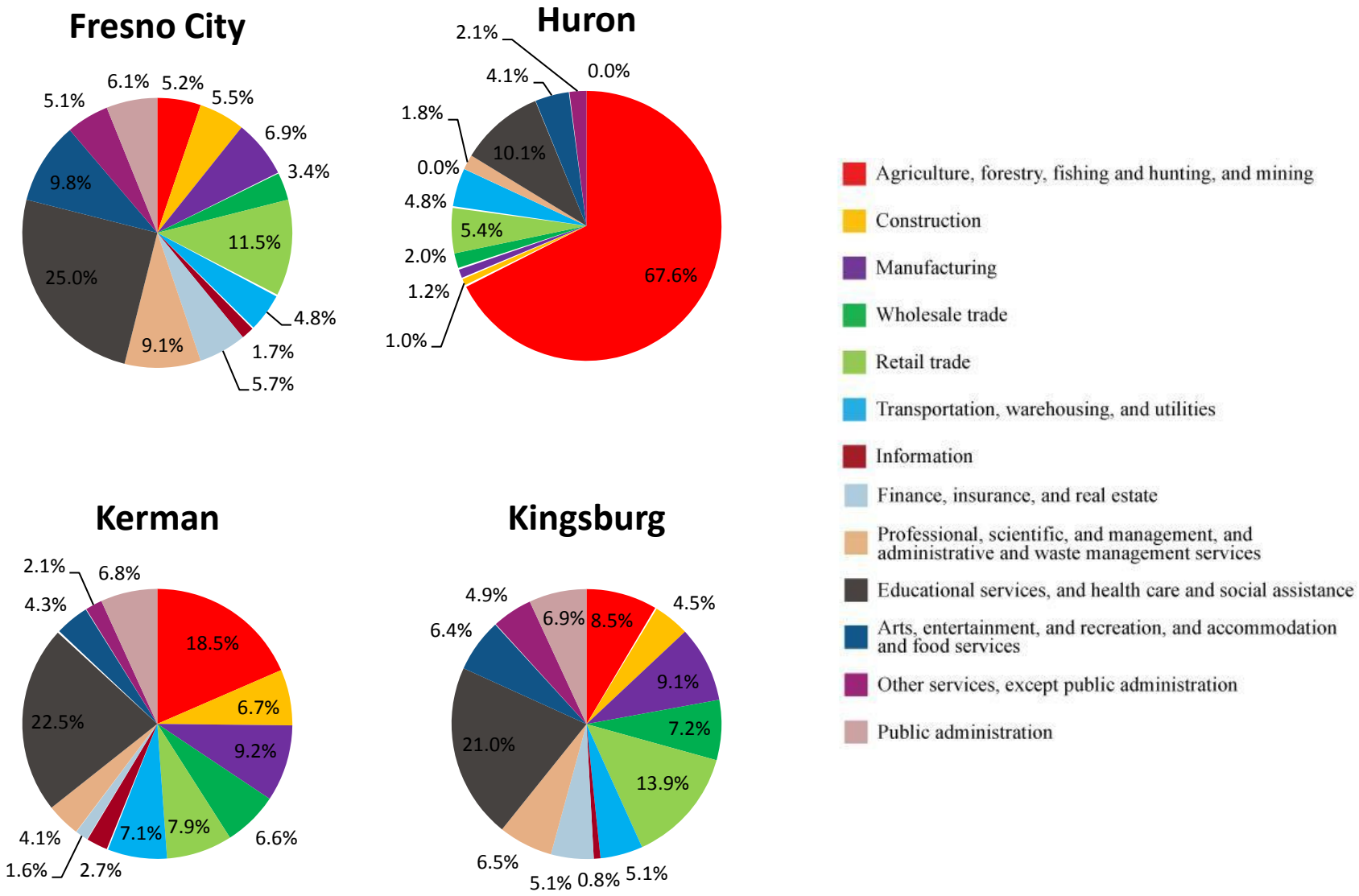
Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher-paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can provide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

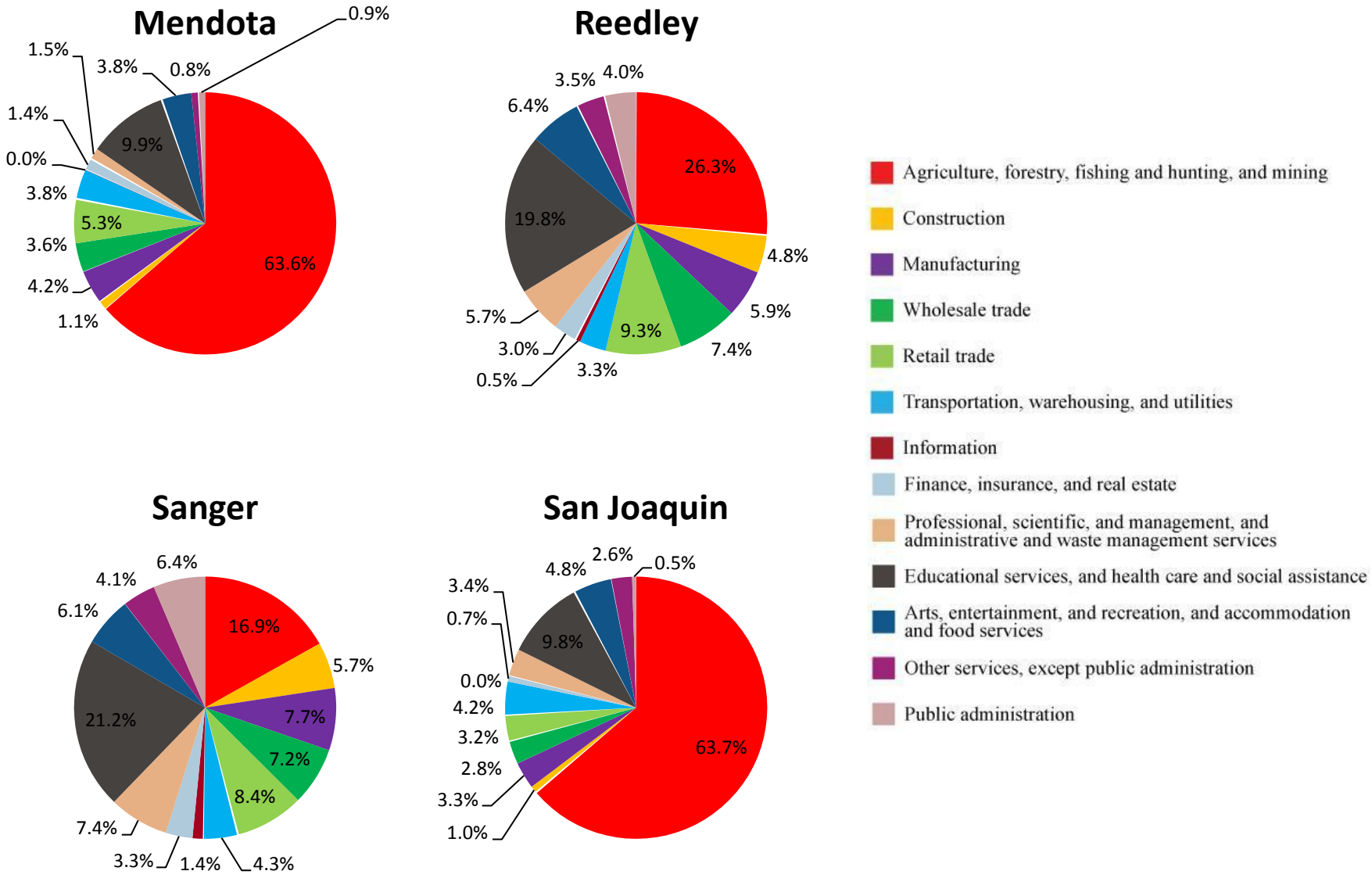
Table 2-10 and Figure 2-3 show employment by industry for each jurisdiction. In Fresno County the most common industry is educational services, and health care and social assistance (shown in Figure 2-3 in grey) with 23.5 percent. This industry is also the most common in Clovis, Coalinga, Fowler, Fresno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

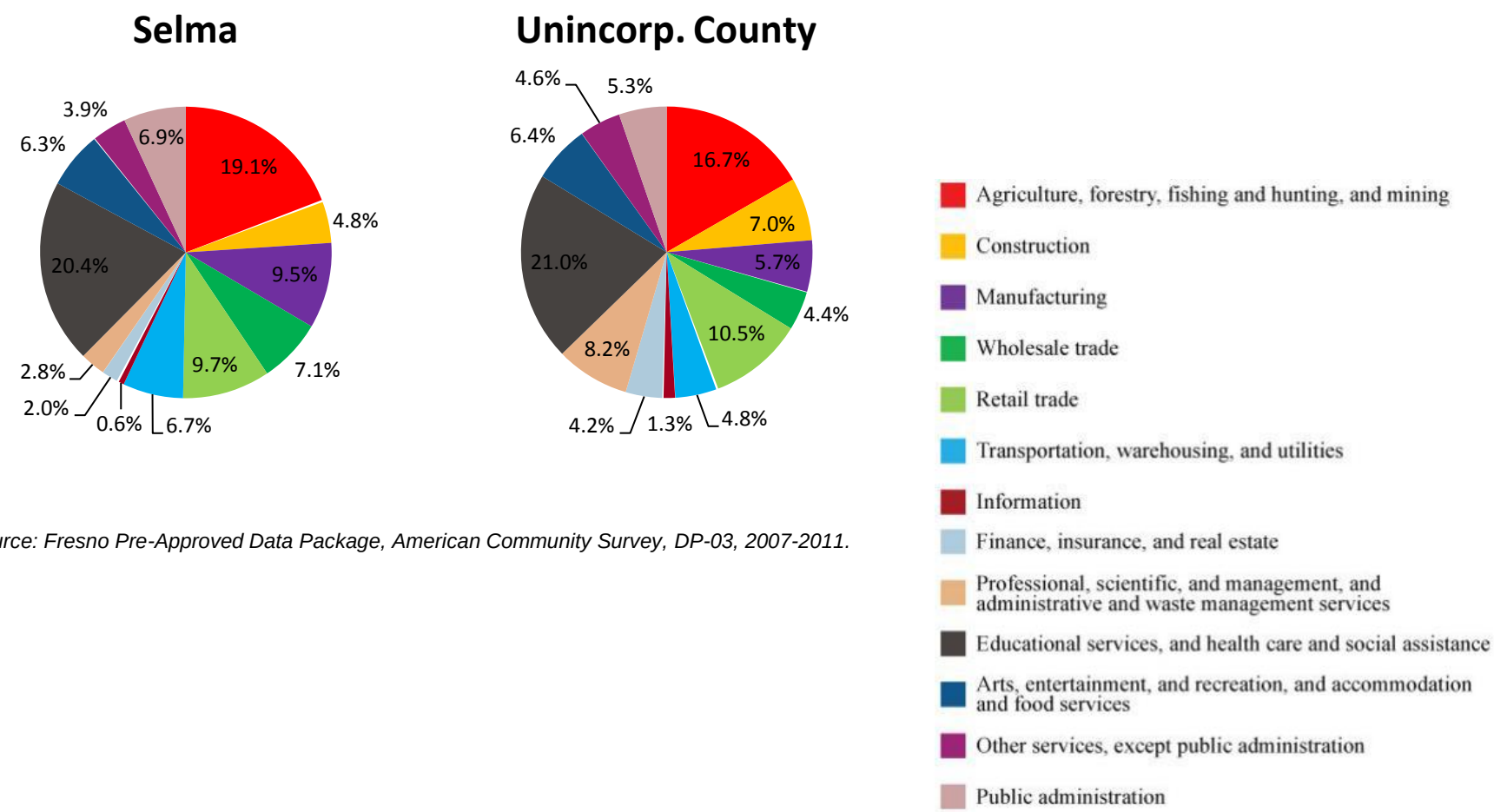
Agriculture, forestry, fishing and hunting, and mining (shown in Figure 2-3 in bright red) holds a significant percentage of employment in Firebaugh, Huron, Mendota, Orange Cove, Parlier, Reedley, and San Joaquin. Huron has the highest percentage at 67.6 percent. These areas are more rural and strongly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

FIGURE 3 EMPLOYMENT BY INDUSTRY (2011)




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


Mendota
63.6%
1.1%
4.2%
3.6%
5.3%
3.8%
0.0%
1.4%
1.5%
9.9%
3.8%
0.8%
0.9%
Reedley
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
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
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%
Agriculture, forestry, fishing and hunting, and mining
Construction
Manufacturing
Wholesale trade
Retail trade
Transportation, warehousing, and utilities
Information
Finance, insurance, and real estate
Professional, scientific, and management, and administrative and waste management services
Educational services, and health care and social assistance
Arts, entertainment, and recreation, and accommodation and food services
Other services, except public administration
Public administration



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

Table 2-10 Employment by Industry (2011)

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

Table 2-10 Employment by Industry (2011)

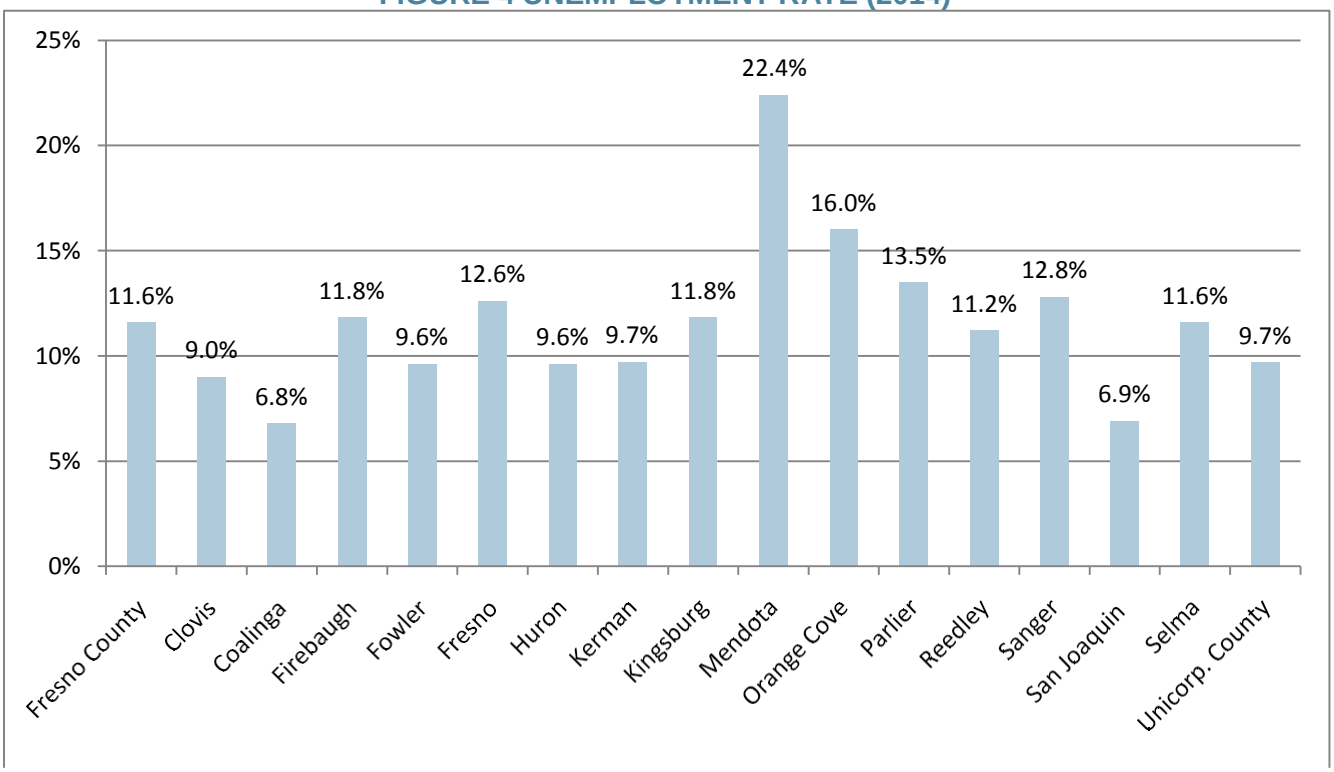
		Civilian employed population 16 years and over	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Transportation, warehousing, and utilities	Information	Finance, insurance, and real estate	Professional, scientific, and management, and administrative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

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

Unemployment

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

FIGURE 4 UNEMPLOYMENT RATE (2014)



Source: California Employment Development Department, 2014.

Labor Force Trends

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

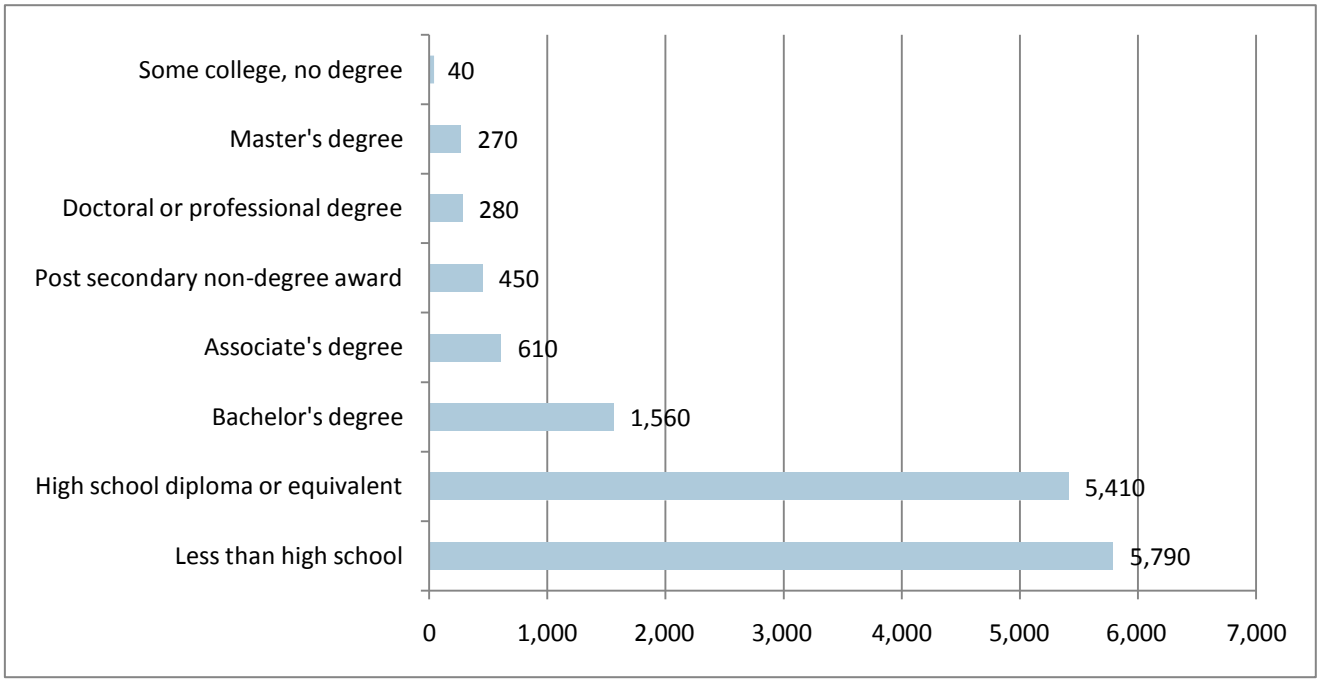
Table 2-11 Fresno County Job Growth by Industry Sector (2012-2020)

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

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

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

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



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

POPULATION AND EMPLOYMENT PROJECTIONS

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

Population Forecast

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

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

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

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

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

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

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

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

Employment Forecast

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

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

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

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

HOUSING INVENTORY AND MARKET CONDITIONS

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

Housing Stock Profile

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

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

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

Table 2-15 Housing Stock (2000-2010)

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

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

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

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

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

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

Housing Tenure

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing turning over at a much lower rate than rental housing. For example, in Fresno County the median year that owners moved into their current unit was 2001 whereas the median year that renters moved into their current unit was after 2010 (2011-2013 ACS). Table 2-17 shows tenure by jurisdiction in 2010. Most jurisdictions have more owner-occupied units than renter-occupied units. The unincorporated county has the highest percentage of owner units at 67.1 percent, followed by Kingsburg at 66.4 percent. Huron has the lowest percentage of owner units at 32.2 percent.

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

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

Table 2-17 Housing Tenure (2010)

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

Source: U.S. Census, 2010.

Vacancy Rate

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

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

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

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

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

Housing Conditions

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

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

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

Table 2-19 Age of Housing Stock (2012)

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

Source: American Communities Survey, 2008-2012.

Most jurisdictions have not completed housing conditions surveys in recent years due to limited financial resources for conducting the survey or for providing rehabilitation assistance. However, staff from the local jurisdictions provided rough estimates of the number of housing units needing rehabilitation or replacement based on code enforcement cases and local knowledge of the communities. Based on these general estimates, an average of 12 percent of the units in the participating cities are considered to be in need of rehabilitation, and three percent are estimated to be in need of replacement. In the unincorporated areas, an estimated 25 percent of the housing units are considered to be substandard. Units needing replacement in the unincorporated areas are estimated at six percent. Overall, an estimated 24,000 units are in need of rehabilitation and 5,600 units are in need of replacement.

Fair Housing

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

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

Overpayment (Cost Burden)

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

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

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

Table 2-20 Overpayment by Tenure (2011)

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

Table 2-20 Overpayment by Tenure (2011)

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

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

Overcrowding

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

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

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

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

Table 2-21 Overcrowding by Tenure (2011)

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

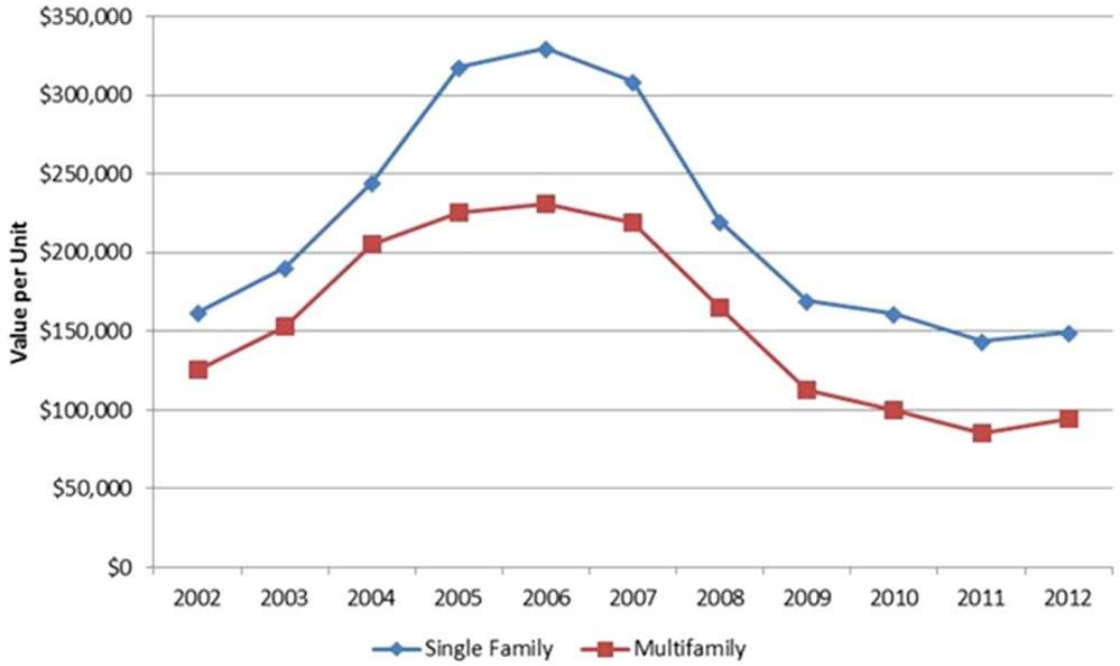
Source: Fresno Pre-Approved Data Package, American Communities Survey, Table B25014, 2007-2011.

HOUSING COST AND AFFORDABILITY

Home Price Trends

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

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



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

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

Table 2-22 Home Sales Recorded in 2014

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

Note: Data not available for unincorporated county.

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

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

Rental Trends

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

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

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

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

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

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

Ability to Pay

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SPECIAL NEEDS

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

Elderly Persons

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

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

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

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

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

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

Source: American Communities Survey, 2009-2013.

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

Table 2-27 Elderly Households by Tenure (2011)

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

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

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

Table 2-28 Seniors with Disabilities (2013)

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

Source: American Communities Survey, 2009-2013.

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

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

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

Large Households

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

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

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

Table 2-29 Large Households by Tenure (2011)

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

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

Single Female-Headed Households

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

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

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

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

Source: U.S. Census, 2010.

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

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

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

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

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

Persons with Disabilities

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

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

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

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

Table 2-32 Disability by Type (2013)

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

Source: American Community Survey, 2009-2013.

Developmental Disabilities

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

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

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

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

Source: Department of Developmental Services, 2014.

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

Licensed Care Facilities

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

Homeless

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

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

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

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

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

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

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

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

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

Source: Fresno/Madera Continuum of Care, 2014.

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

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

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

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

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

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

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

Source: Fresno/Madera Continuum of Care, 2014.

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

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

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

Source: Fresno/Madera Continuum of Care, 2013.

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

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

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

Source: Fresno/Madera Continuum of Care, 2013.

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

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

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

Farmworkers

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

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

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

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

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

Determining the number of farmworkers in a region is difficult due to the variability of the definitions used by government agencies and other characteristics of the farming industry, such seasonal workers who migrate from place to place. The estimated number of farmworkers in Fresno County ranges from 37,966 (ACS, 2012) to 94,039 (UC Giannini Foundation of Agricultural Economics, 2012).

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

Table 2-38 Farmworkers in Fresno County 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.

Another source is the American Community Survey (ACS). The ACS is a national survey that uses a series of monthly samples to produce annual estimates for the same area surveyed. The ~~2007~~2008 ~~2011~~ 2012 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. Given the seasonal and transient nature of the farmworker community, the American Community Survey data is likely an underestimate of the actual farmworker population.

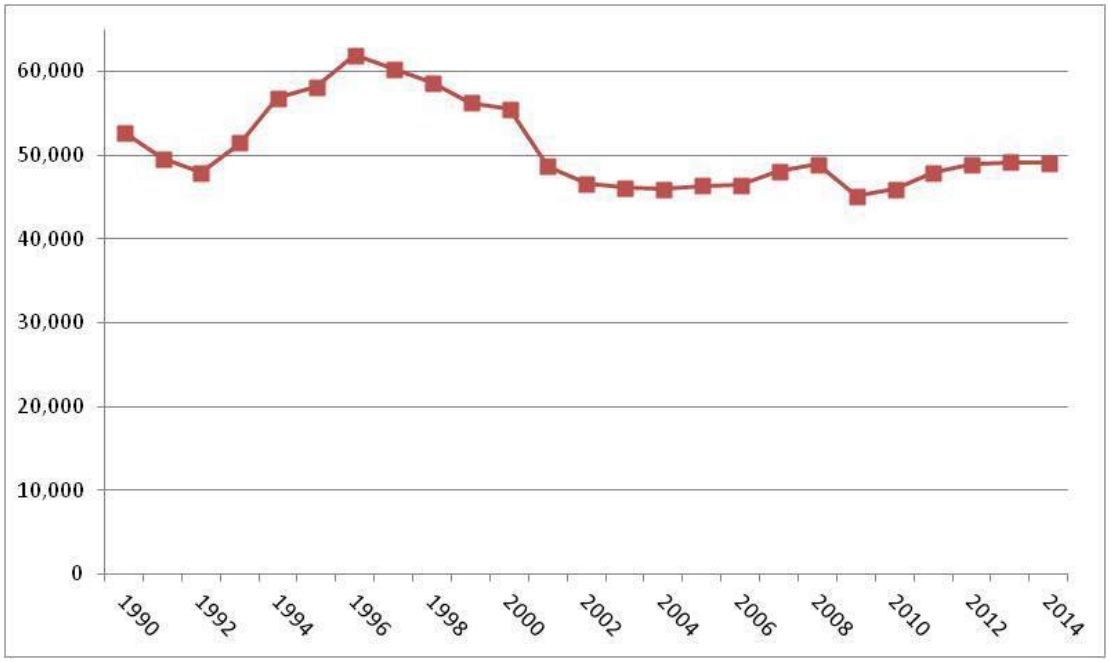
Table 2-39 Estimated Farmworkers According to American Community Survey (~~2011~~2012)

	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	10,865	16.7%

Source: Fresno Pre-Approved Data Package, American Communities Survey, DP-03, ~~2007~~2008-~~2011~~2012.

The California Employment Development Department (EDD) estimates the total farm labor employment in 2012 was 48,900 (annual average). Figure 7 below demonstrates the fluctuation in EDD estimates of hired farmworkers from 1990 to 2014. In 1990 the estimated annual average farm labor was 52,700 and peaked at 62,000 in 1996, and decreased to a low of 45,100 in 2008. EDD Industry Employment Data is based on the Current Employment Statistics (CES) survey. The CES survey is administered to a sample of California employers to gather information including monthly employment, hours, and earnings.

FIGURE 7 FARM EMPLOYMENT
FRESNO COUNTY



Source: CA Employment Development Department (EDD) Labor Market Information, 2015.

An additional source on farmworker data is a report released by the UC Giannini Foundation of Agriculture Economics conducted by UC Davis and EDD. The report estimates that 94,039 farmworkers were employed in Fresno County in 2012.

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

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

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

Extremely Low-Income Households

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

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

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

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

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

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

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

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

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

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

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

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

INVENTORY OF AFFORDABLE RENTAL HOUSING AND AT-RISK STATUS

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

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

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

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

Preservation Options for At-Risk Properties

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

Acquisition and Rehabilitation

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

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

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

Replacement (New Construction)

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

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

Rent Subsidy

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

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

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

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

Qualified Entities

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

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

Table 2-42 Qualified Entities (2014)

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

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

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HOUSING DEVELOPMENT CONSTRAINTS

4

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

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

GOVERNMENTAL CONSTRAINTS

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

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

Land Use Controls

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

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

General Plan

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

Zoning Ordinance

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

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

Residential Development Standards

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

Parking

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

Open Space and Park Requirements

Open space and park requirements can decrease the affordability of housing by increasing developer fees and/or decreasing the amount of land available on a proposed site for constructing units. All jurisdictions require that park space is set aside in new subdivisions, or that developers pay a fee in lieu of providing parks.

Density Bonus

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

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

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

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

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

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

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

Table 4-1 Statewide Density Bonus Parking Standards

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

Source: Government Code Section 65915

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

Growth Control

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

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

Airport Land Use Compatibility

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

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

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

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

Zoning for a Variety of Housing Types

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

Multifamily

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

Manufactured Housing

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

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

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

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

Farmworker Housing/Employee Housing Act

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

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

Emergency Shelters

Emergency shelters are defined as:

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

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

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

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

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

Transitional and Supportive Housing

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

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

The State defines transitional housing as:

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

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

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

The State defines the target population as:

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

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

Single Room Occupancy Units

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

Group Homes/Residential Care Facilities

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

Second Units

A second unit (sometimes called an "accessory dwelling unit" or "granny flat") is an additional self-contained living unit either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second units can be an important source of affordable housing since they can be constructed relatively cheaply and have no associated land costs. Second units can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford a home.

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

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

On/Off Site Improvement Standards

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

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

Fees and Exactions

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

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

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

Regional Transportation Mitigation Fees

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

Table 4-2 Fresno COG Transportation Impact Fee

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

Source: Fresno Council of Governments, 2014

San Joaquin Valley Air Pollution Control District Fee~~d~~s ~~(ISR)~~

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

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

Processing and Permit Procedures

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

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

Building Codes and Enforcement

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

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

Constraints on Housing for Persons with Disabilities

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

California Building Code

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

Definition of Family

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

- Jurisdictions may not distinguish between related and unrelated individuals;
- The definition may not impose a numerical limit on the number of persons in a family; and
- Land use restrictions for licensed group homes for six or fewer individuals must be the same as those for single families.

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

Zoning and Land Use Policies

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

Reasonable Accommodation Procedure

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

NONGOVERNMENTAL CONSTRAINTS

The availability and cost of housing is strongly influenced by market forces over which local governments have little or no control. Nonetheless, State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions to offset their effects. The

primary non-governmental constraints to the development of new housing are land costs, construction costs, and availability of financing. This section also discusses environmental constraints that might affect housing development in the region.

Land Costs

The cost of land can be a major impediment to the production of affordable housing. Land costs are influenced by many variables, including scarcity and developable density (both of which are indirectly controlled through governmental land use regulations), location, site constraints, and the availability of public utilities. For example, land prices in downtown Fresno range from $500,000 to $1 million per acre, more than twice as high as the county average. This is often because sites are smaller and/or occupied by existing uses that generate revenue to property owners. As shown in Table 4-3 and Table 4-4, smaller sites (under 10 acres) have a much higher cost-per-acre in both the cities and unincorporated area.

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

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

Table 4-3 Listed Land Prices (2015)

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

Source: MLS Real Estate Database, February 2015.

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

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

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

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

Source: MLS Real Estate Database, February 2015.

Construction Costs

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

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

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

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

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

Source: Building-cost.net, 2015

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

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

Availability of Financing

The mortgage banking crisis that began in 2008 affected the availability of construction financing and mortgage loans. Lenders that had once offered mortgage loans more freely became much more restrictive after 2008. Lenders required down payments of 20 percent and credit scores higher than 680 to receive competitive interest rates. These restrictions placed homeownership out of reach for many, although in 2013 lenders began to ease the qualifications required for a competitive mortgage rate. As the economy continues its recovery, lenders may continue to make mortgage loans more accessible, although they may never be as easy to obtain as they were prior to 2008.

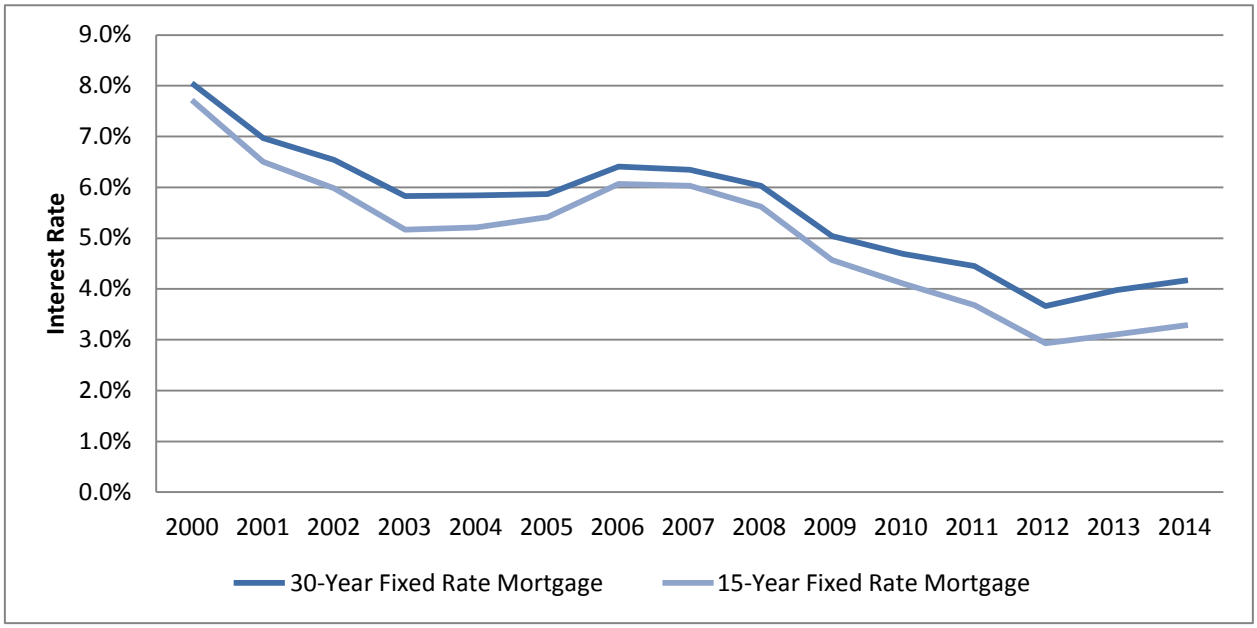
Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer. When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

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

FIGURE 4-1 HISTORICAL MORTGAGE INTEREST RATES

UNITED STATES

2000-2014



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

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

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

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

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

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

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

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

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

Environmental Constraints

Typical environmental constraints to the development of housing in Fresno County include physical features such as floodplains, sensitive biological habitat, and seismic zones. In many cases, development of these areas is constrained by State and Federal laws (e.g., FEMA floodplain regulations, the Clean Water Act and the Endangered Species Act, and the State Fish and Wildlife Code and Alquist-Priolo Act).

Floodplains

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

Principal flooding problems lie along the San Joaquin and Kings Rivers, smaller perennial streams in the Sierra Nevada foothills and to areas in western Fresno County. This area includes the cities of Huron and Mendota which become flooded from streams flowing east from the Coast Range. Friant and Pine Flat

Dams, upstream reservoirs, and stormwater detention/retention facilities operated by the Fresno-Clovis Metropolitan Flood Control District have minimized flooding problems in highly urbanized areas in the valley.

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

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

Seismic Zones

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

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

Biological Resources

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

Fresno County supports a large diversity of habitats for vegetation and wildlife in four generalized biotic regions. Approximately one-third of the County lies within land under federal jurisdiction. The United States Forest Services and National Park Service manage these lands for recreation, biology, wilderness, tourism, timber, and mining under guidelines, policies, and laws separate from local government. Areas that are outside of federal ownership and, therefore, most subject to development include the Coast

Range, Valley floor, and lower Sierra Nevada foothill biotic regions. Sensitive biological resources are associated with specific habitat types (natural habitat areas not intensively farmed, wetlands, riparian, vernal pools, etc.) or habitat elements such as specific soil types (clay, alkaline, serpentine). The western valley floor and Coast Range biotic regions, in particular, have special planning concerns because of the San Joaquin kit fox, kangaroo rats, and blunt-nosed leopard lizard. Regional habitat planning efforts can be used as the basis for addressing sensitive biological resources in the area.

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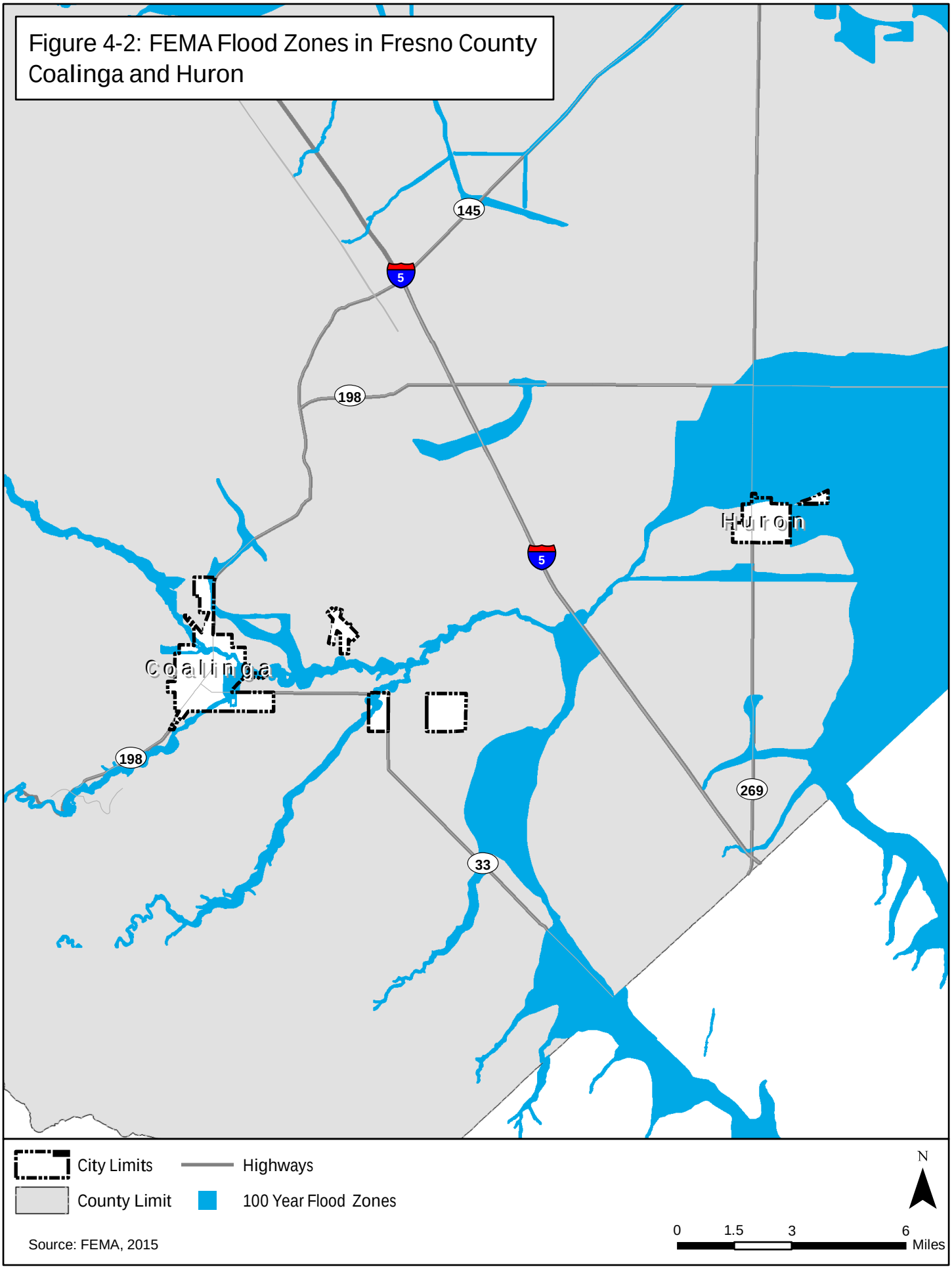
Figure 4-2: FEMA Flood Zones in Fresno County
Coalinga and Huron
145
5
198
Huron
5
Coalinga
198
269
33
City Limits
Highways
County Limit
100 Year Flood Zones
N
0
1.5
3
6
Miles
Source: FEMA, 2015

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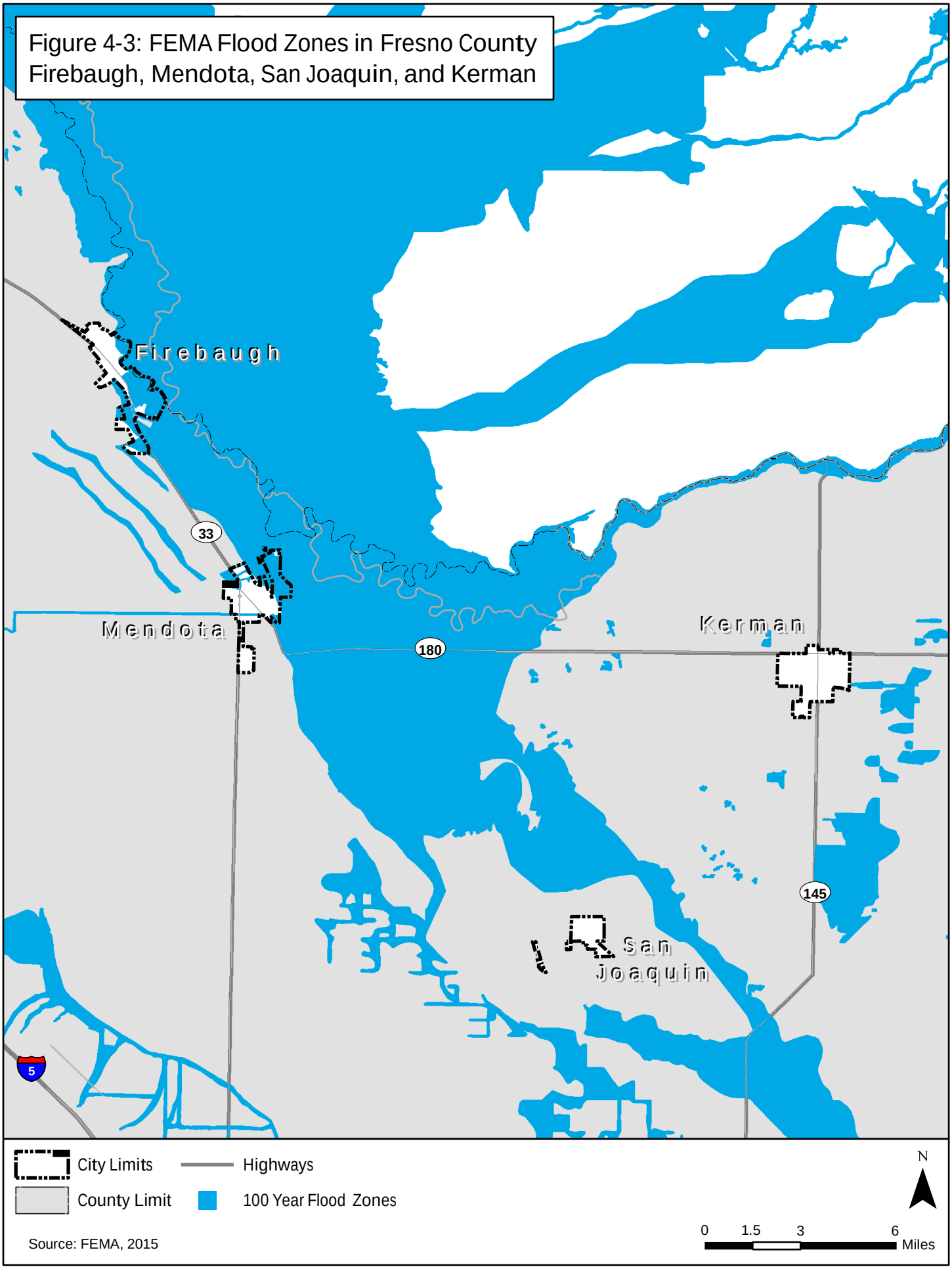
Figure 4-3: FEMA Flood Zones in Fresno County
Firebaugh, Mendota, San Joaquin, and Kerman
Firebaugh
Mendota
Kerman
San Joaquin
33
180
145
5
City Limits
County Limit
Highways
100 Year Flood Zones
N
0
1.5
3
6
Miles
Source: FEMA, 2015

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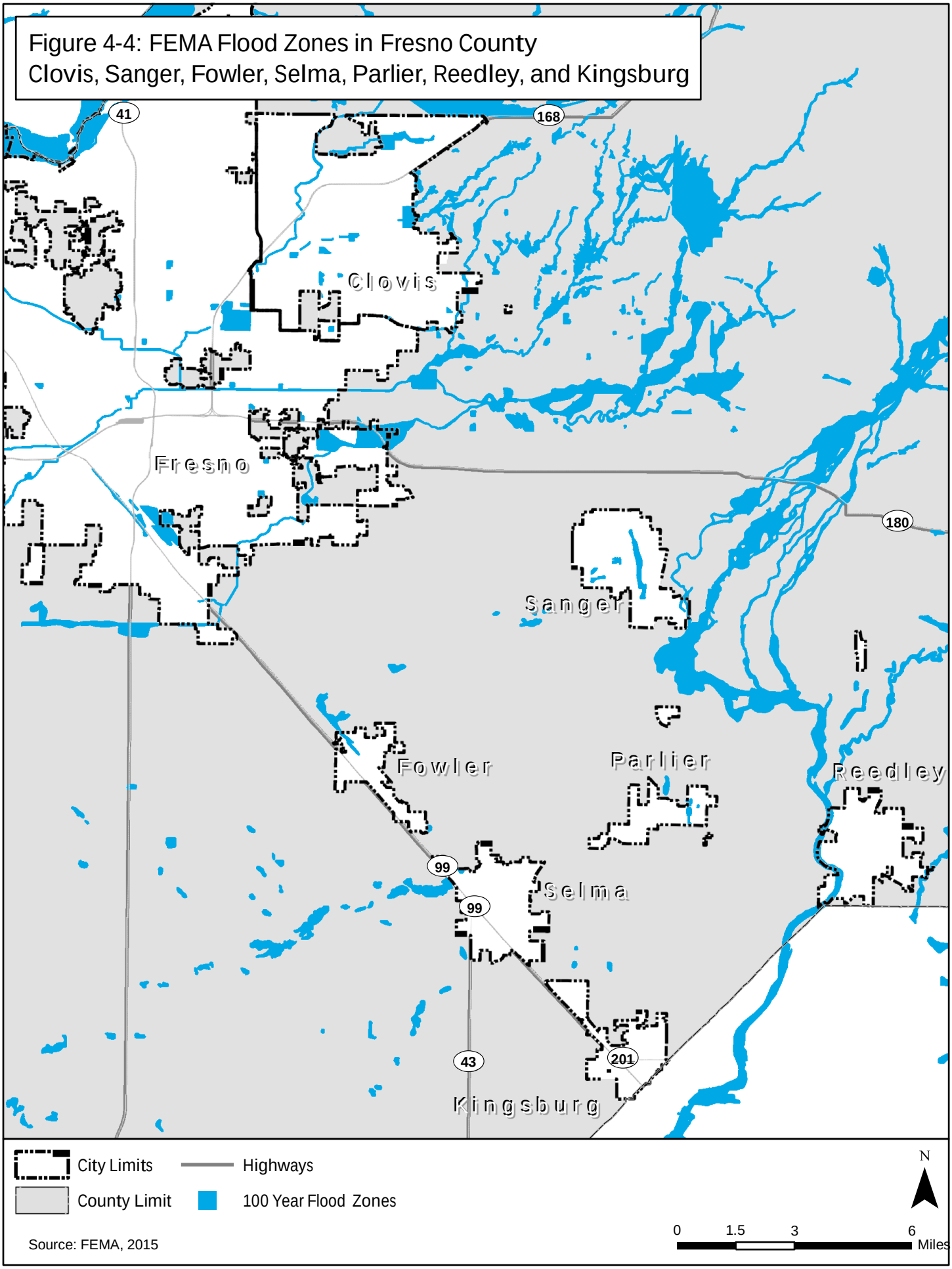
Figure 4-4: FEMA Flood Zones in Fresno County
Clovis, Sanger, Fowler, Selma, Parlier, Reedley, and Kingsburg
41
168
Clovis
Fresno
180
Sanger
Fowler
Parlier
Reedley
99
99
Selma
43
201
Kingsburg
City Limits
Highways
County Limit
100 Year Flood Zones
N
0
1.5
3
6
Miles
Source: FEMA, 2015

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OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT 3

REGIONAL HOUSING NEEDS ALLOCATION

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

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

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

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

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

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

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

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

[1]Adjusted to include extremely low-income units

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

AB 1233 RHNA "CARRY OVER" ANALYSIS

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

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

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

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

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

AVAILABILITY OF LAND AND SERVICES

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

Units Built or Under Construction and Planned or Approved Projects

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

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

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

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

Vacant and Underutilized Land Inventory

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

Affordability and Density

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

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

Density is a critical factor in the development of affordable housing. In theory, maintaining low densities typically increases the cost of land per unit and increases the amount of subsidy needed to ensure affordability while higher density development can lower per-unit land cost and facilitate construction in an economy scale.

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.

To demonstrate that a density of 15 units per acre can encourage the development of housing affordable to lower income households, a three part analysis was prepared based on market demand, financial feasibility, and project experience within the zone(s).

Market Demand

Market rents for apartments are near the upper range of affordable costs for lower income households. One-bedroom rents generally range from $600 to $800 with an average rent of $700, near the upper income range for a lower income household. Also, a two-bedroom average rent is $829, near the range for a lower income household. While the built densities and age or amenities of apartments for these figures are unknown, market rents, without financial subsidies, are not disproportionate with lower income affordability ranges; indicating that densities around 15 units per acre can facilitate affordability for lower income households.

Table 3-3: Affordable Rent to Market Rent Comparison

Bedroom Type	Affordability for Lower Income Household	Market Rent Range	Market Average Rent
1-Bedroom	$606	$600-$800	$700
2-Bedroom	$719	$695-$1,100	$829
3-Bedroom	$759	$650-$2,000	$1,157

Land prices in Fresno County generally are much less expensive than other parts of California such as the coastal region. Based on a sampling of residential land sales in 2015, per acre prices were found to generally range between $160,000 and $240,000 per acre (see Table 4-3). Based on information provided by multifamily developers, recent land prices were consistent with this range.

Financial Feasibility

Given the availability and affordability of land in the Fresno County region, densities of 15 units per acre encourage the development of housing affordable to lower income households. This assumption is further supported by conversations with non-profit developers. Based on conversations with several developers of housing affordable to lower income households, the availability of land, sizeable parcels (e.g. an acre or more) and subsequent economies of scale and construction costs for garden style apartments are contributing factors to the cost effectiveness of 15 units per acre.

This cost effectiveness of 15 units per acre, in simple terms can be expressed in terms of land costs per unit at various densities. For example, the following table uses a land price of $240,000 per acre. Based on a typical total development cost of approximately $230,000 per unit, the table shows a less than significant difference between lower densities (e.g., 15 units per acre) and higher densities such as 20 units per acre. Specifically, land costs per unit at 20 units per acre are $12,000 per unit and represent 5.2 percent of total development. Similarly at 15 units per acre, land costs are estimated at $16,000 per unit, which represents about 7 percent of total development costs. Given land costs at 15 units per acre are similar to 20 units per acre and 20 units per acre is deemed appropriate to accommodate housing for lower income households (Government Code Section 65583.2(c), a density of 15 units per acre is also appropriate for housing affordable to lower income households.

Table 493-4: Costs per Unit

Units per Acre	Land Costs per Unit	Percent of Total Development Costs
15 units per acre	$16,000	7.0%
18 units per acre	$13,300	5.8%
20 units per acre	$12,000	5.2%

Assumptions: Average land price of $240,000 per acre and total development costs of $230,000 per unit.

Information based on Project Experience

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~~ Housing Authority 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~~71 affordable housing projects ~~in~~ throughout the region were reviewed. ~~Over~~ Of the ~~51~~ 71 projects, ~~36~~ 45 projects (~~70~~ 63 percent) were developed at a density ~~below~~ of 15 units per acre or less. Overall, the average density of development among these ~~51~~ 71 projects was 1~~2~~5.6 units per acre with a median density of 13.~~1~~8 units per acre. When f i ve "outl ier" projects with densities over 30 units per acre were excluded from the analysis, the average density was only 14.1 units per acre for the remaining projects, with a median density of 13.1 units per acre. Table 3-~~4~~
7 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~~ use a density threshold of 15 units per acre for compiling the inventory of sites feasible for facilitating lower income housing.

Residential Development in Non-Residential Zones

Several of the participating jurisdictions include sites in the sites inventories that are zoned non-residential but allow residential uses. These jurisdictions have adopted general plans and zoning ordinances that allow for the flexibility to develop residential and mixed-use projects in these zones. While there are not a lot of recent examples of mixed-use and multifamily housing development to demonstrate project feasibility, many jurisdictions are seeing increased interest from developers.

In Kingsburg, the Housing Authority built a 46-unit affordable senior housing project with 2,400 square feet of commercial in the Central Commercial zone district. The project has a density of over 30 units per acre. In Reedley, Trailside Terrace, a 55-unit affordable multifamily project with 3,000 square feet of commercial space, has been approved on a 1.76-acre parcel in the Commercial Service zone district. The project has a density of over 31 units per acre. Both of these projects were built at more than the maximum allowed densities. In Fowler, developers have inquired about building residential as part of a mixed-use two-story pharmacy building in the downtown form based code area. There have also been discussions of a senior housing component on the 16-acre Adventist Health Campus, which is zoned C-2, as well as discussions about a residential mixed-use project on a 15.6 acre parcel zoned C-2. When residential is included as part of mixed-use projects, it is typically the predominant use and the residential portion is able to achieve (or exceed with a density bonus) the maximum residential densities.

There is generally an abundant supply of commercial land in the participating communities, as well as a growing interest in revitalizing downtown areas by encouraging mixed-use and directing residential development to commercial areas. Several jurisdictions have recently adopted general plans that have expanded mixed-use designations. Other jurisdictions (Fowler and Kingsburg) have recently adopted form based codes. That offer flexible development standards and incentives for including residential uses as part of mixed-use projects.

Commercial land generally costs more than residential land; however, in the Fresno County region commercial land costs are generally low and still do not constitute a substantial portion of total development costs for residential use. Based on a survey of land for sale on loopnet.com in the participating jurisdictions, the average listing price per acre of commercial land was $335,000. Using the same analysis above, based on the average listing price of $335,000, land costs per unit in commercial zones only constitute between 7.28 and 9.71 percent of total development costs, depending on the density.

Table 493-5: Non-Residential Land Costs per Unit

Units per Acre	Land Costs per Unit	Percent of Total Development Costs
15 units per acre	$22,333	9.71%
18 units per acre	$18,611	8.09%
20 units per acre	$16,750	7.28%

Assumptions: Average land price of $335,000 per acre and total development costs of $230,000 per unit.

Also, there has not been significant commercial development in the nonresidential areas included in the sites inventory in recent years. Development of individual commercial properties can be costly and often cannot offer updated configurations and features. Furthermore, the sites inventory, for most participating jurisdictions, includes only vacant sites. However, many existing commercial properties were developed decades ago and can no longer accommodate modern uses. Consolidation of individual commercial properties (vacant and underutilized) and introduction of a residential component can enhance the financial feasibility of a commercial development, especially retail uses that require a stable clientele. When underutilized properties are considered, the capacity for additional residential units can easily be doubled.

Estimating Development Potential

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

Summary of Capacity to Accommodate the RHNA

Table 3-~~3~~ 6 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~~ 6 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~~ 7 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

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

Jurisdiction	Name	Address	Gross Acres	Gross Density	# of Units	# of Affordable Units	Status
	Kings River Village		37.98	9.0	341	80	Approved
	Trailside Terrace		2.00	27.6	55	55	Approved
	Mountain View Apartments	128 S. Haney Avenue	4.41	8.6	38	38	Occupied
	Springfield Manor Apartments	1463 E. Springfield Avenue	4.26	9.4	40	40	Occupied
	Riverland Apartments	990 East Springfield Avenue	5.03	15.1	76	76	Occupied
	Reedley Elderly	172 South East	0.95	24.2	23	23	Occupied
Mendota	Mendota Village Apartments	1100 Second Street	3.09	14.2	44	44	Occupied
	The Village at Mendota	647 Perez Avenue	6.22	13.0	81	80	Occupied
	Casa de Rosa Apartments	654 Lozano Street	7.95	10.2	81	80	Occupied
	La Amistad at Mendota	300 Rios Street	5.40	15.0	81	80	Occupied
	Lozano Vista Family Apartments	800 Garcia Street	5.85	13.8	81	80	Occupied
	Mendota Gardens Apartments	202 I Street	5.76	10.4	60	59	Occupied
	Mendota Portfolio (Site A)	570 Derrick Avenue	2.57	31.5	81	79	Occupied
Huron	Tierra Del Vista Apartments	16530 Palmer Avenue	6.98	7.7	54	54	Occupied
	Silver Birch Apts.	16800 Fifth Street	3.26	10.7	35	34	Occupied
	Porvenir Estates	36850 Lassen Avenue	2.71	14.8	40	39	Occupied
	Porvenir Estates II	16901 Tornado Ave	2.90	13.8	40	39	Occupied
	Palmer Heights Apartments	35820 South Lassen Avenue	5.65	10.8	61	60	Occupied
	Alicante Apartments	36400 Giffen Drive	6.74	12.0	81	80	Occupied
	Huron Plaza	16525 South 11th Street	4.87	13.1	64	63	Occupied
	Huron Portfolio	16201 Palmer Avenue	7.15	10.6	76	74	Occupied
	Conquistador Villa Apartments	16201 Palmer Ave	4.24	9.0	38	20	Occupied
County	Biola Village	4955 North 7th Ave.	4.84	9.1	44	44	Occupied
	Villa Del Rey	5622 South Oak Lane Ave.	5.27	9.1	48	48	Occupied
Selma	Valley View Village	Single-family homes	8.50	8.0	68	68	Occupied

Jurisdiction	Name	Address	Gross Acres	Gross Density	# of Units	# of Affordable Units	Status
Kingsburg	Marion Apartments	1600 Marion Street	1.38	33.3	46	45	Approved
Average Density				**15.6**			
Median Density				**13.8**			

Source: All participating jurisdictions (2015)

ADEQUACY OF PUBLIC FACILITIES

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

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

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

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

FINANCIAL AND ADMINISTRATIVE RESOURCES

Funding Programs for Affordable Housing

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

Exacerbating the State cuts is the simultaneous disinvestment in affordable housing by the Federal government. Cuts to HOME Investment Partnership Program (HOME) funds and Community Development Block Grants (CDBG) have resulted in the loss of another $3.8 million in annual funding. Table 3-~~5~~ 8 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~~ 8 Changes to Major Affordable Housing Funding Sources in Fresno County

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

Source: Fresno County, 2015

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

- **Drought Housing Rental Subsidies Program (SB104).** This program aims to provide rental subsidies "to persons rendered homeless or at risk of becoming homeless due to unemployment, underemployment, or other economic hardship or losses resulting from the drought." In June 2014, HCD asked qualified local government agencies and nonprofit organizations to submit a Statement of Qualifications to administer $10 million of State rental assistance funds.
- **Affordable Housing Program.** Provides, through a competitive application process, grants or subsidized interest rates on advances to member banks to finance affordable housing initiatives.
- **Affordable Housing and Sustainable Communities (AHSC) Program.** Administered by the California Strategic Growth Council, and implemented by the Department of Housing and Community Development, the AHSC Program funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas ("GHG") emissions.
- **Mortgage Credit Certificate (MCC).** The MCC Tax Credit is a federal credit which can reduce potential federal income tax liability, creating additional net spendable income which borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their U.S. individual income tax returns.

- **CalPLUS Conventional Loan Program.** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional loan is fixed throughout the 30-year term. The CalPLUS Conventional loan is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.
- **CalHFA Conventional Program.** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.
- **Cal HOME Program.** Provides mortgage assistance loans to low- and very low-income households.
- **California Self-Help Housing Program.** Provides assistance to low- and moderate-income households to construct and rehabilitate their homes using their own labor.
- **Community Development Block Grant Program.** Provides funds for many housing activities including acquisition, relocation, demolition and clearance activities, rehabilitation, utility connection, and refinancing.
- **Emergency Solutions Grants Program.** Provides grants to supportive social services that provide services to eligible recipients.
- **Home Investment Partnerships Program.** Provides funds for housing-related programs and new construction activities. Also provides funds for Community Housing Development Organizations for predevelopment or new construction activities.
- **Housing Choice (Section 8) Voucher Program.** Provides local housing authorities with Federal funds from HUD. Families use the voucher by paying the difference between the rent charged and the amount subsidized by the program. To cover the cost of the program, HUD provides funds to allow Public Housing Authorities (PHAs) to make housing assistance payments on behalf of the families. HUD also pays the PHA a fee for the costs of administering the program. When additional funds become available to assist new families, HUD invites PHAs to submit applications for funds for additional housing vouchers. Applications are then reviewed and funds awarded to the selected PHAs on a competitive basis. HUD monitors PHA administration of the program to ensure program rules are properly followed.
- **Housing Related Parks Program (HRP).** Provides grant funding for the creation of new park and recreation facilities or improvement of existing park and recreation facilities as a financial incentive for constructing new affordable housing units.
- **Low Income Housing Tax Credit Program.** Provides 4 percent or 9 percent Federal tax credit to owners of low-income rental housing projects. The Low-Income Housing Tax Credit (LIHTC) is the federal government's primary program for encouraging the investment of private equity in the development of affordable rental housing for low-income households.

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

Local Housing Programs

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

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

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

County Housing Programs

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

First Time Homebuyer Assistance Program (HAP)

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

Housing Assistance Rehabilitation Program (HARP)

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

Rental Rehabilitation Program (RRP)

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

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

Other City Housing Programs

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

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

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

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

Administrative Capacity

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

Fresno Housing Authority

The Fresno Housing Authority provides affordable housing to over 50,000 residents throughout Fresno County either through Housing Choice Vouchers (HCV) or in Housing Authority-owned complexes. Specifically, the HCV program is assisting 12,000 households. ~~There are currently (2015) about 70,000 families on the waitlist for Housing Choice Vouchers.~~As of October 2015, there are 42,587 residents outside the City of Fresno on the waitlist for Housing Choice Vouchers. Applicants are randomly selected through a lottery system.

Table 3-~~6~~ 9 shows the subsidized rental units owned and/or managed by the Fresno Housing Authority throughout the county.

Table 3-~~6~~ 9 Fresno Housing Authority Properties

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

Table 3-~~6~~ 9 Fresno Housing Authority Properties

Community/ Apartment Complex	Location	Number of Units
Pacific Gardens	5161 East Kings Canyon Road	56
Parc Grove Commons South	Clinton Avenue and Fresno Street	215
Pinedale Apartments	145 West Pinedale Avenue	50
Renaissance at Alta Monte	205 North Blackstone Avenue	30
Renaissance at Santa Clara*	503 G Street, 512 F Street, 1555 Santa Clara Street	69
Renaissance at Trinity	524 South Trinity Street	21
Sequoia Courts	154 E. Dunn Avenue	60
Sequoia Courts Terrace	549 S. Thorne Avenue	76
Sierra Plaza	838 Tulare Street	70
Sierra Pointe**	1233 West Atchison Avenue	53
Sierra Terrace	937 Klette Avenue	72
Viking Village	4250 North Chestnut Avenue	40
Villa del Mar	3950 North Del Mar Avenue	48
Woodside Apartments	3212 East Ashcroft Avenue	76
Yosemite Village	709 West California Avenue	69
Huron		
Cazares Terrace	36487 O Street	24
Cazares Terrace II	36333 Mouren Street	20
Huron Apartments	19125 Myrtle Avenue	20
Parkside Apartments	36200 North Giffen Avenue	50
Kerman		
Granada Commons	14570 California Avenue	16
Helsem Terrace	938 South 9th Street	40
Kearney Palms Senior Apartments	14608 W. Kearney Street	80
Kearney Palms Phase II	14606 W. Kearney Blvd.	20
Laton		
Laton Apartments	6701 East Latonia Street	20
Mendota		
Mendota Apartments	778 Quince Street	60
Mendota Farm Labor Housing	241 Tuft Street	60
Rios Terrace	424 Derrick Avenue	24
Rios Terrace II	111 Straw Street	40
Orange Cove		
Citrus Gardens	201 Citrus Avenue and 452 10th Street	30
Kuffel Terrace	791 I Street	20
Kuffel Terrace Annex	1040 8th Street	40
Mountain View Apartments	1270 South Avenue	30
Parlier		
Oak Grove	595 Bigger Street	50
Orchard Apartments	295 South Newmark Avenue	40

Table 3-~~6~~ 9 Fresno Housing Authority Properties

Community/ Apartment Complex	Location	Number of Units
Parlier Migrant Center	8800 South Academy Avenue	130
Reedley		
Sunset Terrace	629 East Springfield Avenue	20
Sunset Terrace II	806 Lingo Avenue	20
Kings River Commons	2020 E. Dinuba Ave.	60
Sanger		
Elderberry at Bethel	2505 5th Street	74
Memorial Village	302 K Street	35
Wedgewood Commons	2415 5th Street	64
San Joaquin		
San Joaquin Apartments	8610 South Pine Avenue	20
Taylor Terrace	8410 5th Street	28
Selma		
Shockley Terrace	1445 Peach Street	25
TOTAL		**2,906**

Source: Fresno Housing Authority, 2015.

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

Non-Profit Housing Providers

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

OPPORTUNITIES FOR ENERGY CONSERVATION

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

California Building Code, Title 24

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

Utility Programs

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

- **The Balanced Payment Plan (BPP)**. Designed to eliminate big swings in customer monthly payments by averaging energy costs over the year.
- **CARE (California Alternate Rates for Energy).** PG&E provides a 20 percent discount on monthly energy bills for low-income households.
- **Energy Partners Program.** The Energy Works Program provides qualified low-income tenants free weatherization measures and energy-efficient appliances to reduce gas and electricity usage.
- **Energy Efficiency for Multifamily Properties.** The Energy Efficiency for Multifamily Properties program is available to owners and managers of multifamily residential dwellings. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products such as high-efficiency appliances, compact fluorescent light bulbs, attic and wall insulation, and efficient heating and cooling systems.
- **The Family Electric Rate Assistance (FERA) Program.** PG&E provides a rate reduction program for low-income households of three or more people.
- **REACH (Relief for Energy Assistance through Community Help).** The REACH program is sponsored by PG&E and administered through the Salvation Army. PG&E customers can enroll to give monthly donations to the REACH program. Through the REACH program, qualified low-income customers who have experienced unforeseen hardships that prohibit them from paying their utility bills may receive an energy credit up to $200.

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HOUSING PLAN 5

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 (RHNA) projection period is 41,470 units. For the jurisdictions participating in the Multijurisdictional Housing Element, the total RHNA is 16,524 units. This includes ~~10,535~~4,630 very low-income units, ~~6,470~~2,926 low-income units, ~~6,635~~2,755 moderate-income units, and ~~17,830~~6,213 above moderate-income units. This housing element reflects the shared responsibility among the cities and the unincorporated County to accommodate the housing needs of all economic segments of the community.

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

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

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

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

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

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

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

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

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

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

2. Affordable Housing

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

Goal 2 Encourage and facilitate the development of affordable housing.

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

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

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

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

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

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

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

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

Policy 2.9 Encourage sweat equity programs as a means for increasing homeownership opportunities for lower-income residents.

3. Housing and Neighborhood Conservation

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

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

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

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

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

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

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

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

4. Special Needs Housing

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

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

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

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

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

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

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

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

5. Fair and Equal Housing Opportunities

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

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

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

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

6. Energy Conservation and Sustainable Development

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

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

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

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

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

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APPENDIX 1

APPENDIX 1A: PUBLIC OUTREACH EFFORTS

Stakeholder Workshop Summary, March 2015

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

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

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

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

Stakeholder/Community Survey Results, March 2015

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

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

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

What are the major housing issues in Fresno County?

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

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

What are the barriers to affordable housing in Fresno County?

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

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

What can be done to address these issues and barriers?

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

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

Public Comments Received

City Council and Planning Commission Study Sessions

City of Kerman (June 3, 2015)

- No public comments were received.

City of Kingsburg (June 3, 2015)

- No public comments were received.

City of Coalinga (June 4, 2015)

- Planning Commissioner questioned the usefulness of using countywide median-income to establish affordability limits for the various income groups.
- City Council and Planning Commission commented on the impacts to rental housing due to out-of-town owners not maintaining their properties. Suggested a program or revised program could address code enforcement of rental properties.
- City Council and Planning Commission requested a new program be added or existing program be revised to add language that the City would assist homeowners with housing maintenance training. This was also suggested as a requisite for individuals seeking first time homebuyer assistance.

County of Fresno Planning Commission (June 4, 2015)

- A member of the public commented on the need to comply with SB 244 – assess the provision of services to disadvantaged unincorporated communities.
- Planning Commission was concerned about the lack of infrastructure capacity and lack of water to accommodate new housing.
- Staff responded that SB 244 assessment will be addressed as part of the County's General Plan comprehensive review process. Staff also noted that Appendix B contains a detailed assessment of the County's previous Housing Element implementation programs.
- A member of the public commented the County should expand its outreach efforts to bring more people to public meetings and would like to see a detailed comparison of old County Housing Element policies with the new regional Housing Element policies.

City of Mendota (June 9, 2015)

- No public comments were received.

City of San Joaquin (June 9, 2015)

- No public comments were received.

City of Clovis (June 15, 2015)

- No public comments were received.

City of Selma (June 15, 2015)

- No public comments were received. Residents commented on a related item – the City's Residential Rehabilitation Loan Program Guidelines and indicated there is a great need for such program in the community.

City of Reedley (June 15, 2015)

- Editorial comments provided by a Council member.

City of Fowler (June 16, 2015)

- No public comments were received.

City of Huron (June 17, 2015)

- No public comments were received.

City of Parlier (June 17, 2015)

- Resident voiced his support for Housing Element and thinks that it includes housing programs that are much needed in the community, such as rehabilitation assistance and homebuyer assistance. However, the City also needs green space. The City needs to balance both needs.
- Resident voiced her concern regarding providing more lower-income housing in the community. Most new units being built in the City are for lower-income households. Middle income households are not able to qualify for these units and must look for housing elsewhere in other communities. The City needs to build more middle-income housing.
- Resident commented on the need for better fire and police services to go along with additional housing, particularly multifamily housing.

County of Fresno Board of Supervisors (July 14, 2015)

- Leadership Counsel for Justice and Accountability: The Housing Element should include more concrete actions and measurable objectives. Lack of infrastructure is a significant constraint; the Housing Element should include plans to make infrastructure available in specific community areas. The County should consider inclusionary housing policy as a strategy for providing affordable housing.
- BIA Fresno/Madera Counties: BIA believes that inclusionary housing policies constitute a taking of property rights and would strongly oppose such efforts by the County.

City of Sanger (July 16, 2015)

- No public comments were received.

Other Public Comments

- Letter emailed on July 16, 2015, from the Leadership Council for Justice and Central California Legal Services and Accountability (see below)
- Email on July 17, 2015, from Self-Help Enterprises (see below)

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LEADERSHIP COUNSEL FOR JUSTICE & ACCOUNTABILITY
A Tides Center Project

CCLS
Central California Legal Services, Inc.
To advance justice and empower people

July 16, 2015

Lindsey Chargin, Senior Regional Planner
Fresno Council of Governments
2035 Tulare Street, Suite 201
Fresno, CA 93721

Sent Via Email

Re: Comments on May 2015 Public Review Draft of the Fresno Multi-Jurisdictional 2015-2023 Housing Element

Dear Ms. Chargin:

We are writing to provide comments on the Public Review Draft of the Fresno Multi-Jurisdictional 2015-2023 Housing Element dated May 2015 (Draft Housing Element). Through our comments, we aim to assist you in creating a Final Housing Element that satisfies the requirements of the state housing element law as well as state and federal fair housing and civil rights laws for each participating jurisdiction (collectively, jurisdictions). While we appreciate this opportunity to provide comments of the 2015 Public Review Draft prior to submission to California's Department of Housing and Community Development (HCD), we will continue to review and, as necessary, identify deficiencies in and needed revisions to the Draft Element during HCD's review period.

Leadership Counsel for Justice and Accountability's (Leadership Counsel's) mission is to work alongside residents of the most disadvantaged communities in California's Central Valley and Coachella Valley to advocate for sound policy and eradicate injustice to secure access to opportunity regardless of wealth, race, income or place. Leadership Counsel works with hundreds of low-income residents and communities across Fresno County to ensure that land use planning and public and private investment responds to the needs of low-income communities, to seek solutions to basic infrastructure and service deficiencies plaguing disadvantaged communities, expand opportunities for affordable housing countywide, and promote robust public process that supports the involvement of all Fresno residents.

Central California Legal Services' (CCLS') mission is to Advance Justice and Empower People in the Central Valley. Over its almost 50-year history, CCLS has advocated for equity and opportunity for the low income populations of the Valley. The undersigned organizations are well positioned to provide the County with informed comments regarding the housing-related needs of Fresno's low-income residents and the opportunities available to address those needs.

In enacting state housing element law, the California legislature declared:

> *Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."* Gov. Code § 65580 (d).

For the reasons set forth in our comments below, the Draft Housing Element fails to satisfy the letter and the spirit of state housing element law and other applicable state and federal housing and civil rights legal requirements to facilitate the provision of housing to meet the needs of all economic segments of the community. In its analysis, policies, and programs, the Final Housing Element can and must do more to advance the attainment of decent housing and a suitable living environment for all Fresno residents. Gov. Code § 65580(b).

We thank you for your consideration of our comments, and we look forward to working with you to create a Final Housing Element that fully complies with all applicable laws and regulations, and meaningfully facilitates the provision of adequate housing in the jurisdictions to which this Housing Element applies. Leadership Counsel and CCLS will submit additional comments on their own behalf and on behalf of their clients throughout the remainder of the housing element update and adoption process. Please contact Ashley Werner with Leadership Counsel for Justice and Accountability, at (559) 369-2786 and Gillian Sonnad at (559) 570-1238 to find a time to discuss these comments in person or otherwise discuss future revisions and development of the Housing Element.

1. <u>The Jurisdictions Have Yet to Satisfy the Requirement of Government Code § 65583(c)(8) to Make a Diligent Effort to Achieve Participation of All Economic Segments of the Community</u>

Government Code § 65583(c)(8) requires local governments to make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element and to describe these efforts in the housing element. The California Department of Housing and Community Development (HCD)'s "Building Blocks for Effective Housing Elements"[1] (Building Blocks) elaborates on Government Code § 65583's public participation requirement. For the reasons set forth below, the public participation process described in the Draft Housing Element demonstrates that the jurisdictions have yet to satisfy the requirements of Government Code § 65583(c)(8).

a. The Jurisdictions Have Failed to Make a Diligent Effort to Achieve Participation of Low-Income Residents, Affordable Housing Developers and Advocates, and Other Stakeholders

Building Blocks identifies approaches to public participation that jurisdictions may use to comply with Government Code § 65583(c)(8)'s requirement to make a diligent effort to achieve participation of all economic segments of the community. These approaches include visiting neighborhoods and participating in local events; use of direct mail, radio spots, and local print

[1] Available online at http://www.hcd.ca.gov/housing-policy-development/housing-element/

and electronic media such as a neighborhood newsletter to advertise opportunities for participation; and the use of mobile resources with interactive presentations during the input and implementation stages among others. Building Blocks advises jurisdictions to "always consider the ethnic composition of the target audience and use communication tools that are language-appropriate and culturally sensitive".

These Jurisdiction's efforts to solicit public participation during the preparation of the Draft Housing Element fall far short of the "diligent effort" to achieve the participation of all economic segments of the community Government Code § 65583(c)(8) as described in Building Blocks. The Draft Housing Element states that the housing element public participation process conducted by the thirteen participating jurisdictions during its preparation consisted of two community workshops held respectively at the City of Selma's City Council Chambers and at the City of Kerman's Community Center. p. 1-20; 1B-1. The Draft Housing Element does not describe efforts made to inform the public of the workshops or to achieve participation by all economic segments of the community nor does it state how many people and who attended. The Draft Housing Element also states that, following publication of the document, the jurisdictions held workshops respectively for their respective decision-making bodies and that the Housing Element will undergo mandated review by HCD. Appendix A also indicates that the jurisdictions conducted a housing needs survey sent to an email contact list. These actions do not reflect the inclusive, interactive, ongoing, and culturally-competent approaches to public participation aimed at achieving the participation of all economic segments of the community identified in Building Blocks.

To satisfy Government Code § 65583(c)(8), the jurisdictions should create additional opportunities for public engagement in the housing element update reflective of those set forth in Building Blocks and revise the Draft Housing Element to reflect feedback obtained through those efforts. Supplemental public outreach efforts that the County should take include but are not limited to the following:

- holding interactive housing element workshops in at least three disadvantaged unincorporated communities (DUCs), including fringe and island communities located adjacent to or near participating cities and legacy communities as defined by Government Code § 65302.10 . As many low-income residents in these communities lack personal vehicles and many DUCs are not served by efficient public transportation, residents of DUCs are most likely to attend workshops held in their own community. The jurisdictions should partner with community residents and/or community-based organizations with ties to the community to plan and perform effective outreach for the workshops;
- conducting targeted outreach to and stakeholder interviews with members of special needs populations and protected classes, including but not limited to farmworkers, the elderly, members of large-families and single-headed households, people of color and non-English speakers;
- soliciting completion of the community survey performed by the jurisdictions by low-income and special needs residents, including by the jurisdictions' housing division and

other city and county staff during their interaction with residents in the course of performance of their duties.

- advertising opportunities to participate in and provide feedback on the housing element update in non-English language print media, radio and television, including media in Spanish, Hmong, and other languages spoken by Fresno County residents. Examples of non-English media outlets include Univision, Radio Bilingue, Hmong TV, and the Vida en el Valle publication among others. Many of these media outlets offer free advertising space for public service announcements.

The Final Housing Element should document these additional efforts to achieve public participation by all economic segments of the community and explain how input received through those efforts is incorporated therein. Leadership Counsel is willing to support the jurisdictions in planning these additional public outreach efforts.

b. The Draft Housing Element Fails to Incorporate Public Comments

Building Blocks states that, as part of the requisite analysis pursuant to Government Code § 65583, the housing element must "[d]escribe who was invited to participate, which groups actually participated, general comments received and how comments were incorporated into the housing element."

While the Draft Housing Element identifies individuals and comments who received notice of housing element workshops and generally describes comments made by workshop participants, it does not respond to the comments made or describe "how comments were incorporated" therein. In fact, from a comparison of the description of comments made during the public workshops contained in Appendix A and the body of the remainder of the Draft Housing Element, it appears that many of the comments were not in fact incorporated into the needs analysis or housing plan at all.

The Final Housing Element must meaningfully incorporate public comments received as called for by the Building Blocks.

c. The Final Housing Element Must Identify Efforts the Jurisdictions Will Take to Achieve Broad Stakeholder Participation in Housing Element Implementation

Building Blocks states that the Housing Element must "[d]escribe any ongoing efforts to engage the public and stakeholders in the implementation of the housing element." Building Blocks states that jurisdictions should invite a wide array of groups to participate in the housing element implementation process and recommends that jurisdictions establish an ongoing housing element update and implementation committee to oversee the update and implementation.

While the Draft Housing Element includes programs such as rental rehabilitation and down payment assistance programs that by their nature require the participation of individual members of the public in their implementation in each jurisdiction, the Draft Housing Element fails to

describe efforts the jurisdictions will make to engage residents and stakeholders with respect to housing element implementation on an ongoing basis as called for by Building Blocks.

To support effective implementation of the housing element in a manner that ensures diverse stakeholder representation from all economic segments of the community, the Final Housing Element should include a program for each jurisdiction to establish a Housing Element Implementation Advisory Committee. The Committees should include representation by extremely low, very low, and low-income residents; residents of disadvantaged unincorporated communities; farmworkers; disabled residents; the elderly; members of single-headed households; members of large families; and members of other special needs populations and protected classes. The Committees should also include representation by local affordable housing and market-rate developers, affordable housing advocates, community development specialists, finance professionals, and other stakeholders with an interest in the preservation and development of affordable housing.

The Housing Element Implementation Committees will provide on-the-ground insight into the housing of the respective jurisdiction's residents and barriers to affordable housing; oversee and provide feedback on Housing Element implementation; and identify opportunities to modify and expand upon policies and practices to improve its respective jurisdiction's ability to facilitate the preservation and development of affordable housing. The Committees will also participate in the preparation and review of the annual housing element progress report as well as future Housing Element updates for each jurisdiction.

2. **The Draft Housing Element Fails to Adequately Analyze and Respond to Effectiveness of Past Performance**

The Draft Housing Element fails to adequately analyze the past performance of the jurisdictions and respond appropriately through the policies and programs contained therein. A few examples of the Draft Housing Element's inadequate analysis and response to past performance include the following:

- "Senior Housing….The City continues to pursue affordable housing opportunities for seniors in the community…This program is included in the 2015 Housing Element to address the needs of special needs groups." (Appendix 2I: City of Parlier, p. 21-42).

  The Draft Housing Element does not state any specific actions it has taken to pursue affordable housing opportunities for seniors in the community and if in fact any such housing has been constructed as a result of these efforts. Accordingly, the Draft Housing Element proposes to include the Senior Housing program without modifications that could ensure more effective implementation.

- "The Code Enforcement Officer is responsible for enforcing regulations…Continue code enforcement efforts." (Appendix 2H: City of Mendota, 2H-44)

The Draft Housing Element does not provide information about the actions taken to enforce City regulations, the success of those efforts, and the remaining extent of code violations. Accordingly, the Draft Housing Element proposes no modifications to the program which would allow for more effective code enforcement and the targeting of code violations which have a particular impact on the community.

- "The City continues to encourage infill development. However, future growth is anticipated to occur in the SOI. The City updated the General Plan to expand the SOI….This program is not included in the 2015 Housing Element." (Appendix 2I: City of Parlier, 2I-36)

  The Draft Housing Element does not state specifically what the City of Parlier has to encourage infill development. In fact, the description of the City's activities indicate that the City has taken actions to expand the SOI which may conflict with this program. The Draft Housing Element also does not explain its removal of the program from the 2015 Housing Element if in fact the City intends to continue to encourage infill development.

With respect to Fresno County, the Draft Housing Element reviews the "past performance" of a fourth cycle housing element which is still in draft form. 2A-133. As the County's fourth cycle housing element has not yet been approved by the Board of Supervisors or HCD and is not subject to implementation, a review of the County's progress in implementing its third cycle housing element as well as goals and policies in the County's General Plan relating to housing (e.g., Policy, ED-B-14[2]; Goal H-D, Policies H-D.1 & H-D.5).

The Final Housing Element must include improved analyses of past performance for each jurisdiction which identifies the specific actions taken by the jurisdictions to implement their current housing elements, the success or failure of the jurisdictions in accomplishing the goals of the programs, and incorporation or deletion of policies and programs in the Final Housing Element that respond to this analysis.

3. <u>The Draft Housing Element Fails to Identify Specific Program Actions Which Will Have Beneficial Impacts Within the Planning Period</u>

Government Code § 65583(c) provides that each housing element shall contain:

> "A program which sets forth a schedule of actions during the planning period, each with a timeline for implementation,… such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element…"

Building Blocks further states that:

[2] This policy provides that facilities in the Friant-Milteron area, once developed, should include moderately priced multifamily employee housing. This provision is proposed for deletion by the County in its pending General Plan revision.

> "Programs are the specific action steps the locality will take to implement its policies and achieve goals and objectives. Programs must include a specific time frame for implementation, identify the agencies or officials responsible for implementation and describe the jurisdi cti on' s specific role in implementation." (underline added)

Most of the programs identified in the Draft Housing Element use broad and vague language which fails to commit the respective jurisdiction to take specific action such that the programs will have a beneficial impact during the planning period. The Draft Housing Element further fails to identify a deadline for the completion of many of the program actions identified.

A few of the many available examples of Draft Housing Element program actions, often used repetitively in several jurisdictions, that fail to satisfy Government Code § 65583(c) include:

- "Annually contact affordable housing developers to explore affordable housing opportunities" (Appendix 2C: City of Coalinga p. 2C-2, Appendix 2E: City of Huron, p. 2E-2, Appendix 2H: City of Mendota, p. 2H-2, Appendix 2J: City of Reedley, p.2J-2)

  The Draft Housing Element contains no discussion of whom the jurisdictions plan to contact nor what potential opportunities they will offer and explore

- "Continue to encourage mixed use and higher density housing through implementation of the General Plan" (Appendix 2A: County of Fresno, p. 2A-1)

  The Draft Housing Element identifies no specific actions the County will us to "encourage" mixed use and higher density housing nor is there discussion of which general plan policies will facilitate higher density housing. (Note, the County's 2014 Annual Progress Report on the implementation of its 2002 General Plan states that the County has failed to implement many General Plan policies due to budgetary constraints.)

- "Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development" (2A-3, See also Appendix 2D: City of Fowler, p. 2D-2, Appendix 2-E: City of Huron, p. 2E-2, Appendix 2H: City of Mendota, p. 2H-2, Appendix 2J: City of Reedley, p.2J-2)

  The Draft Housing Element fails to identify specific actions that jurisdictions will take to promote these incentives.

- "Establish to the extent feasible, issuance of permits to County residents and developers via the Internet." (2A-3)

  The Draft Housing Element does not establish a deadline by which this program must be implemented.

- "Complete comprehensive Zoning Ordinance update to address the density bonus provisions in 2016" (2A-5)

  The Draft Housing Element must provide a date specific by which the Zoning Ordinance update will be completed. The program should also specify that the Ordinance will comply with state density bonus law.

- "Continue to support and encourage the provision of vouchers to qualifying Fresno County households." (2A-8)

  There Draft Housing Element identifies no specific actions to so support and encourage the provision of vouchers.

The Final Housing Element must include revised program actions for each jurisdiction that identify "specific action steps" the respective jurisdiction will take, the "specific timeframe" for the actions, and the jurisdiction's "specific role" in implementation. Building Blocks.

4. <u>The Draft Housing Element Fails to Identify Infrastructure and Service Barriers to Affordable Housing and to Adopt Measures to Mitigate and Eliminate Those Barriers</u>

Many low-income disadvantaged unincorporated communities (DUCs) in Fresno County lack basic infrastructure and services, including potable water and sewer service. The lack of water and sewer service in these communities poses a health threat to existing residents relying on water contaminated by arsenic, nitrates, and/or fecal chloroform for their everyday needs while also preventing new development of affordable housing and needed retail outlets on vacant and underutilized parcels.

The Draft Housing Element fails to identify the infrastructure and service deficits impacting DUCs as governmental and non-governmental constraints to the maintenance, improvement, and development of housing for all income levels and fails to adopt goals, policies, or programs to mitigate and eliminate the barrier[3]. The Draft Housing Element is therefore inadequate and at odds with fair housing and civil rights laws by failing to address a housing-related public health and safety threat that primarily impacts low-income residents of color. 42 U.S.C. § 2000d; 42 U.S.C. §§ 3601-3619; Gov. Code § 65583(a)(5)&(6); Gov. Code § 11135; Building Blocks, Program Actions.

Pursuant to Senate Bill 244, all jurisdictions in California must, upon the next revision of their housing element, identify DUCs within their sphere of influence, inventory the basic infrastructure and service needs of these communities, and identify possible funding sources that could support the resolution of these deficiencies. Gov. Code § 65302.10. The Final Housing

[3] The Draft Housing Element includes the general statement that, "Maximum allowable densities may not always be achievable in many jurisdictions due to various factors including environmental constraints and lack of infrastructure." p. 3-6. This statement does not identify or examine the lack of water and sewer infrastructure and service as a specific barrier impacting DUCs.

Element must include policies and programs confirming that the jurisdictions will timely comply with SB 244. The Final Housing Element must also include policies and programs committing them to prioritizing the resolution of infrastructure and service needs identified in the SB 244 analysis and creating and implementing a schedule of actions to resolve the prioritized needs, including but not limited to the initiation of feasibility studies, active support for consolidation of services where warranted by feasibility studies[4], and the pursuit of funds and other resources to support these activities.

a. The Draft Housing Element Fails to Adequately Identify or Mitigate Drought-Related Barriers to Housing Opportunity

The Draft Housing Element fails to consider and identify programs and policies related to the current drought and changing paradigms for water availability and management practices. Fresno is facing a record drought right now which is putting communities and jurisdictions at risk of running out of water and / or losing ability to expand water service due to diminished capacity and increased water costs. The Final Housing Element must assess and include policies and program actions to address current and the likelihood of continued water scarcity, diminished capacity, and increased water costs on housing production and the ability of all economic segments of the community, including low-income residents, to access decent housing and a suitable living environment. Similarly, it is anticipated that changes in precipitation patterns will alter availability and quantity of water in the long term. The Final Housing Element must consider and address this likelihood.

Changing mandates - in particular the Sustainable Groundwater Management Act - require increased coordination and consistency among water management goals and land use plans. The Draft Housing Element fails to acknowledge or address how it will comply with new mandates and facilitate sustainable water management practices in ways that ensure housing needs are met for all income groups.

2. <u>The Draft Housing Element Fails to Adequately Identify or Adopt Programs to Address Habitability Barriers to Housing Opportunity</u>

The Housing Element must include programs which will "conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action" (Government Code Section 65583.(c)(4)). As identified in the Housing Needs Assessment, "maintaining and improving housing quality is an important goal for communities" (Section 2: Housing Needs Assessment p.2-28). Furthermore, Building Blocks states that the programs "should be tailored to the results of the analyses and specific local situations."

[4] Senate Bill 88 and Assembly Bill 115 authorize the State Water Resources Control Board to order water system consolidation where necessary to ensure that customers of small water systems have access to safe and affordable drinking water.

However, such analysis is largely absent from the Draft Housing Element, including discussion and analysis of how local conditions and circumstances impact code enforcement activities. The programs that the Draft Housing Element provides relating to habitability are also vague and do not have timelines identified. Several jurisdictions have programs which simply commit to making information about rehabilitation and other intervention opportunities available through their websites but do not discuss specific steps they will take to encourage or facilitate participation in the programs. The following are just a few examples of the programs which do not adequately identify or address habitability barriers to housing opportunity:

- "Continue to enforce property maintenance standards and abate substandard structures through Code Enforcement and various housing rehabilitation programs"(Appendix 2A p. 2A-7, Appendix B, p. 2B-5)

  The Program does not state how this will this be accomplished and what specific habitability issues or enforcement challenges the jurisdiction will address.

- "Continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes"(Appendix 2C p. 2C-5, Appendix 2D p. 2D-5, Appendix 2E p. 2E-6, Appendix 2F p. 2F-6, Appendix 2G p. 2G-6, Appendix 2H p. 2H-6, Appendix 2I p. 2I-5, Appendix 2J p. 2J-6, Appendix 2K p. 2K-6, Appendix 2M p. 2M-7)

  Again, the program fails to state specific actions the jurisdiction will take to bring substandard housing units and residential properties into compliance with city codes. The Draft Housing Element further fails to identify any specific habitability issues or enforcement challenges that exist in the jurisdiction and how they will be addressed through program actions.

The Final Housing Element must include programs which adequately and specifically identify and address the barriers created by habitability in each jurisdiction.

3. <u>The Draft Housing Element Fails to Adequately Analyze and Mitigate the Housing Needs of Special Needs Populations</u>

Government Code § 65583(a)(7) requires that housing elements include an analysis of special housing needs in the jurisdiction, including but not limited to those of the elderly, persons with disabilities, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter. Building Blocks states that, a "thorough analysis of special needs helps a locality identify groups with the most serious housing needs in order to develop and prioritize responsive programs." Building Blocks continues to state that, "[t]he analysis of each special needs group should include the following:

- "quantification of the total number of persons and households in the special housing needs group, including tenure, where possible."

- "A quantification and qualitative description of the need, including a description of the potential housing problems faced by the special needs groups, a description of any existing resources, and an assessment of unmet needs."
- "Identification of potential program or policy options and resources to address the need."

Building Block further specifies additional subjects of analysis for each special needs group identified in Government Code § 65583(a)(7) which jurisdictions should consider in designing appropriate programmatic responses. The Draft Housing Element includes generic information about housing needs typically faced by specific special needs groups identified in Government Code Section 65583(a)(7)and only a cursory and incomplete analysis of the specific needs of members of those groups in Fresno County and the participating jurisdictions. The Draft Housing Element's analysis fails to satisfy the requirements set forth in Government Code § 65583(a)(7) and undermines the analysis' purpose to allow jurisdictions to prioritize and develop programs that respond to the most pressing housing needs.

a. The Draft Housing Element Does Not Adequately Identify and Respond to the Housing Needs of Large Households

With respect to large households, the Draft Housing Element states that the "most critical housing need of large households is access to large housing units with more bedrooms than a standard three-bedroom dwelling." 2-44. The Draft Housing Element however provides no specific information about the actual extent of overcrowding among large households in Fresno County or any of the participating jurisdictions, although it states that about 10% of households in Fresno County are overcrowded. 2-33. In addition, the portion of the Needs Assessment pertaining to large households does not provide data or anecdotal information regarding other housing needs of large households in Fresno County or the participating jurisdictions that would allow it to determine that access to large housing units is in fact the most critical housing need of large households and to consider those needs in developing and prioritizing programs to address the needs of this population.

The Draft Housing Element adopts one policy, Policy 4.4, specifically addressing the needs of large households. It states, "Encourage development of affordable housing units to accommodate large households (three and four bedroom)." 5-4. Based on our review of the Action Plans for the participating jurisdictions, the Draft Housing Element includes no programs for implementation by any of the jurisdictions specifically aimed at addressing the identified need of large households of access to large housing units to alleviate overcrowding among this population. The Final Housing Element must include specific program actions for each jurisdiction that implement Policy 4.4 and address governmental constraints to the attainment of larger housing for large households. Gov. Code § 65583(c). Such program actions could include the enactment of fee waivers, the relaxation of set back and maximum lot coverage requirements, the implementation of other specific incentives as appropriate to specific jurisdictions, and the modification of zone district requirements to eliminate governmental constraints to and encourage the development of housing for large families.

In addition, jurisdictions can target large low-income households for the allocation of rental and down-payment assistance in order to help these households overcome the cost barrier to attaining larger housing. Jurisdictions should also commit to strategically pursuing funds and partnerships with non-profit and private housing developers to undertake housing development projects that will meet the needs of large households for larger housing.

These program actions and others the Final Housing Element should identify to address the governmental and non-governmental constraints to the attainment of housing by larger households.

4. **The Draft Housing Element Fails to Adequately Address the Needs of Identified Extremely Low Income Households in Several Jurisdictions**

As set forth in Government Code § 65580 (d) the jurisdictions must "make adequate provision for the housing needs of **all economic segments** of the community" (emphasis added). The Draft Housing Element acknowledges the difficulties faced by extremely low income households, stating "this income group is likely to live in overcrowded and substandard housing conditions" and that "without adequate assistance this group has a high risk of homelessness." (Section 2 p. 2-59). The Needs Assessment also identifies jurisdictions with very high rates of extremely low income households.

However, the Draft Housing Element completely fails to respond to the needs of this vulnerable population for safe and affordable housing through specific goals, policies and program actions. Instead, Policy 1.2 simply states that the jurisdictions will "facilitate development of new housing for all economic segments of the community, including extremely low-, very low-, low-, moderate-, and above moderate-income households." (Section 5: Housing Plan, p. 5-1). Based on our review of the Action Plans for the participating jurisdictions, the Draft Housing Element includes no program actions for implementation by any of the jurisdictions specifically aimed at addressing the identified needs of the extremely low income population and the factors which continue to negatively affect it, such as overcrowding and substandard housing conditions. As discussed above, the Draft Housing Element's programs relating to code enforcement are also inadequate and as pointed out in the needs assessment, the failure of these programs will disproportionately affect the extremely low income households.

The impact of the Draft Housing Element's failure to include specific program actions to address barriers to affordable housing for extremely low income households is compounded by the failure of several jurisdictions to complete and implement a fourth cycle housing element. In addition, the lack of a fourth cycle housing element in certain jurisdictions makes it difficult to determine the extent of the existing extremely low income housing stock and housing problems impacting that stock.

The Draft Housing Element shows a large disparity between the jurisdictions' current extremely low income populations and percentage of housing they plan to build for extremely low income:

- Fresno County has 12% ELI population and the new ELI build plan is 3% for ELI. (Section 2 p. 2-60, Appendix 2A p. 2A-11, Table 2A-1)
- Reedley has 10% ELI population and the new build plan is 5% for ELI. (Id., Appendix 2J p. 2J-11, Table 2J-1)
- Huron has 30% ELI population and the new build plan is 12% for ELI. (Id., Appendix 2E p. 2E-9, Table 2E-1)
- Kingsburg has 13% ELI population and new build plan is 3% for ELI. (Id., Appendix 2G p. 2G-10, Table 2G-1)
- Mendota has 21% ELI population and new build plan is 4% for ELI. (Id., Appendix 2H p. 2H-10, Table 2H-1)
- San Joaquin has 20% ELI population and new build plan is 5% for ELI. (Id., Appendix 2K p. 2K-1, Table 2K-1)
- Parlier has 15% ELI population and new build plan is .05% for ELI. (Id., Appendix 2I p. 2I-9, Table 2I-1)
- Clovis has 6.5% ELI population and new build plan is .02% for ELI. (Id., Appendix 2B p. 2B-0, Table 2B-1)

While Draft Housing Element fails to plan for new ELI housing development in proportion to the ELI share of the population for the jurisdictions, the Draft Housing plans for excessive shares of moderate and above moderate income housing development across the jurisdictions and in particular, in higher income jurisdictions such as Clovis (build plan of 90% moderate and above moderate housing) which have extremely limited housing affordable to low-income populations.

The Final Housing Element must plan, through specific program actions with clear deadlines and assigned responsibilities, to make housing opportunities available to meet the needs of extremely low income households.

5. **The Draft Housing Element Fails to Adequately Affirmatively Further Fair Housing Opportunities for All Fresno Residents**

Government Code § 65583(c)(5) provides that, in order to make adequate provision for all economic segments of the community, the actions that a local government commits to take pursuant to that section "[p]romote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability." Local governments are further bound to affirmatively further fair housing opportunities through various other state and federal rules and regulations. 42 U.S.C. § 2000d (Title VI of the Civil Rights Act of 1964); 42 U.S.C. §§ 3601-3619 (the Fair Housing Act); 24 C.F.R. §§ 91.225(a)(1), 91.325, 570.303, 570.304(a); Cal. Gov. Code §§ 11135.

The final "Affirmatively Furthering Fair Housing" rule (AFFH Rule) recently issued by HUD[5] states that "affirmatively furthering fair housing" (AFFH) means:

[5] Available online at http://www.huduser.org/portal/sites/default/files/pdf/AFFH_Final_Rule.pdf

> "…taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a program participant's activities and programs relating to housing and urban development."

The programs described by several jurisdictions do not identify any specific actions or steps they will take to further fair housing opportunity throughout the jurisdiction and instead only include references to how the jurisdiction will advertise fair housing resource information on their public sites and offices. Examples of such inadequate programs include the following:

- "Actively advertise fair housing resources at the public counter, community service agencies, public libraries and City website" (2H p. 2H-9, 2J p. 2J-10, 2I p. 2I-9, 2K p. 2K-9, 2D p. 2D-8)(How does advertising currently existing resources affirmatively further fair housing)
- "Refer fair housing complaints to HUD, DFEH, and other housing agencies" (2A p. 2A-11, 2C p. 2C-8) (How does advertising currently existing resources affirmatively further fair housing)

The Draft Housing Element must do more to identify barriers to and affirmatively further fair housing opportunities in each jurisdiction and throughout the planning area.

a. The Housing Elements Must Identify and Mitigate Patterns of Racially and Ethnically Concentrated Poverty and Segregation

To comply with state and federal fair housing requirements, the Final Housing Element must identify patterns that exist of racial and ethnic segregation and racially and ethnically concentrated poverty in Fresno County and each of the participating jurisdictions, describe factors contributing to such segregation and concentrated poverty, and identify and adopt policies and programs to promote housing opportunity and access to opportunity broadly for all residents regardless of protected status. 42 U.S.C. §§ 2000d, 3601-3619; 24 C.F.R. §§ 91.225(a)(1), 91.325, 570.303, 570.304(a); Gov. Code § 65583(c)(5); Cal. Gov. Code §§ 11135.

The San Joaquin Valley Fair Housing and Equity Assessment (FHEA)[6], which HCD encourages local governments to use in the development of their housing elements to meet AFFH

[6] The FHEA was prepared in April 2014 in fulfillment of a HUD Sustainable Communities Grant and is available online at http://www.frbsf.org/community-development/files/SJV-Fair-Housing-and-Equity-Assessment.pdf

requirements[7], finds that Fresno County has among the highest rates in the San Joaquin Valley of both white segregation and Hispanic / Latino, African American, and Asian American segregation based on its census block group analysis.[8] pp. 20-23. The FHEA finds that lower income communities of color throughout the San Joaquin Valley lack essential resources and amenities that allow individuals to integrate into the mainstream economy, become middle class, access health care, and become civically engaged. e.g., p. 33.

The Draft Housing Element fails to even mention – let alone meaningfully address through policies and programs which will have a beneficial impact on residents within the planning period – the documented persistence of patterns of racial and ethnic segregation, concentrated poverty, and disparities in access to opportunity between lower income communities of color and more affluent communities in and among jurisdictions in Fresno County.

Further, the Draft Housing Element contains no policies or programs which specifically commit the jurisdictions to take actions to further affordable housing opportunity throughout the jurisdictions. Element Goal 5, the only goal which specifically addresses the County's requirement to AFFH, reads, "Promote housing opportunities for all residents regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level". The two policies which the Draft Housing Element proposes to implement Goal 5, Policy 5.1 and Policy 5.2[9], do not commit the jurisdictions to taking any specific action to alleviate continued racial segregation and further housing opportunity in higher income and higher opportunity neighborhoods. p. 5-4.

The Final Housing Element must include an analysis of patterns of racial and ethnic segregation, concentrated poverty, and disparities in access to resources and amenities within participating jurisdictions and county-wide. The Final Housing Element must identify and adopt policies and programs that promote housing opportunity and access to opportunity broadly for residents regardless of protected status throughout the jurisdictions, including in higher income and higher opportunity neighborhoods. These policies and programs must be designed to achieve a beneficial impact to residents during the planning period, and thus must identify specific actions will take, deadlines for action, and measurable outcomes. Gov. Code § 65583(c).

Policies and programs to this end that the jurisdictions should consider incorporating into the Final Housing Element include those set forth in the FHEA as well as other measures to affirmatively further fair housing applicable to specific jurisdictions. These policies and programs include but are not limited to the following:

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[7] Memorandum to Planning Directors and Interested Parties from Paul McDougall, Housing Policy Manager, Division of Housing Policy Development, HCD, regarding "Housing Element Updates and the 2014 San Joaquin Valley Fair Housing and Equity Assessment", dated February 9, 2015.
[8] These counties include San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare, and Kern County.
[9] Policy 5.1 states, "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 states, "Ensure local ordinances and development regulations provide equal housing opportunity for persons with disabilities."

- Enacting an ordinance to prohibit housing discrimination based on source of income, including Housing Choice Vouchers.
- Adopt an inclusionary housing ordinance requiring residential developers to reserve at least 20% of units in all new housing developments to low-income residents at an affordable cost, with at least 10% of those units reserved for very low and/or extremely low-income residents, or pay an equivalent in lieu fee to an affordable housing trust fund.
- Amend the local zoning ordinance to allow construction of multi-family housing by right or by Conditional Use Permit in single-family zones.
- Strategically use and pursue funding in collaboration with private and non-profit developers for the development of affordable and mixed-income housing on vacant or underutilized sites in higher income neighborhoods.
- Work with residents and affordable housing developers and advocates to create and implement an anti-NIMBY educational program to foster awareness among elected decision-makers and residents of the need for affordable housing and the benefits of economically and racially integrated communities.
- Require information demonstrating the impact of proposed housing developments with more than ten units on the impact of different racial, ethnic, linguistic and economic groups' ability to access fair housing opportunities during the consideration and approval process of new builds.

To adequately AFFH, the Final Housing Element must also include policies and programs to mitigate and eliminate barriers to opportunity in low-income neighborhoods and communities of color. The Draft Housing Element fails to adequately or specifically analyze the options available to jurisdictions or commit the jurisdictions to take actions to do so. In addition to measures identified in other sections of this correspondence, the Final Housing Element should include the following actions as policies and programs to expand opportunity in low-income neighborhoods:

- Actively seek, monitor, and pursue, in collaboration with residents and community stakeholders, all available sources of funding to address deficiencies in basic infrastructure, services, and amenities in low-income neighborhoods. (The policies and programs contained in the Draft Housing Element relating to the pursuit of funds do not relate to low-income or disadvantaged neighborhoods specifically and commit the jurisdictions only to monitor or pursue funding on an annual basis, though such funding opportunities arise throughout the year. See e.g., Appendix 2I: City of Parlier, p. 2I-2; Appendix 2J: City of Reedley, p. 2J-3 ("Monitor [HCD's] website annually for Notices of Funding Ability [*sic*] (NOFA) and, where appropriate, prepare or support applications…")).

b. Jurisdictions Must Maintain Current Assessments of Fair Housing

Pursuant to the AFFH Rule, each jurisdiction that receives federal block grant funds, including Community Development Block Grants (CDBG) and HOME Investment Partnership Grants, is required to submit a certification to the U.S. Department of Housing and Urban Development (HUD) that it will affirmatively further fair housing by conducting an Assessment of Fair

Housing (AFH). The rule, which will take effect 30 days following its publication in the Federal Register, will replace the current requirement that jurisdictions complete an Analysis of Impediments to Fair Housing (AI) and to take appropriate actions to overcome the effect of any impediments identified. 24 C.F.R. §§ 91.225(a), 570.601(a)(2). HUD guidelines pertaining to the AI requirement recommend that jurisdictions conduct or update their AI's at least once every three to five years in accordance with the consolidated plan cycle. Fair Housing Planning Guide, Vol. 1[10], pp. 2-6, 2-7.

The Draft Housing Element is silent – with one vague exception - to compliance or lack thereof with respect to the upcoming requirement that they conduct an AFH or the operative requirement that they maintain a current Analysis of Impediments. The only reference in the Draft Housing Element to an individual jurisdiction's AI is with respect to the City of Clovis, but the Draft Housing Element does not even indicate the date of completion of the City's operative AI. Appendix 2B: City of Clovis, p. 96. The Draft Housing Element further includes no policies or programs to ensure that the jurisdictions complete AFHs pursuant to the AFFH Rule or maintain current AIs pursuant to operative HUD guidance.

The Final Housing Element must identify the date of completion of each jurisdiction's operative AI and the date by which a jurisdiction must complete an AFH. In addition, the Final Housing Element must include policies and program actions committing the jurisdictions to complete and maintain a current AFH in accordance with the AFFH Rule. To ensure consistency in jurisdictions' housing policies and that each jurisdiction's housing element complies with federal fair housing requirements, the Final Housing Element must also commit jurisdictions to amending their housing elements to conform to the needs identified and policies contained in their updated AFHs.

6. **The Draft Housing Element Does Not Demonstrate that the Sites Identified in the Land Inventory are Suitable For Development**

The housing element shall 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." Gov. Code §65583(a)(3).

Pursuant to Building Blocks, the must include all of the following:

1. A parcel-specific listing of sites, including the parcel number or other unique reference.
2. The general plan and zoning designations of sites.
3. A description of parcel size; "this is important as parcel size can be a key factor in determining development viability, capacity and affordability."
4. A map showing the location of sites.
5. A description of existing uses of any non-vacant sites.
6. A general description of any known environmental constraints.

[10] Available at http://www.hud.gov/offices/fheo/images/fhpg.pdf

7. A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities.

Building Blocks provides specific instruction to guide the housing element analysis of the suitability of sites identified for residential development. Building Blocks provides, 'The analysis must consider the imposition of any development standards that impact the residential development capacity of the sites identified in the inventory." It further states that, "The element should include an analysis demonstrating the estimate of the number of units projected on small sites, is realistic or feasible. The analysis should consider development trends on small sites as well as policies or incentives to facilitate such development." "To utilize small sites to accommodate the jurisdictions share of the regional housing need for lower-income households, the element must consider the impact of constraints associated with small lot development on the ability of a developer to produce housing affordable to lower-income households." Building Blocks also suggests that the housing element, as applicable, could include a program action that provides for lot consolidation and/or parcel assemblage.

a. The Draft Housing Element Does Not Address Jurisdictions' Failure to Adopt Third Cycle Housing Element or Accommodate Third Cycle Housing Element Need

The County's failure to adopt and implement a fourth cycle 2008-2013 housing element means that the County has failed to act as required to accommodate its fourth cycle RHNA. Accordingly, the County's ability to accommodate its fifth cycle RHNA is impaired by existing unaccomodated need from its fourth and possibly even third cycle RHNAs. Thus, the Draft Housing Element's assertions regarding its capacity to meet its RHNA with no rezoning are likely overstated.

The Public Review Draft of the Fresno County 2008-2013 Housing Element states that the County has an unaccomodated fourth cycle housing element need of 1,297 units. 2A-14. The Sites Inventory for Appendix 2A: County of Fresno of the Draft Housing Element however does not address whether the County had an unaccommodated third cycle need or incorporate that unaccommodated need into the total number of adequate sites it must identify and make available. As the Draft Housing Element states, the AB 1233 carryover analysis applies to housing elements due on or after January 1, 2006. The County's 2008-2013 fourth cycle housing element was due after January 2006 and thus AB 1233 applies to that housing element. Since the County's unacommodated third cycle need would be added onto the County's fourth cycle RHNA in the fourth cycle housing element, it should be included in the fifth cycle analysis of the unaccomodated fourth cycle need which the County must accommodate in the fifth cycle. Gov. Code § 65584.09(a)-(c). The County cannot simply discard its responsibility to plan for housing to meet its third cycle RHNA based on its failure to complete a timely fourth cycle housing element.

b. The Draft Housing Element Fails to Demonstrate that the Sites Identified in Unincorporated Fresno County are Suitable for Development

The adequacy of the sites inventory set forth in Appendix 2A for Fresno County is further undermined by its failure to include required descriptions and explanation necessary to demonstrate that the sites identified are in fact "suitable" for residential development pursuant to Government Code §65583(a)(3). The Final Housing Element must include a revised inventory as set forth below which prioritizes and furthers the efficient use of vacant and underutilized parcels in existing neighborhoods and, to the extent that new development occurs outside of infill areas, provides for a fair share of housing to meet the needs of all economic segments of the community.

Building Blocks provides, 'The analysis must consider the imposition of any development standards that impact the residential development capacity of the sites identified in the inventory." It further states that, "The element should include an analysis demonstrating the estimate of the number of units projected on small sites, is realistic or feasible. The analysis should consider development trends on small sites as well as policies or incentives to facilitate such development." "To utilize small sites to accommodate the jurisdictions share of the regional housing need for lower-income households, the element must consider the impact of constraints associated with small lot development on the ability of a developer to produce housing affordable to lower-income households." Building Blocks also suggests that the housing element, as applicable, could include a program action that provides for lot consolidation and/or parcel assemblage.

The inventory contains hundreds of sites that are smaller than one acre and in fact, even smaller than 0.2 acres. Only a handful of the sites identified are larger than one acre. Despite the inclusion in the inventory of hundreds of small parcels, the Draft Housing Element does not include the requisite analysis demonstrating that the estimate of the number of units projected on small sites, is realistic or feasible. Building Blocks.

The Final Housing Element must include an analysis that demonstrates that development on the small sites included in the inventory is realistic and feasible considering the impact of constraints associated with development of small sites, market trends in small site development, and policies and incentives that exist in Fresno County to facilitate small site development. Building Blocks. The Final Housing Element should include a program action that provides for lot consolidation and/or parcel assemblage to facilitate the development of affordable housing as recommended by Building Blocks and should include other programs and policies as needed to maximize the incentives for and feasibility of affordable and mixed-income housing development on the sites. If however the Final Housing Element cannot demonstrate that with such programs and incentives housing development cannot reasonably be expected on these sites due to their small size, they must be removed from the Final Housing Element.

In addition, the inventory contains many sites with non-residential land use designations and/or zoning, including but not limited to Central Business Commercial (C4 Zone); Mountain Commercial; Office Commercial (CP); Limited Industrial (R1 Zone); General Industrial (R1 Zone); Open Space; Agriculture – Non-Conforming (C4 Zone). The inventory also includes sites with residential land use designations not typically associated with low-income housing development, including but not limited to Mountain Residential and Mountain Urban. The Draft

Housing Element adopts a blanket assumption for all sites identified of 80% build out of the maximum permitted density for each site. 2A-14. The Draft Housing Element does not justify this assumption for residential sites or non-residential sites or any subcategories of those land use types. The Final Draft Housing Element must justify the blanket 80% build out assumption for residential sites with residential and non-residential land use designation by sub-category (i.e., Mountain Residential; Mountain Urban) and modify the assumption as needed.

Further, the inventory does not provide a description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities, at the parcels listed in the inventory. The inventory contained in the Final Housing Element must include this description as to each parcel contained in the inventory. For parcels that lacks water, sewer, or dry utilities supply in existing communities, the Final Housing Element must set forth program actions to facilitate the expedient delivery of services to those sites in the planning period. If it is determined that necessary infrastructure and services cannot be provided at the parcel during the planning period, they must be removed from the inventory.

c. The Final Housing Element Must Contain Adequate Sites Inventory For Each Participating Jurisdiction

The issues raised in Sections 8(a) through (c) above apply to the site inventories and analysis contained in the Draft Housing Element for each of the other participating jurisdictions. To the extent that jurisdictions did not adopt legally compliant third cycle housing elements or failed to rezone land as required to meet their third cycle need, the Final Housing Element must provide for the accommodation of the unacommodated third cycle need in addition to any unaccomodated fourth cycle need.

The site inventories contained in the Final Housing Element must also include the required analysis of the suitability of any small parcels contained in the inventories for residential development and remove any small parcels from the inventory which are not in fact suitable. In addition, the Final Housing Element should include a parcel assemblage / lot consolidation action program to facilitate affordable housing for each jurisdiction which does not already have such a program in place.

Finally, the site inventories must demonstrate the availability of water, sewer, and dry utility services for residential development for each parcel listed or, if certain parcels are not yet served, justify why inclusion of the parcels in the inventory is appropriate.

The Final Housing Element should recalculate the need accommodated through existing sites based on the legally compliant site inventory for each jurisdiction and analysis and include action programs to rezone land as required.

* * * * *

Thank you again for your consideration of our comments. Please contact Ashley Werner at (559) 369-2786 and Gillian Sonnad at (559) 570-1238 to set up a time to discuss these comments in person.

Sincerely,

Ashley Werner, Attorney
Leadership Council for Justice
and Accountability

Gillian Sonnad, Supervising Attorney
Central California Legal Services

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The following responses to the comments by the Leadership Counsel for Justice and Accountability and Central California Legal Services were provided in the HCD Draft Housing Element in August 2015. A subsequent response letter was prepared in November 2015 in conjunction with the response to HCD comments.

1. Public Outreach

1a. Jurisdictions Failed to Conduct Adequate Public Outreach

See Appendix A: Public Outreach Summary in the Draft Housing Element for an expanded and detailed description of public participation efforts undertaken by the participating jurisdictions.

1b. Draft Housing Element Failed to Incorporate/Address Public Comments

Most public input gathered during the public outreach process were related to lack of affordable housing, lack of infrastructure, and lack of funding. A complete summary of stakeholder and community input is included in the Draft Housing Element. The topics identified by stakeholders and members of the public are addressed in the draft Housing Element.

1c. Jurisdictions Must Broaden Ongoing Stakeholder Participation

Cities and counties are required by State law to monitor and annually report on Housing Element implementation (Government Code Section 65400). Most jurisdictions participating in the multijurisdictional Housing Element lack staff and resources to create and manage a Housing Element Implementation Advisory Committee. Several policies in the Draft Housing Element direct the participating local governments to work in partnership and support the efforts of public agencies, non-profit organizations, and developers to implement the goals and policies in the draft Housing Element (e.g., Policies 2.4, 4.1, 4.2, 4.3, 4.6 and Programs 1 – Provision of Adequate Sites, 4 – Affordable Housing Incentives).

2. Evaluation of Past Performance

See each participating jurisdiction's appendix in the Draft Housing Element, each of which includes an evaluation table for past accomplishments and implementation of each jurisdiction's existing Housing Element. However, due to the recession and the dissolution of redevelopment agencies and resulting lack of funding, staff, and development interest, many programs and activities were not implemented. Record keeping was also a challenge due to staff reductions as a result of local budgetary crises.

3. Beneficial Impact

See each participating jurisdiction's appendix in the Draft Housing Element. Each appendix includes a set of specific and discrete implementation programs. Implementation programs include a detailed description of the action, timeframes and objectives, funding source, responsibility, and corresponding relevant policies. Objectives are realistic based on the limited staffing and funding resources available. The draft housing element update does identify specific programs which will have beneficial impacts within the planning period.

4. Infrastructure and Service Barriers

State law requires only that jurisdictions include a general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information does not need to be identified on a site-specific basis (Government Code Section 65583.2 (b) (5). The Draft Housing Element includes a discussion of the adequacy of public facilities, including water supply and quality. The Housing Element recognizes this potential constraint and includes policies pertaining to development of housing in infill and higher density areas where infrastructure is available.

State law addressing local government responsibilities for addressing disadvantaged unincorporated communities (SB 244) is not a Housing Element requirement. It is listed in State law as a Land Use Element requirement (Government Code Section 56430). SB 244 only made reference to Housing Elements regarding the timeline for local jurisdictions to update their Land Use Elements to address disadvantaged unincorporated communities.

4a. Identify or Mitigate Drought-related Barriers

State law applying to Housing Element Updates does not require local jurisdictions to identify and mitigate drought-related development constraints. State law only requires that a Housing Element include a general description of environmental constraints to the development of housing within a jurisdiction, the documentation for which has been made available to the jurisdiction (Government Code Section 65583.2 (b) (4). The Draft Housing Element includes a discussion of the adequacy of public facilities, including water supply and quality. SB 1087 regarding priority for water and sewer allocations for affordable housing addresses local jurisdictions' responsibilities. It does not mandate mitigation. State law requires that Councils of Governments consider drought-related constraints when developing the Regional Housing Needs Plan methodology (Government Code Section 68854.04).

5. Programs to Address Habitability

The Draft Housing Element includes goals and policies to address the preservation of existing affordable housing under goal section 3, Housing and Neighborhood Conservation. To the extent that assisted housing stock is located within the participating jurisdictions, most participating jurisdictions' appendix in the Draft Housing Element include a program to preserve assisted housing. Each jurisdiction's specific appendix contains programs to improve housing conditions through code enforcement, residential rehabilitation assistance, and/or incentives to encourage acquisition/rehabilitation.

6. Housing Needs for Special Needs Groups

Section 2 of the Draft Housing Element includes a detailed discussion of Special Needs groups, including elderly persons, large households, single-female headed households, persons with disabilities, persons with developmental disabilities, the homeless, farmworkers, and extremely low-income households. The Draft Housing Element includes goals and policies to address the housing needs of special needs groups under goal section 4, Special Housing Needs. To the extent that government constraints impact special needs groups, the individual jurisdiction's appendix in the Draft Housing Element includes an assessment of the constraint and implementation programs to address the constraint, along with incentives to encourage the development of housing for lower income households (including extremely low income) and those with special needs.

5a. Housing Needs for large households

Section 2 of the Draft Housing Element includes a detailed discussion of Special Needs groups, including large households. The Draft Housing Element includes goals and policies to address the housing needs of special needs groups under goal section 4, Special Housing Needs, specifically Policy 4.4.

5.b Extremely Low -Income Housing Needs

Section 2 of the Draft Housing Element includes a detailed discussion of Special Needs groups, including extremely low-income households. The Draft Housing Element includes goals and policies to address the housing needs of special needs groups under goal section 4, Special Housing Needs, specifically Policies 2.1, 4.1, 2.2, and 2.5. The individual jurisdiction's appendix in the Draft Housing Element includes implementation programs to address the housing needs of extremely low-income households, specifically Affordable Housing Incentives and Preserving Assisted Housing. State Housing Element law recognizes that the total housing needs identified in the RHNA may exceed available resources and a jurisdiction's ability to satisfy the RHNA. Under these circumstances, the quantified objectives do not need to be identical to the total housing needs.

6. Affirmatively Furthering Fair Housing

Jurisdictions that do not receive entitlement funds from HUD are not subject to Assessment of Fair Housing requirements. The County (on behalf of its participating jurisdictions) and Clovis are subject to that requirement. The County and Clovis are required to prepare Consolidated Plans and Impediments to Fair Housing Plans and submit the plans to HUD for review. The Draft Housing Element includes goals and policies to address fair housing under goal section 5, Fair and Equal Housing.

7. Land Inventory

Section 3 of the Draft Housing Element includes a discussion of the sites inventories to accommodate the RHNA. Each jurisdiction's appendix to the Draft Housing Element includes a detailed sites inventory.

8. Accommodate the Third RHNA Cycle

AB 1233 carryover penalty applies only to the prior planning period. For the 5th cycle housing element updates, jurisdictions only need to accommodate any unmet need from the 4th cycle housing element planning period. Since AB 1233 was adopted in 2006, it does not apply to the 3rd cycle housing element planning period (Government Code Section 65584.09).

Section 3 of the Draft Housing Element includes a discussion of the AB 1233. To the extent that a jurisdiction did not adopt a 4th cycle housing element or complete a 4th cycle rezone program, the jurisdiction's appendix to the Draft Housing Element includes an AB 1233 "carry over" analysis and corresponding sites inventory. In some instances, the jurisdiction's appendix to the Draft Housing Element includes a rezoning program to ensure the RHNA is accommodated pursuant to State law.

9. Unincorporated County sites

The Fresno County available land inventory for residential development does not use underutilized sites to accommodate the unincorporated RHNA. It only uses vacant sites. Appendix 2A to the Draft Housing Element includes Fresno County's sites inventory, which exceeds the unincorporated county RHNA by 1,214 units for extremely low-, very low-, and low-income households, 2,782 units for moderate-income households, and 5,275 units for above moderate-income households.

In addition, the Fresno Council of Governments Regional Transportation Plan and Sustainable Communities Strategy, which is intended to be consistent with the RHNA, encourages most development to occur within incorporated cities.

Fresno Council of Governments

2035 Tulare St., Ste. 201 tel 559-233-4148
Fresno, California 93721 fax 559-233-9645

www.fresnocog.org

December 10, 2015

Ashley Werner, Attorney
Leadership Counsel for Justice and Accountability
764 P Street, Suite 12
Fresno, CA 93721

Gillian Sonnard, Supervising Attorney
Central California Legal Services
2115 Kern Street, Suite 1
Fresno, CA 93721

RE: Comments on the Public Review Draft Fresno Multi-Jurisdictional 2015-2023 Housing Element

Dear Ms. Werner and Ms. Sonnard:

Preparing the Multi-Jurisdictional Housing Element (MJHE) has been a major and unprecedented undertaking. This is a collaborative effort among 13 local governments and the Fresno Council of Governments (Fresno COG) to address the housing needs of all Fresno County residents at the regional as well as the local level. It is the first MJHE involving this many jurisdictions ever completed in California. Coordinating the research and drafting of the various components of the element and conducting public outreach and study sessions among 13 jurisdictions has been challenging. We understand your interest in ensuring that all 13 participating jurisdictions adopt housing elements that meet the requirements of State law. As the agencies with the direct responsibility for adopting and implementing housing policy, the 13 participating jurisdictions take their responsibilities very seriously.

The Fresno COG received your written comments on July 16, 2015 on the May 2015 Draft MJHE. Your letter was distributed to and reviewed by staff at all 13 participating jurisdictions. As you are aware, the California Department of Housing and Community Development (HCD) completed their mandatory review of the MJHE on October 9, 2015. We noted in their letter that HCD had considered comments from the Leadership Counsel and Central California Legal Services (CCLS) in their review of the Draft MJHE.

In responding to comments from HCD, as well as the comments you have submitted, we have revised the Draft MJHE to more fully address several issues, including: 1) providing more information on outreach efforts; 2) additional review and analysis of past performance; 3) providing additional specific objectives and timelines for several programs; 4) providing more detailed information on the availability of infrastructure; 5) including additional objectives and

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

timelines for programs to address the housing needs of special needs populations (such as farmworkers); 6) elaborating and expanding on efforts in promoting fair housing; 7) additional analysis of the sites inventory; and 8) several new programs to address specific issues, such as regional collaboration, infrastructure capacity, and lot merger/consolidation.

We anticipate publishing a Public Review Draft of the revised MJHE in December 2015 or January 2016, and holding public hearings in all 13 participating jurisdictions during the months of January through March of next year. We will keep you apprised of all future meeting dates.

Please contact me if you have any questions.

Sincerely,

Lindsey Chargin, Senior Regional Planner
Fresno Council of Governments

CC:

Heidi Crabtree, Housing Program Coordinator, City of Clovis
Sean Brewer, Community Development Director, City of Coalinga
Mohammad Khorsand, Supervising Planner, County of Fresno
Bruce O'Neal, City Planner, Cities of Fowler, Kingsburg, Parlier and San Joaquin
Holly Owen, City Planner, Cities of Fowler, Kingsburg, Parlier and San Joaquin
Jack Castro, City Manager, City of Huron
Anita Choperena, Planning Technician, City of Huron
Helen Nazaroff, Executive Secretary, City of Kerman
Olivia Pimentel, Planning Technician, City of Kerman
David Brletic, City Planner, City of Kerman
Jeff O'Neal, City Planner, City of Mendota
Matt Flood, Economic Development Director, City of Mendota
Shun Patlan, Community Development Director, City of Parlier
Kevin Fabino, Community Development Director, City of Reedley
Chad McMullen, City Manager, City of San Joaquin
Keith Woodcock, City Planner, City of Sanger
Roseann Galvin, Administrative Analyst, City of Selma
Chelsey Payne, AICP, Project Manager, Mintier Harnish
Veronica Tam, AICP, Principal, Veronica Tam and Associates, Inc.
Larry Mintier, FAICP, Mintier and Associates
Paul McDougall, Manager, California Department of Housing and Community Development
Tom Brinkhuis, Analyst, California Department of Housing and Community Development
Tony Boren, Executive Director, Fresno Council of Governments
Melissa Garza, Deputy Director, Fresno Council of Governments
Rob Terry, Principal Planner, Fresno Council of Governments
Clark Thompson, Senior Regional Planner, Fresno Council of Governments

From: Betsy McGovern-Garcia [mailto:betsyg@selfhelpenterprises.org]
Sent: Friday, July 17, 2015 12:05 PM
To: Khorsand, Mohammad
Cc: Maya Abood; Susan Atkins
Subject: Request for Language in Housing Element

Hi Mohammad-

Is there still time to make comments on the draft Housing Element that is being developed through the multi-jurisdictional update process?

Below is some draft language that we would like you to consider including in the Housing Element. This has been an issue for us in many communities, and we do not want this to be a barrier to developing affordable housing in the future.

Impediment: [Include in the Governmental Constraints section] In smaller communities, there are often a limited number of qualified HOME administrative subcontractors and non-profit affordable housing developers. In a situation where an organization acts as the Administrative Subcontractor to a State Recipient in the State HOME program for a first-time homebuyer (FTHB) assistance program, and also develops affordable housing in the same community, HCD restricts homebuyers participating in a development program (ex. mutual self-help housing) from utilizing HOME FTHB funding to purchase their homes. This causes not only an impediment to the ability to develop new single family affordable homeownership opportunities, but also impacts the State Recipients (City of Dinuba) ability to spend FTHB funds in a community with limited affordable housing inventory.

Goal: Remove constraints on low-income households ability to participate in multiple affordable housing assistance programs, including the FTHB program, mutual self-help housing program, youth build, infill housing programs, etc.

Action: Work with HCD to remove this impediment and/or allow for a streamlined process of requesting an exception pursuant to 24 CFR 92.356(d) for projects/programs that will serve to further the purposes of the HOME Investment Partnerships Program and the effective and efficient administration of the City of Dinuba's programs and/or projects.

Please let me know if you have any questions.

Thank you.

Betsy

~~Self-Help Comment Email~~

Response to Self-Help Comment:

~~Remove Constraints to Affordable Assistance Programs~~

The State HOME program is subject to Federal regulations. Application for exemption to the rules, if available, most likely would be required to be requested on a case-by-case basis unless the Federal regulations are amended. However, the consultants for the Housing Element update are contacting HCD to communicate this constraint and explore possible reliefs.

Sample of Publicity Materials

In the Spotlight

The Fresno County Multi-Jurisdictional Housing Element Now Available for Public Review and Comment!

The City of Kerman joined 11 other cities and the County of Fresno to develop a Multi-Jurisdictional Housing Element for the fifth round of element updates. The Fresno County Council of Governments (COG) is helping to coordinate the effort. The primary objective of the project is to prepare a regional plan for addressing housing needs through a single certified housing element for all 13 jurisdictions. The Fresno County Multi-Jurisdictional Housing Element represents an innovate approach to meeting State Housing Element law and coordinating resources to address the region's housing needs.

The Housing Element can be found here. If you would like to submit comments on Chapter 1-5 or Appendix 2F of the Housing Element or if you have general questions please contact Olivia Pimentel 559-846-9386 or opimentel@cityofkerman.org.

NOTICE OF STUDY SESSION FOR THE FOURTH AND FIFTH HOUSING ELEMENT UPDATE CYCLES
FRESNO COUNTY BOARD OF SUPERVISORS

A study session will be held on the fourth and fifth Housing Element Update cycles before the County Board of Supervisors at 9:00 a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & “M” Streets, Fresno, CA. The purpose of the study session is to present an overview of the Housing Element Update cycles to the Board and receive input from the Board and the public prior to submittal of the draft updates to the State Housing and Community Development for the mandatory 60-day review.

The Draft Public Review Update for fourth and fifth cycles are posted on the County’s website at: http://www.co.fresno.ca.us/HousingElement.

The Agenda and Staff Reports will be on the Fresno County web site
http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369
by Saturday, July 11, 2015, 6:00 a.m.

For more information contact Mohammad Khorsand at the Department of Public Works and Planning- Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & “M” Streets, Suite B), Fresno, CA 93721, telephone (559) 600-4022, email mkhorsand@co.fresno.ca.us.

AVISO DE SESIÓN DE ESTUDIO PARA EL CUARTO Y QUINTO CICLOS DE ACTUALIZACIÓN DE ELEMENTOS DE VIVIENDA
LA MESA DIRECTIVA DEL CONDADO DE FRESNO

Una sesión de estudio se llevará a cabo en el cuarto y quinto ciclos de actualización de elementos de vivienda ante la Mesa Directiva del Condado a las 9:00 a.m. (o tan pronto como sea posible) el 14 de julio de 2015, en la Sala 301, de la Sala de Registros, ubicado en las calles Tulare y "M” en Fresno, CA. El propósito de la sesión de estudio es para presentar una visión general de los ciclos de Vivienda Elemento Actualizar a la Mesa Directiva y recibir las aportaciones de la Mesa Directiva y del público antes de la presentación de cambios de los proyectos al Estado de Vivienda y Desarrollo Comunitario para la revisión obligatoria de 60 días.

La opinión pública del Proyecto de Actualización para los ciclos cuarto y quinto se publican en el sitio web del Condado en: http://www.co.fresno.ca.us/HousingElement.

La agenda e informes del personal estarán disponibles en el sitio web del Condado de Fresno
http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369
el Sábado, 11 de julio 2015, a las 6:00 a.m.

Para más información contactar a Mohammad Khorsand en el Departamento de Obras Públicas y la Unidad de Planificación de Políticas- al 2220 Tulare Street (esquina de las calles Tulare y "M", Suite B) , Fresno, CA 93721 , teléfono (559) 600-4022, o su correo electrónico mkhorsand@co.fresno.ca.us.

CITY OF COALINGA
The Sunnyside of the Valley

NOTICE OF AVAILABILITY OF THE PUBLIC REVIEW DRAFT OF CITY OF COALINGA'S HOUSING ELEMENT AND JOINT PLANNING COMMISSION AND CITY COUNCIL DISCUSSION

DATE: May 21, 2015
DEPT: Community Development

NOTICE IS HEREBY GIVEN THAT, the public review and comment period for the DRAFT City of Coalinga DRAFT Multi-Jurisdictional Housing Element is available for review and further that the City of Coalinga City Council and Planning Commission will hold a joint meeting on June 4, 2015 at 6:00 p.m. at the City Council Chambers 155 West Durian, Coalinga to discuss Draft Housing Element and recommend submission to the Department of Housing and Community Development for review and comment.

The housing element is one of seven required elements of the City's General Plan. However, it has several unique requirements that set it apart from the other six elements. State law (Government Code Section 65580 (et seq.)) specifies in detail the topics that the housing element must address and sets a schedule for regular updates. State law requires each local government to update its housing element every eight years. The housing element is also the only element reviewed and certified by the State for compliance with State law. The Department of Housing and Community Development (HCD) is the State department responsible for this certification.

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.

All interested persons are invited to appear at the time and place specified above to give testimony regarding the proposed action listed above. Written Comments may be forwarded to the City of Coalinga Community Development Department, attention Sean Brewer, Assistant Community Development Director, at 155 W. Durian, Coalinga, CA 93210. A copy of the Draft Housing Element is available for review on the City's Website (www.coalinga.com), at City Hall, the Coalinga Area Chamber of Commerce and Coalinga Library.

Anyone may testify at this hearing. For information contact City Hall at 935-1533 x143.

SEAN BREWER, ASSISTANT DIRECTOR, COMMUNITY DEVELOPMENT DEPARTMENT

DATE/TIME POSTED: May 21, 2015
VERIFIED BY: Amy Martinez, Community Development Assistant

County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
ALAN WEAVER, DIRECTOR

June 23, 2015

Attention: Postmaster,
Post Offices in Fresno County, and
Community Services Districts

Re: NOTICE OF STUDY SESSION FOR THE FOURTH AND FIFTH HOUSING ELEMENT UPDATE CYCLES, FRESNO COUNTY BOARD OF SUPERVISORS

The County of Fresno is updating its Housing Element. Please post the attached Notice at your Post Office or Community bulletin board location through Tuesday July 14, 2015 when the item will go before the Board of Supervisors.

Thank you for your assistance and please let me know if there are requests for additional Notices. I can mail more, or they are available at Fresno County Public Works & Planning, 2220 Tulare Street, Fresno CA 93721.

Thank you very much. If you have questions, please call Mohammad Khorsand at (559) 600-4277.

Sincerely,

M·t<

Mohammad Khorsand, Senior Staff
Development Services Division

DEVELOPMENT SERVICES DIVISION
2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4497 *1600-4022* 1600-4540 / FAX 600-4200
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Kerman E-News

"Keeping you Connected"

FEBRUARY 13,2015

VOLUME 1, NUMBER 5

www.cityofkerman.net

City Offices Closed Monday, February 16th for Presidents' Day

UPCOMING MEETINGS

Cy Council Meeling

Wednesday,Feb 1S at 6:30pm

Cy Hall

UPCOMING EVENTS

Valenlines Potluck Dinner-Dance

Friday,Feb.20 at 6:30pm

Senior Cenler

Senior C izen Casio Trip to Tachi Palace,leave from Senior Cenler on Thursday,Feb.26 at S:30 am

Indoor Rummage Sale

Saturday,Feb 2S at 7:00am

at the Senior Center

Start Smart Baseball

Start Smart Baseball is for boys and girls ages 3 to 5 years old. Registration runs through Friday, March 6, 2015. You can register at the Community[Teen Center 15100 W. Kearney Plaza or on-line. For more information contact Theresa Johnson, Recreation Coordinator at (559) 846-9383.

City Awarded California Society of Municipal Finance Budget Award

The City of Kerman has been awarded the California Society of Municipal Finance Officers (CSfVIFO) Excellent in Budget Award for the Fiscal Year 2014/15 Budget. The award represents a significant achievement by the City and is the second consecutive budget award from the CSMFO for the City. It reflects the City's commitment to meeting the highest principles of governmental budgeting. The budget can be viewed on the City's website.

Multi-Jurisdictional Housing Element Workshop Update

Kerman is hosting a Multi-Jurisdictional housing Element workshop on Wednesday, March 4th from 2-4 pm at the Community/Teen Center, 15100 W. Kearney Plaza. Your input is important to understanding the community's needs and potential solutions to housing challenges facing the Fresno region. The workshop is open to the public. To RSVP or for more information contact Lindsey Chargin at (559) 233-4143 ext. 205.

New Face at the City of Kerman

After an extensive recruitment process, Josie Camacho was selected as the full-time Account Clerk in the City's Finance Oepartment. You will be greeted by her cheerful voice on the phone, at the payment counter or when you are applying for a permit or business license. Welcome aboard Josie!

To unsubscribe toE-News, send name and email address to

hnazaroff@cityofkerman.org

CITY OF KERMAN

850 S. M•o••• Ave.

KERHAN, CA 93631

PHONE

(559) 846-9384

THE KERMAN NEWS
14693 W. Whitesbridge Ave.
P.O. Box 336
Kerman, CA 93630
Telephone: 559-846-6689

This space is for the County Clerk's Filing Stamp

PROOF OF PUBLICATION
(20!5.5 C.C.P.)

STATE OF CALIFORNIA
County ofFresno,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of The Kerman News, a newspaper of general circulation, printed and published weekly in the City of Kerman, County of Fresno, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of August 14, 1952, Case Number 86960; that the notice; of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following date, to-wit:

July 1,

all in the year 20 _ I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kerman, California

this 1st

day of , 20_1§_

/c''' ;:?:;'? <-
Signature

Proof of Publication

Notice of Study Session for Fourth and Fifth Housing Element

NOTICE OF STUDY SESSION FOR THE FOURTH AND FIFTH HOUSING ELEMENT UPDATE CYCLES

FRESNO COUNTY BOARD OF SUPERVISORS

A study session will be held on the fourth and fifth Housing Element Update cycles before the County Board of Supervisors at 9:00a.m. (or as soon thereafter as possible) on July 14, 2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The purpose of the study session is to present an overview of the Housing Element Update cycles to the Board and receive input from the Board and the public prior to submittal of the draft updates to the State Housing and Community Development for the mandatory 60-day review.

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The Agenda and Staff Reports will be on the Fresno County web site

http://www.co.fresno.ca .us/DepartmentPage.aspx?id=18369

by Saturday, July 11, 2015, 6:00a.m.

For more information contact Mohammad Khorsand at the Department of Public Works and Planning- Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone (559) 600-4022, email mkhorsand@co.fresno.ca.us.

THE KERMAN NEWS
14693 W. Whitesbridge Ave.
P.O. Box 336
Kerman, CA 93630
Telephone: 559-846-6689

This space is for the County Clerk's Filing Stamp

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Fresno,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of The Kerman News, a newspaper of general circulation, printed and published weekly in the City of Kerman, County of Fresno, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of August 14, 1952, Case Number 86960; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following date, to-wit:

July 1,

all in the year 20— I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Kerman, California

thls._____ 1 st _____

day of _____ !,J!..l./uLLiv)'----------' 20_1§_

Kathy Matthews
Signature

Proof of Publication

Aviso De Sesion De Estudio

Para El Cuarto y Quinto

AVISO DE SESI6N DE ESTUDIO PARA EL CUARTO Y QUINTO CICLOS DE ACTUALIZACI6N DE ELEMENTOS DE VIVIENDA

LA MESA DIRECTIVA DELCONDADO DE FRESNO

Una sesion de estudio se llevara a .cabo en el cuarto y quinto ciclos de actualizacion de elementos de vivienda ante la Mesa Directiva del Condado a las 9:00 a.m. (o tan pronto como sea posible) el14 de julio de 2015, en la Sala 301, de la Sala de Registros, ubicado en las calles Tulare y "M" en Fresno, CA. El proposito de la sesion de estudio es para presentar una vision general de los ciclos de Vivienda Elemento Actualizar a la Mesa Directiva y recibir las aportaciones de la Mesa Directiva y del publico antes de la presentacion de cambios de los proyectos al Estado de Vivienda y Desarrollo Comunitario para la revision obligatoria de 60 dias.

La opinion publica del Proyecto de Actualizacion para los ciclos cuarto y quinto se publican en el sitio web del Condado en: http://www.co.fresno.ca.us/HousingElement.

La agenda e informes del personal estan3n disponibles en el sitio web del Condado de Fresno

http:l/www.co.fresno.ca.us/Departme n tPage.aspx?id=18369

el .Sabado, 11 de julio 2015, a las 6:00a.m.

Para mas informacion contactar a Mohammad Khorsand en el Departamento de Obras Publicas y la Unidad de Planificacion de Politicas- al2220 Tulare Street (esquina de las calles Tulare y "M", Suite B) , Fresno, CA93721, teh§fono (559) 600-4022, o su correo electronico mkhorsand@co.fresno.ca.us.

2611 KN 26c

FIREBAUGH-MENDOTA JOURNAL
(and) THE MENDOTA TIMES
14693 W. Whitesbridge Ave.
P.O. Box 336
Kerman, CA 93630
Telephone: 559-846-6689

This space is for the County Clerk's Filing Stamp

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Fresno,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and. not a party to or interested in the above entitled matter. I ani.·the principal clerk of the printer of the Firebaugh-Mendota Journal and The· Mendota Timt(S, a newspaper of general circulation, printed and published weekly in the City of Kerman, County of Fresno, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court ofthe County of Fresno, State of California, under the date of 1949, Case Number 1358.31; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the foll9wing date, to-wit:

June 3,

all in the year 20____. I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Ker an, California

this 3rd

day of June, 20 1 5

Kathy Matthews

Signature

Proof of Publication

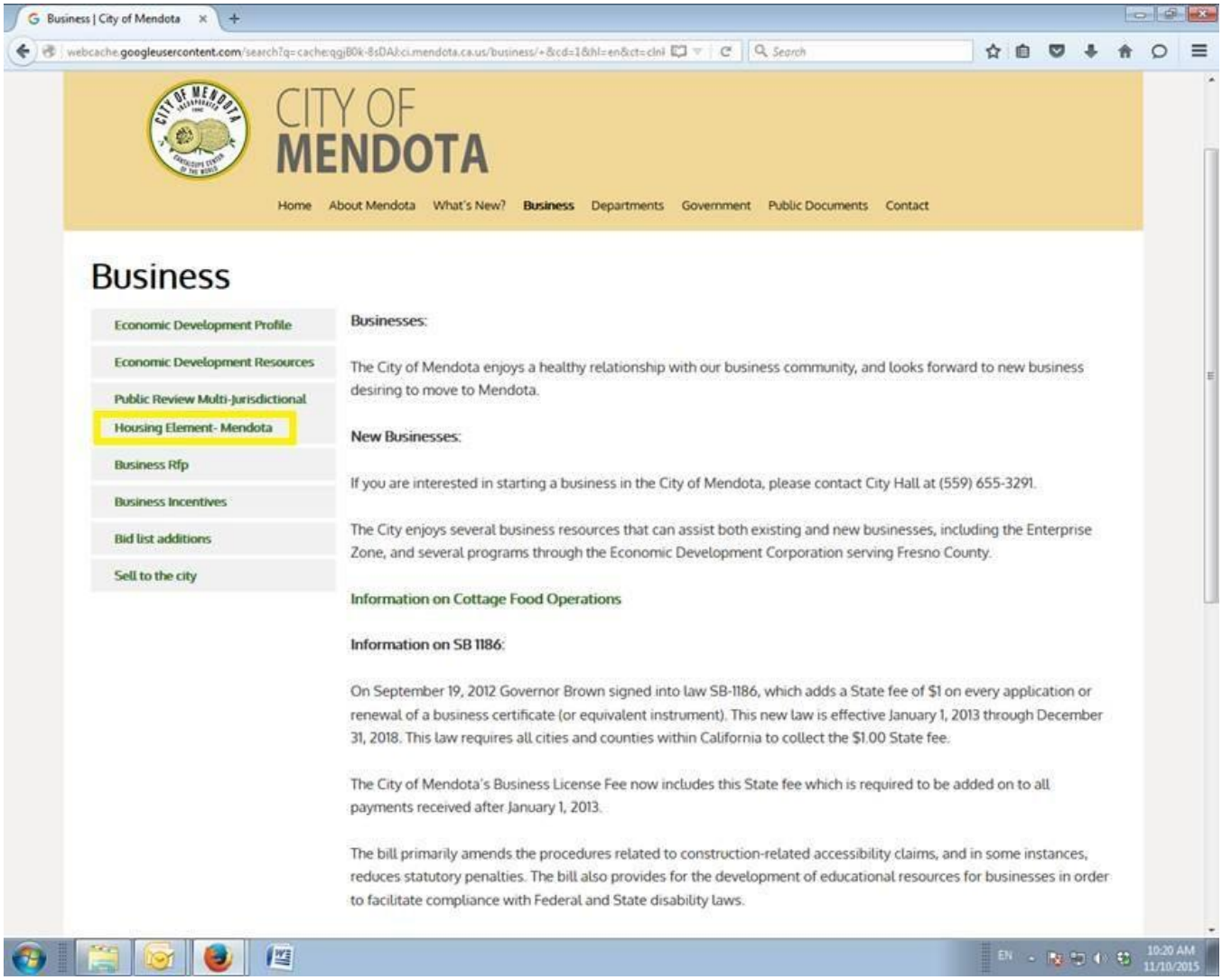
Notice of Public Workshop

DATE: June 3, 2015
DEPT: City Clerk CITY OF MENDOTA Notice of Public Workshop

NOTICE IS HEREBY GIVEN THAT, on June 9, 2015 at 5:00p.m., the City of Mendota will hold a public workshop to discuss and receive comments on the Public Review Draft Multi-Jurisdictional Housing Element, at the Council Chambers at 643 Quince St. in Meridota, CA. A copy of that document is available for review in City Hall.

Members of the public are invited to provide written and oral comments. The meeting room is handicapped accessible in conformance with Americans with Disabilities Act requirements. The City is committed to Fair Housing and Equal Opportunity.

2216 FMJ 22



Business | City of Mendota

webcache.googleusercontent.com/search?q=cache:qgjB0k-8sDAJ:ci.mendota.ca.us/business/+&cd=1&hl=en&ct=clnk

CITY OF MENDOTA

Home About Mendota What's New? Business Departments Government Public Documents Contact

Business

- Economic Development Profile
- Economic Development Resources
- Public Review Multi-Jurisdictional
- Housing Element- Mendota
- Business Rfp
- Business Incentives
- Bid list additions
- Sell to the city

Businesses:

The City of Mendota enjoys a healthy relationship with our business community, and looks forward to new business desiring to move to Mendota.

New Businesses:

If you are interested in starting a business in the City of Mendota, please contact City Hall at (559) 655-3291.

The City enjoys several business resources that can assist both existing and new businesses, including the Enterprise Zone, and several programs through the Economic Development Corporation serving Fresno County.

Information on Cottage Food Operations

Information on SB 1186:

On September 19, 2012 Governor Brown signed into law SB-1186, which adds a State fee of $1 on every application or renewal of a business certificate (or equivalent instrument). This new law is effective January 1, 2013 through December 31, 2018. This law requires all cities and counties within California to collect the $1.00 State fee.

The City of Mendota's Business License Fee now includes this State fee which is required to be added on to all payments received after January 1, 2013.

The bill primarily amends the procedures related to construction-related accessibility claims, and in some instances, reduces statutory penalties. The bill also provides for the development of educational resources for businesses in order to facilitate compliance with Federal and State disability laws.

Sanger Herald

740 "N" Street
Sanger, CA 93657
(559) 875-2511

(Space below for use of County Clerk only)

SUPER OR COURT 0F" CAIIJFORNIA, COUNTY OF FRESNO

Notice of Study Session

CASiE. NO. ==== == ====

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HOUSING ELEMENT UPDATE CYCLES
FRESNO COUNTY BOARD OF SUPERVISORS

A study session will be held on the fourth and fifth Hou11ing Element Update cycles before the County. Bo.ard of Supervisors at 9:00a.m. (or as soon ther.eafter as possible) on July 14, 2015 In Room 301, l;lall of Records;Tulare & "M"'Streets, Fresno, CA. The purpose of the study session is to present an overview of the Housing Ele.ment Up.date cycles to the Board and receive input from th\3 Board and the public prior to submittal of the draft updates to the State Housing and Community Development for the manqatory:60Lday review.

The Draft Public ReviewUpdate for.fourth and,fifth cycles are posted on 'the County's website at: http:Uwww.Co.fresno.ca us/HousingEiement.

The Agenda and Staff Reports·will be oh the Fresno 'County web site 'http:/fwwW.co.fresno.ca ys/DepartmeptPage,aspx?jd=18369 by Saturclay; Juiy t1; 2015, 6:00a.m.

For more information contact Mohammad Khorsand atthe Department of Public Works and Planning- Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno; CA 9 721, telephone (559) 600-4022, email mkl)orsand@co,fresno,

AVISO DE SESION DE ESTUDIO PARA EL CUARTO Y QUINTO CICLOS DE ACTUALIZACION DE ELEMENTOS DE VIVIENDA
LA MESA DIRECTIVA DEL CONDADO DE FRESNO

Una sesi6n de estudio se llevartl a cabo en el cuarto y quinto ciclos de actualizaci6n de elementos de l.(iVienda ante laMesa DirectiVa del Condado a las 9:00 a.m. (o tan pronto como sea posible) el 14 de julio de 2015, en la Sala.301, de la Sala de Registros, ubicado en las calles Tulare y "M" en Fresno, CA. Elprop6sito de !a sesi6n de estudio es para presentar unavision gi:merade lqs ciclo$ de .Vivienda ·Eiemento.Actualizar a la MesaDiredtivay.recibir las ap6rtaciones de la Mesa Directiva y delpublico antes de la presentaci6ri de cambios de los proyectOs al Estadode ViVienda y [jesarrollo'Oomunitario para la rewisi6p obliga:toria de 60 dia.s.

La opini6n publica del Proyebtqde Actualiiaci6n pa,ra los cicios cuarto. y quinto se publican i:m el sitio Web del Condadoen: http://www.coJresno,ca,ys/HousingEiement.

La agenda. e informes del personal estaran disponibles en el sitio web del Condado de Fresno http://wWiN.ceiJresno.ea.us/DepartmentPage aspx?id-18369 elSabado, 11 de julio 2015, a las 6:00a.m.

Para mas informaci6n contactar a Mohammad Khorsand en el Departamemto de Obras Publicas y la Unidad de Planificaci6n de Polfticas- al 2220 Tulare Street (esquina de las calles Tulae y, "M", Suite B)., Fresno, CA 93721 ,telefono (559)·600-4022, o su correo electr6nico mkhorsand@co fresno ca.us.

June 25, 2015

STATE OF CALIFORNIA

County of Fresno

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the SANGER HERALD, a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date ofJuly 1, 1952, Case Number 86714; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

June 25, 2015

I certify {:x decla:re) under penalt ,of pe:·jury th;:::;t tlh5 for·:;'1;jc;ing is true anllJ catrec:t.

-em June 25; 2015

c;!(_J_____

NOTICE OF STAKEHOLDER WORKSHOPS ON THE
FRESNO COUNTY MULTI-JURISDICTIONAL HOUSING ELEMENT UPDATE

NOTICE IS HEREBY GIVEN that the Fresno Council of Governments in conjunction with Fresno County and the Cities of Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma will hold two Stakeholder Workshops on March 4, 2015 regarding the Fresno County Multi-Jurisdictional Housing Element Update. One will be held at 10:00AM to 12:00PM at the City of Selma City Council Chambers (1710 Tucker Street Selma, CA 93662) and the other will be held at 2:00PM to 4:00PM at the City of Kerman Community Center (15101 West Kearney Boulevard Kerman, CA 93630).

Fresno County and 12 of the 15 cities in the county, with the help of the Fresno Council of Governments, are preparing a Multi-Jurisdictional Housing Element. 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. The purpose of these workshops is to gather input on community needs and potential solutions to housing challenges facing the Fresno County region. Both workshops will cover the same information.

Individuals with disabilities may call Fresno COG (with 3-working-day advance notice) to request auxiliary aids necessary to participate in the public hearing. Translation services are available (with 3-working-day advance notice) to participants speaking any language with available professional translation services.

The workshops are open to the public. Please RSVP in advance to Lindsey Chargin at 559-233-4148 ext. 205 or lindseyc@fresnocog.org.

Contact Person: Lindsey Chargin, Senior Regional Planner
2035 Tulare Street Suite 201
Fresno, CA 93721
559-233-4148 ext. 205
lindseyc@fresnocog.org

AVISO DE SESIÓN DE ESTUDIO PARA EL CUARTO Y QUINTO CICLOS DE ACTUALIZACIÓN DE ELEMENTOS DE VIVIENDA
LA MESA DIRECTIVA DEL CONDADO DE FRESNO

Una sesión de estudio se llevará a cabo en el cuarto y quinto ciclos de actualización de elementos de vivienda ante la Mesa Directiva del Condado a las 9:00 a.m. (o tan pronto como sea posible) el 14 de julio de 2015, en la Sala 301, de la Sala de Registros, ubicado en las calles Tulare y "M" en Fresno, CA. El propósito de la sesión de estudio es para presentar una visión general de los ciclos de Vivienda Elemento Actualizar a la Mesa Directiva y recibir las aportaciones de la Mesa Directiva y del público antes de la presentación de cambios de los proyectos al Estado de Vivienda y Desarrollo Comunitario para la revisión obligatoria de 60 días.

La opinión pública del Proyecto de Actualización para los ciclos cuarto y quinto se publican en el sitio web del Condado en: http://www.co.fresno.ca.us/HousingElement.

La agenda e informes del personal estarán disponibles en el sitio web del Condado de Fresno
http://www.co.fresno.ca.us/DepartmentPage.aspx?id=18369
el Sábado, 11 de julio 2015, a las 6:00 a.m.

Para más información contactar a Mohammad Khorsand en el Departamento de Obras Públicas y la Unidad de Planificación de Políticas- al 2220 Tulare Street (esquina de las calles Tulare y "M", Suite B) , Fresno, CA 93721 , teléfono (559) 600-4022, o su correo electrónico mkhorsand@co.fresno.ca.us.

NOTICE OF STUDY SESSION FRESNO COUNTY PLANNING COMMISSION

A study session will be held to review the public review draft Housing Element Update covering the 4th and 5th cycle planning periods. The purpose of the Study Session is for staff and the consultant to present an overview of the Housing Element for both cycles and receive input from the Planning Commission and the public before submitting the updated 4th and 5th cycles to the State Department of Housing and Community Development (HCD) for the mandated 60-day review for compliance with State Law.

The Planning Commission Study Session will be at **8:45 a.m.** on **June 4, 2015** (or as soon thereafter as possible) in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA. The Study Session with the **Board of Supervisors** anticipated to occur at 9:00 a.m. (or as soon thereafter as possible) on July 14,2015 in Room 301, Hall of Records, Tulare & "M" Streets, Fresno, CA.

The Draft Public Review Update for 4th and 5th cycle planning periods are posted on the County's website at: http://www.co.fresno.ca.us/HousingElement

The Agenda and Staff Reports will be on the Fresno County web site
http://www.co.fresno.ca.us/departmentpage.aspx?id=19735
by Saturday, May 30, 2015, 6:00 a.m.

For more information contact **Mohammad Khorsand** at the Department of Public Works and Planning - Policy Planning Unit at, 2220 Tulare Street (Corner of Tulare & "M" Streets, Suite B), Fresno, CA 93721, telephone **(559) 600-4022**, email **mkhorsand@co.fresno.ca.us**.

THE BUSINESS JOURNAL
FRESNO I KINGS I MADERA I TULARE
P.O. Box 126
Fresno, CA 93707
Telephone (559) 490-3400

(Space Below for use of County Clerk only)

IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

NOTICE OF STUDY SESSION

FRESNO COUNTY PLANNING COMMISSION

DATE AND TIME:

JUNE 4, 2015 AT 8:45A.M.

MISC. NOTICE

DECLARATION OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA

COUNTY OF FRESNO

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of THE BUSINESS JOURNAL published in the city of Fresno, County of Fresno, State of California, Monday, Wednesday, Friday, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Fresno, State of California, under the date of March 4, 1911, in Action No.14315; that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

MAY 22,2015

I declare under penalty of perjury that the foregoing is true and correct and that this declaration was executed at Fresno, California,

MAY 22,2015
ON .....

NOTICE OFSTUDY SFSSION
FRESNO COUNTY PLANNING COMMISSION

A study session will be held to review the publireview draft Housing Element Update co':enng the 4th and 5th cycle planning penods. The purpose of the Study Session ·is for staff and the consultant to present an overview of the· Housing Element for both cycles and receive input from the Planning Commission and the public before submitting the updated 4th and 5th cycles to the State Department of Housing and Community Development (HCD). for the mandated 60-day review for compliance with State Law.

The . Planning Commission Study·Session will be at 8:45 am. on June 4, 2015 (or as .soon thereafter as possible) in Room 301,' Hall of Records, TUlare & "M" Streets Fresno, CA. The Study S ion with th, Board of Supervisors anticipated tooccur at 9:00 am. (or aS soon thereafter as possible) .on July 14,2015 in Room 301, Hall of ·Records,Thlare &"M" Streets, Fresno,CA:

The Draft Public Review Update for4thand 5th cyCle plaruung periOds are posiec O the County's website at http://wwwco fresno. ca us/HousjngEiement

The Agenda and Staff Reports will be.on the .Fresno County web site http://www.co.fresno.ca .us/ departmentpage.aspx?id=l9735 by Saturday, May 30,2015,6:00 am.

For more information contact Mohammad Khorsand at the Department" of Public Works and Planning - Policy Planning {Jnit at, 2220 Tulare Street (Corner of Thlare & "M" Streets, Suite B), Fresno, CA 93721, telephone (559) 6004022, email mkhorsand@co.fresno.ca.us.

0512212015

Fresno County Multi-Jurisdictional Housing Element Update

Stakeholder Workshops

Two Opportunities to Participate on March 4, 2015

10 a.m. to 12 p.m.
City of Selma

City Council Chambers
1710 Tucker St.
Selma, CA 93662

2 p.m. to 4 p.m.
City of Kerman

Community Center
15101 W Kearney Blvd.
Kerman, CA 93630

Fresno County and 12 of the 15 cities in the county, with the help of the Fresno Council of Governments, are preparing a Multi-Jurisdictional Housing Element. 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.

The participating jurisdictions are hosting two workshops on March 4, 2015 - one in Selma and one in Kerman. Both workshops will cover the same information.

Your input is important to understanding the community's needs and potential solutions to housing challenges facing the Fresno region.

The workshops are open to the public. Please RSVP in advance.

For more information, reasonable accommodation or translation service requests, please contact Lindsey Chargin 72 hours before the workshop by phone (559-233-4148 ext. 205) or email (lindseyc@fresnocog.org).

To RSVP contact: Lindsey Chargin, Senior Regional Planner, Fresno Council of Governments
Ph. (559) 233-4148 ext. 205 | Email: lindseyc@fresnocog.org

Participating Jurisdictions: Fresno County, Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, Selma

Fresno County Multi-Jurisdictional Housing Element Update

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

Planning Commisson/ City Council Study Session

Monday, June 15, 2015

6:00 p.m.
City of Clovis

1033 5th Street
Clovis, CA 93612

Fresno County and 12 of the 15 cities in the county are preparing a Multi-Jurisdictional Housing Element with assistance from the Fresno Council of Governments (FCOG). The Multi-Jurisdictional Housing Element is intended to address countywide housing issues and needs more effectively at the regional and local levels. The Draft Multi-Jurisdictional Housing Element has been published, and will be presented to decision-makers from participating jurisdictions in June and July 2015.

On June 15, 2015, the City of Clovis will hold a study session to review the public review draft Multi-Jurisdictional Housing Element. At the study session, staff and the Housing Element Update consultant will present an overview of the draft Housing Element, facilitate a discussion with the Planning Commission and City Council and request input before submitting the document to the State Department of Housing and Community Development (HCD) for the State-mandated 60-day review for compliance with State law.

Please Direct Questions to: Tina Sumner, Community & Economic Development Director, City of Clovis
Ph. (559) 324-2082 | Email: tinas@cityofclovis.com

ਫਰਿਜ਼ ਕਾਉਂਟੀ ਵਿਲਟੀ-ਜਨਰਿਨਿਕਸ਼ ਲ ਹਾਉਨਵਿਰਿਫਿੰਗ

ਐਨਲੈਂਟ ਬਾਰੇ ਤਾਜ਼ਾ ਜਾਣਕਾਰੀ

ਪਲਾਨ ਿਫਿੰਗ ਕਨਿਸ਼ /ਨਿਟੀ

ਕਾਨੰਵਿਲ ਦਾ ਅਨਿਐ ਿਕੈਸ਼

ਬਾਅੱ ਿਵਾਰ 3 ਜੂ 2015

ਸ਼ਾਿ 6:30 ਵਜੇ ਨਿਟੀ ਆਫ ਕੇਰਿੈ	Kerman City Hall 850 S. Madera Avenue Kerman, CA 93630

ਫ੍ਰੈਸਨੋ ਕਾਉਂਟੀ ਅਤੇ ਕਾਉਂਟੀ ਦੇ ਿੱਚ 15 ਦੇ ਿੱਚੋਂ 12 ਸਥਿਰ ਫ੍ਰੈਸਨੋ ਕਾਉਂਟੀ ਆਫ਼ ਗਵਰਨਮੈਂਟਸ (FCOG) ਤੋਂ ਸਿਾਇਤਾ ਦੇ ਨਾਲ ਇਿੱਕ ਫ੍ਰੈਸਨੋ ਕਾਉਂਟੀ ਮਲਟੀ-ਜੁਵਰਸਵਿਕਸ਼ਨਲ ਿਾਉਸਿੰਗ ਐਵਲਮੈਂਟ ਬਣਾ ਿੇਹਾ ਿੇ। ਫ੍ਰੈਸਨੋ ਕਾਉਂਟੀ ਮਲਟੀ-ਜੁਵਰਸਵਿਕਸ਼ਨਲ ਿਾਉਸਿੰਗ ਐਵਲਮੈਂਟ ਦਾ ਇਰਾਦਾ ਪੂਰੀ ਕਾਉਂਟੀ ਦੇ ਿੱਚ ਰਿਾਇਸ਼ ਸਬਿੰਧੀ ਵਕਸੇ ੀ ਮੁਵਦਆਂ ਅਤੇ ਲੋੜਾਂ 'ਤੇ ਖੇਤਰੀ ਅਤੇ ਸਥਾਨਕ ਪਿੱਧਰਾਂ 'ਤੇ ਧੇਰੇ ਪਰਭਾ ੀ ਤਰੀਕੇ ਨਾਲ ਵਧਆਨਦੇਣਾ ਿੇ।

ਿੇਾਫ਼ਟ ਮਲਟੀ-ਜੁਵਰਸਵਿਕਸ਼ਨਲ ਿਾਉਸਿੰਗ ਐਵਲਮੈਂਟ ਪਰਕਾਵਸ਼ਤ ਕਰ ਵਚਿੱਤਾ ਵਗਆ ਿੇ, ਅਤੇ ਜੂਨ ਅਤੇ ਜੁਲਾਈ 2015 ਦੇ ਿੱਚ ਵਿੇਿਿੱਸਾ ਲੈ ਿੇ ਅਵਧਕਾਰ-ਖੇਤਰਾਂ ਤੋਂ ਫ਼ੈਸਲਾ ਲੈਣ ਾਵਲਆਂ ਅਿੱਗੇ ਪੇਸ਼ ਕੀਤਾ ਜਾ ੇਗਾ।

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

3 ਜੂਨ 2015 ਨੂੰ, ਵਸਟੀ ਆਫ਼ ਕੇਰਮਨੈਨ ਜਨਤਕ ਸਮੀਖਿਆ ਰਿਪੋਰਟ ਮਲਟੀ-ਜੁਰਿਸਡਿਕਸ਼ਨਲ ਹਾਊਸਿੰਗ ਐਵਲਮੈਂਟ ਦੀ ਸਮੀਖਿਆ ਕਰਨ ਲਈ ਇੱਕ ਅਵਧਾਨ ਸੈਸ਼ਨ ਆਯੋਜਿਤ ਕਰੇਗੀ। ਅਵਧਾਨ ਸੈਸ਼ਨ ਵਿੱਚ, ਸਟਾਫ਼ ਅਤੇ ਹਾਊਸਿੰਗ ਐਵਲਮੈਂਟ ਅਪਿਟ ਸਲਾਹਕਾਰ ਹਿਰਾਫ਼ੂ ਹਾਊਸਿੰਗ ਐਵਲਮੈਂਟ ਦੀ ਰੂਪਰੇਖਾ ਪੇਸ਼ ਕਰਨਗੇ, ਪਲੈਨਿੰਗ ਕਮਿਸ਼ਨ ਅਤੇ ਵਸਟੀ ਕੌਂਸਲ ਦੇ ਨਾਲ ਵਿਚਾਰ-ਵਟਾਂਦਰੇ 'ਚ ਸਹਾਇਤਾ ਕਰਨਗੇ ਅਤੇ ਦਸਤਾਵੇਜ਼ ਨੂੰ ਸਟੇਟ ਦੇ ਕਨੂੰਨ ਦੀ ਪਾਲਣਾ ਕਰਨ ਲਈ ਸਟੇਟ ਦੀ ਵਿਧਾਨਕ ਤੌਰ 'ਤੇ ਜ਼ਰੂਰੀ 60 ਦਿਨ ਦੀ ਸਮੀਖਿਆ ਲਈ ਸਟੇਟ ਵਿਭਾਗ ਆਫ਼ ਹਾਊਸਿੰਗ ਐਂਡ ਕਮਿਊਨਟੀ ਵਿਕਾਸ (HCD) ਕੋਲ ਜਮਾਂ ਕਰਨ ਤੋਂ ਪਹਿਲਾਂ ਵਿਚਾਰ ਮੰਗਣਗੇ।

ਕਰਪਾ ਕਰਕੇ	ਲੁਇਸ ਪੈਟਲਾਨ (Luis Patlan), ਵਸਟੀ ਮੈਨੇਜਰ/ਡਾਇਰੈਕਟਰ ਆਫ਼ ਵਿਕਾਸ ਯੋਜਨਾ, ਵਸਟੀ ਆਫ਼ ਕਰਮੈਨ

Actualización del Elemento Multi-Jurisdiccional de Viviendas del Condado de Fresno

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

Sesión de Estudio Concilio Municipal

Miercoles, 17 de junio 2015

6:30 p.m.
Ciudad de Parlier

En la Sala del Concilio
1100 E Parlier Ave.
Parlier, CA

El Condado de Fresno y 12 de las 15 ciudades en el condado están preparando un Elemento de Viviendas Multi-Jurisdiccional con la asistencia del Consejo de Gobiernos de Fresno (FCOG). El Elemento de Viviendas Multi-Jurisdiccional tiene por objeto abordar de manera más eficaz los problemas y las necesidades de viviendas de todo el condado a nivel local y regional. El Elemento Multi-Jurisdiccional de Viviendas preliminar ha sido publicado y será presentado a los tomadores de decisiones de las jurisdicciones participantes durante el mes de junio y julio del 2015.

El 17 de junio de 2015, la ciudad de Parlier llevará a cabo una sesión de estudio para repasar el Elemento de Viviendas Multi-Jurisdiccional preliminar. En esta sesión de estudio, el personal de la ciudad y el consultor contratado para este proyecto, presentarán una visión general del Elemento de Viviendas preliminar, facilitaran una discusión con la Comisión de Planeación y con el Concilio de la Ciudad y también solicitaran la opinión pública antes de entregar el documento al Departamento de Viviendas y Desarrollo Comunitario del Estado (HCD) que tendrá, por ley estatales, 60 días para revisar el Elemento de Viviendas Multi-Jurisdiccional.

FAVOR DE DIRIGIR CUALQUIER PREGUNTA A:
Bruce O'Neal, Planificador de la Ciudad de Parlier.
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APPENDIX 1B: SPECIAL NEEDS FACILITIES IN FRESNO COUNTY

Table 1B-1 Residential Care Facilities (2014)

Facility	Address	Beds
The Acacia House	2805 W. Acacia, Fresno CA 93705	3
Alder Care Home	2340 South Adler Ave., Fresno, CA 93725	6
Allen Residential Holland House	5628 W. Holland, Fresno, CA 93722	6
Allen Residential Vista House	4591 N. Vista, Fresno, CA 93722	6
Anderson Community Care Facility	2534 East University Avenue, Fresno, CA 93703	6
Arden Drive Residential Home	3917 Arden Drive North, Fresno, CA 93703	8
Autumn Hills Guest Home, Dba Coo's Arf, LLC	5466 East Belmont Ave., Fresno, CA 93727	6
Avedikian Home #2	7237 N. Cecelia Avenue, Fresno, CA 93722	6
Baghetti-Home	2737 Norwich Avenue, Clovis, CA 93611	6
Barkers Group Home	4323 N. Holt, Fresno, CA 93705	6
Bolden Fremont Home	4702 W Norwich Ave., Fresno, CA 93722	6
Brewer Family Home	1133 East George, Fresno, CA 93706	4
Bryland Adult Residential Facility, LLC	510 E. Tower, Fresno, CA 93706	6
Burrus Adult Residential	157 N. Armstrong, Clovis, CA 93611	6
Calloway Adult Residential Facility	5292 W.Wildflower Ln.Code#1379, Fresno, CA 93725	6
Charlotte's Place, Inc.	4262 N. Glenn Ave., Fresno, CA 93704	6
The Chimes	3041 E. Clinton Avenue, Fresno, CA 93703	10
Clark Family Res.Inc. Dba Clark House	2545 N. Selland Ave., Fresno, CA 93722	6
Comfort Care Home	4484 N. Garden Ave., Fresno, CA 93726	6
Corpuz Adult Residential Facility	1536 Barstow Avenue, Clovis, CA 93611	6
Cotta-Brown Group Home II	4673 N Angus, Fresno, CA 93726	6
D & D Residential Inc.	5741 N. Katy Lane, Fresno, CA 93722	4
Dailey's Haven	4479 N. Eddy, Fresno, CA 93727	6
Dailey's Home Care	4690 East Hamilton, Fresno, CA 93702	6
Dba Canonizado's Clinton Home	1509 W. Clinton Avenue, Fresno, CA 93705	6
Dba Canonizado's Madison Home	5567 E. Madison Avenue, Fresno, CA 93727	6
Del Mundo Home	1645 Fowler, Clovis, CA 93611	6
Dial For Care, Inc.	1640 N Delno, Fresno, CA 93705	6
Dwight Home	5166 W. Lamona, Fresno, CA 93722	6
Eddie's Terrace	2693 South Bardell Avenue, Fresno, CA 93706	6
Eddie's Terrace #2	5041 E. Tower, Fresno, CA 93725	6
Eddie's Terrace #3	3450 W. Sierra, Fresno, CA 93711	6
Eddies Terrace #4	1415 W. Sierra, Fresno, CA 93711	6
Eddie's Terrace #5	6459 North Channing Avenue, Fresno, CA 93711	6
Eddie's Terrace #6	1283 West Twain Avenue, Fresno, CA 93711	6
Eddie's Terrace #7	1837 South Bush Avenue, Fresno, CA 93727	6
Esperance Center, North	10496 N. Armstrong, Clovis, CA 93612	6

Table 1B-1 Residential Care Facilities (2014)

Facility	Address	Beds
Farroll Home	1862 Florence Ave., Sanger, CA 93657	6
Fillmore Christian Garden	4826 E. Fillmore, Fresno, CA 93727	27
Floyd A.R.F.	226 Moody Ave., Clovis, CA 93619	5
G & S	4288 W. Michigan, Fresno, CA 93722	6
Garibay Home Ii	138 E. Bellaire Way, Fresno, CA 93704	4
Garibay-Holland Home	4850 E. Holland, Fresno, CA 93726	6
Garrett Christian Home	5642 E. Garrett, Fresno, CA 93727	6
Garrett House	5642 E. Garrett, Fresno, CA 93727	6
Hand Home	4741 N. Greenwood, Sanger, CA 93657	6
Haskins Residential Care	1037 South Chestnut Avenue, Fresno, CA 93702	18
Helping Hands	5277 N. Santa Fe Avenue, Fresno, CA 93711	6
Home Of Hope I	8623 N. Paula Ave., Fresno, CA 93720	6
Home Of Hope II Adult Residential Facility	1204 E. San Ramon, Fresno, CA 93710	6
House Of Trevelyn, The	121 E. Kaviland Avenue, Fresno, CA 93706	6
Huntington House, The	3655 E. Huntington, Fresno, CA 93702	6
Jay Homes, Inc.	5611 West Floradora Avenue, Fresno, CA 93722	4
Jones Home	5389 E. Lowe Avenue, Fresno, CA 93727	4
Jubilee Home Care Inc. #2	5943 W. Wathen Ave., Fresno, CA 93722	4
Jubilee Home Care, Inc.	4261 W. Capitola Avenue, Fresno, CA 93722	6
Kaviland Place	4657 E. Kaviland, Fresno, CA 93725	6
Kendall Home, The	4318 North First Street, Fresno, CA 93726	6
Kindred House #1	2396 S. Poppy, Fresno, CA 93706	6
Kings Royale	316 Caesar, Fresno, CA 93727	6
Kings Royale II, The	444 Pierce, Clovis, CA 93612	6
Laureen Adult Residential Facility	4429 North Laureen Avenue, Fresno, CA 9372	5
Loop #1	5663 W. Tenaya, Fresno, CA 93722	4
Loop #2	1342 San Jose, Fresno, CA 93711	6
Loop #3	7931 North Baird Avenue, Fresno, CA 93720	4
Los Altos Home	1870 North Cornelia Avenue, Fresno, CA 93722	6
Lynn Home	2715 North Helm Avenue, Clovis, CA 93612	6
M&B Group Homes	446 Laverne Ave., Clovis, CA 93611	6
Manning Home	767 Manning Avenue, Reedley, CA 93654	6
Mante's Board & Care Home	5624 West Olive, Fresno, CA 93722	6
Mante's Home	6588 N. Meridian, Fresno, CA 93710	6
Martin Family Home	1077 Toulumne Street, Parlier, CA 93648	6
Martin Family Home #2	2935 East Weldon Avenue, Fresno, CA 93703	6
Martin's Home-Homsy	345 North Homsy Avenue, Fresno, CA 93727	6
Mason Residential Care Facility	1775 W. Donner, Fresno, CA 93705	6
Mc Alister Residential Home	232 West Woodward, Fresno, CA 93706	6

Table 1B-1 Residential Care Facilities (2014)

Facility	Address	Beds
McWealth Care Inc	6167 N. Cornelia Ave., Fresno, CA 93722	4
Medina Res. Care Svcs., Ltd LLC Ramona Residence	1354 Ramona Ave., Clovis, CA 93612	6
Mi Casita Care Home	4879 E. San Gabriel, Fresno, CA 93726	6
Mi Casita Dos	296 W. Richert Avenue, Clovis, CA 93612	6
Michael Home	4828 E. Princeton, Fresno, CA 93703	6
Miller-Angelo Arf	5321 West Home Avenue, Fresno, CA 93722	6
Monsevais Res. Facility, Inc.-Dewey Home	6714 N. Dewey, Fresno, CA 93711	5
Monsevais Residential Facility	6622 N, Nantucket Ave., Fresno, CA 93704	6
Monsevais Residential Facility–Sample Home	3315 E. Sample, Fresno, CA 93710	4
Myles Community Service II	4664 E. Garrett, Fresno, CA 93725	6
Nelson's Community Care Facility	4836 North Sixth, Fresno, CA 93726	6
No Place Like Home	4269 W. Palo Alto Ave., Fresno, CA 93722	3
Ohannesian Home #2	10650 So. Frankwood Avenue, Reedley, CA 93654	6
Opoku-Ababio Adult Care	2723 E. Robinson Avenue, Fresno, CA 93726	6
Pathways	1511 W. Millbrae, Fresno, CA 93711	6
Pathways Adler Home	130 Adler Ave., Clovis, CA 93612	4
Patton Home	1270 N. Lucerne Lane, Fresno, CA 93728	6
Paul Home, The	4577 N. Sharon, Fresno, CA 93726	6
Psalm 23 Loving Care Residential	1085 W. Barstow Ave., Fresno, CA 93711	6
Reedley Home	3461 S. Usry Avenue, Reedley, CA 93654	6
Reyes Ranch LLC	20022 East American Ave., Reedley, CA 93654	4
Ruby's Valley Care Home	9919 South Elm Ave., Fresno, CA 93706	50
Runderson's Adult Resident Facility #2	728 Fresno Street, Fresno, CA 93706	3
Runderson's Adult Residential Facility	4935 East Tyler Avenue, Fresno, CA 93727	2
Safe Haven Claremont Community Care Home	905 Claremont Avenue, Fresno, CA 93727	4
Schexnayder's Home	6314 W. Dovewood Lane, Fresno, CA 93723	6
Sengsiri Home	1142 Carson Avenue, Clovis, CA 93611	6
Sunnyside Home	2540 S. Judy Avenue, Fresno, CA 93727	6
Sunshine Board And Care II	1642 W. Robinson Avenue, Fresno, CA 93705	6
Sunshine Board And Care II	4343 North Augusta Avenue, Fresno, CA 93726	6
Teilman Board And Care Home	1594 North Teilman Avenue, Fresno, CA 93728	6
Townsend House	6410 E. Townsend, Fresno, CA 93727	6
V & A Assisted Living	6101 N. Mitre Avenue, Fresno, CA 93722	6
V & A Assisted Living "Celeste Home"	1686 W. Celeste, Fresno, CA 93711	6
V&A Assisted Living	11140 S. Cherry Ave., Fresno, CA 93725	4
Valley Comfort Home, Inc.	6579 E. Fillmore Avenue, Fresno, CA 93727	6
Williams Community Integration	698 S. Dockery, Sanger, CA 93657	6
Williams-Whittle Residential Care Home #2	4112 W. Providence Avenue, Fresno, CA 93722	6
Williams-Whittle Residential Home	821 W. Valencia, Fresno, CA 93706	6

Table 1B-1 Residential Care Facilities (2014)

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

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

Table 1 Emergency Shelters in Fresno County (2015)

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

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

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

Source: Fresno Housing Authority, 2015.

APPENDIX 2

APPENDIX 2 STRUCTURE

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

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

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APPENDIX 2F: CITY OF KERMAN

SECTION 2F-1: ACTION PLAN

Regional Collaboration

Program 1: Regional Collaboration on Housing Opportunities

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

Timeframe and Objectives:

- The County of Fresno Public Works and Planning Department, with assistance from the Fresno COG, will take the lead in coordinating Committee meetings.
- Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including, disadvantaged unincorporated communities (SB 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.
- The Countywide Housing Element Technical Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs.
- The Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs, and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding.
- The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education.

- The Committee will advocate on behalf of the Fresno region for more grant funding for affordable housing and infrastructure improvements.
- Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.
- Develop a directory of services and resources for lower-income households available in the region, and review and update it annually. Make the directory available on City/County websites and at City/County offices.

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

Program 2: Review Annexation Standards in Memorandum of Understanding

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

Timeframe and Objectives:

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

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

Adequate Sites

Program ~~1~~3: 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~~168 lower-income units from the Fourth Cycle RHNA.

~~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.~~ To meet the unaccommodated need for 168 lower-income units, the City will reach out to interested property owners of commercial, industrial, and/or low density residential sites and rezone at least 8.4 acres of land. The City is currently considering a rezone application for an affordable housing development on a commercially-zoned property on the southeast corner of Whitesbridge Avenue and Siskiyou Avenue. The property is just over 4 acres and may be able to meet a portion of the City's unaccommodated lower-income need. The City will look for similar opportunities to meet the remaining unaccommodated need by rezoning vacant commercial land or upzoning vacant low density residential land within the city limits. The City will ensure the sites have access to infrastructure and are suitable for residential development. Rezoning to accommodate the RHNA shortfall for lower-income units must meet the following requirements:

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

Timeframe and Objectives:

- Maintain and annually update the inventory of residential land resources;
- Provide the inventory on the City website and make copies available upon request;
- Rezone enough land to cover the unaccommodated need from the Fourth Cycle of 168 lower- income units within one year of the Housing Element due date (i.e., December 31, 2016).
- ~~Pursue annexation and rezoning of land early in the planning period to facilitate development and accommodate its remaining need of 305 moderate-income units;~~
- Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need; and
- Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies.

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

Program ~~2~~4: Monitoring of Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage and development on non-residential sites included in the inventory to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Timeframe and Objectives:

- Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2016.
- Monitor and report through the HCD annual report process.
- If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be large enough to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years.

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

Program 5: Water and Wastewater ~~Capacity~~Service

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

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

Timeframe and Objectives:

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

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

Affordable Housing Development and Preservation

Program ~~3~~6: Affordable Housing Incentives

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

Timeframe and Objectives:

- ~~Assist interested developers in identifying affordable housing opportunities through new construction, acquisition, and/or rehabilitation.~~ Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing~~Maintain a list of interested developers and annually contact developers to explore affordable housing opportunities~~, particularly on underutilized sites included in the Housing Element sites inventory.
-

- Continue to offer incentives such as density bonus and streamlined processing (such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible) to facilitate the development of affordable housing, with an emphasis on housing opportunities for very low and extremely low income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless.
- ~~Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development.~~
- Continue to promote the State density bonus, flexible development standards, and other incentives to facilitate affordable housing development, by publicizing the incentives on the City website and by conducting pre-application consultation with developers regarding incentives available.~~t.~~
- Continue to streamline the environmental review process for housing developments to the extent possible, using available state categorical exemptions and federal categorical exclusions, when applicable.
- Annually pursue State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in Kerman for lower income households (including extremely low income households), such as seniors, disabled (including persons with developmental disabilities), farmworkers, the homeless, and those at risk of homelessness.
- ~~Annually contact affordable housing developers to explore affordable housing opportunities.~~
- Expand the City's affordable housing inventory by 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 7: Farmworker Housing

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

Timeframe and Objectives:

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

Financing:	General Fund
Implementation Responsibility:	Planning and Development Department
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.3, Policy 2.4, Policy 2.5

Program 4~~7~~8: Preservation of Assisted Housing at Risk of Converting to Market Rate

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Kerman. The City must guard against the loss of housing units available to lower income households. There are 100 publicly assisted housing units at the Vintage Apartments (now called Golden Meadows) that are considered at risk of conversion to market rate in 2021. The City will strive to preserve these at-risk units as affordable housing.

Timeframe and Objectives:

- Monitor the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units.
- Identify non-profit organizations as potential purchasers/ managers of at-risk housing units.

- Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.
- Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties.

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

Program ~~8~~9: Encourage and Facilitate Accessory Units (Second Units)

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

Timeframe and Objectives:

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

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

Removal of Governmental Constraints

Program ~~59~~10: Zoning Code Amendments

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

- **Farmworker/Employee Housing:** Comply the Employee Housing Act which requires farmworker housing up to 12 units or 36 beds be considered an agricultural use and permitted in any zone that permits agricultural uses, and employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone.
- **Single Room Occupancy:** Amend the Zoning Code to address the provision of SRO housing.
- **Group Homes:** Amend the Zoning Ordinance to clarify provisions for group homes and allow group homes for six or fewer residents in all zones allowing single family residential uses. Additionally, amend the Zoning Ordinance to include provisions for larger group homes of seven or more residents.
- **Second Units:** Amend the Zoning Ordinance to remove inconsistencies and clarify that second units are permitted in all zones allowing single family uses.
- **Reasonable Accommodation:** Establish a reasonable accommodation procedure to provide flexibility in policies, rules, and regulations in order to allow persons with disabilities access to housing.
- **Density Bonus:** Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.

~~Parking Reduction:~~In addition, parking standards were identified as a potential constraint. The City will ~~C~~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.

Additionally, the City will modify its conditional use permit findings to remove the reference to the term "mor al s" from the required findings of approval.

Timeframe and Objectives:

- Amend Zoning Code within one year of Housing Element adoption for consistency with State law.
- The City Council shall consider amending the Zoning Code within one year of adoption of the Housing Element to accommodate a minor reduction in parking standards for senior citizen and other qualified multifamily development projects, as described above.
- 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

Program 11: Lot Consolidation and Lot Splits

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

Timeframe and Objectives:

- Assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting.
- Process requests for lot consolidation and lot splitting concurrent with other development reviews.

- Offer incentives to developers to promote parcel consolidation, such as priority permit processing and deferred development improvements.
- Encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots.

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

Program 11~~2~~: Monitoring of Planning and Development Fees

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

Timeframe and Objectives:

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

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

Program 13: Monitor CUP Requirement for Multifamily and Mixed Use Developments

The City requires a conditional use permit for mixed-use developments, all multifamily residential developments larger than 40 units, and all multifamily developments in the MU, OD, GC, and –SD zones. While this has not been seen as a constraint on development of housing in recent years and several affordable multifamily projects have been approved, the City will continue to monitor the CUP requirement to ensure it does not impact mixed-use and multifamily development

Timeframe and Objectives:

- Track the time and cost associated with processing use permits for housing projects to monitor the impact of the CUP process.
- Report on the monitoring program annually in the annual report to the City Council and HCD.
- If the CUP is identified as a constraint to housing development, identify ways to streamline the approval process within one year.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Relevant Policies:	Policy 2.7

Housing Quality

Program ~~6~~134: ~~Fresno County~~ Housing ~~Assistance~~ Rehabilitation Programs ~~(HARP)~~

~~This~~ The City of Kerman is a participating jurisdiction in the Fresno County Housing Assistance Rehabilitation ~~p~~Program, which 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. City staff also serves as the USDA 504 single family housing home repair loan/grant packager for the City of Kerman. This grant/loan program assists seniors and low-income eligible families in obtaining grants or low interest loans to make home repairs.

Timeframe and Objectives:

- Promote available housing rehabilitation resources on City website and public counters.
- Refer interested households to County program with the goal of assisting four low income households during the planning period.
- Continue to promote the USDA single family housing home repair loan/grant program with the goal of assisting 10 households each year.

Financing:	CDBG and HOME funds
Implementation Responsibility:	Planning and Development Department
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1

Program 15~~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~~15~~6~~: Code Enforcement

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

Timeframe and Objectives:

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

Financing:	General Fund
Implementation Responsibility:	Code Enforcement Officer
Relevant Policies:	Policy 3.1, Policy 3.3

Housing Assistance

Program ~~91~~67: 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~~1~~78~~: First-Time Homebuyer Resources

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

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

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

Timeframe and Objectives:

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

Financing:	CalHFA
Implementation Responsibility:	Planning and Development Department
Relevant Policies:	Policy 2.8

Program ~~11~~189: Energy Conservation

The City promotes energy conservation in housing development and rehabilitation.

Timeframe and Objectives:

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

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

Program ~~19~~20: Housing Choice Vouchers

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

Timeframe and Objectives:

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

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

Program ~~13~~201: 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~~

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

Timeframe and Objectives:

- Participate in the Fresno Urban County's efforts in updating the Analysis of Impediments to Fair Housing Choice required by the CDBG program.
- Work collaboratively with other jurisdictions in the region to provide education to lenders, real estate professionals, and the community at large.
- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and City website.
- Refer fair housing complaints to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies, as appropriate.

Financing:	General Fund
Implementation Responsibility:	City of Kerman; FHCCC; Fresno Housing Authority; FHEO; DFEH
Relevant Policies:	Policy 5.1, Policy 5.2

Quantified Objectives

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

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

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	40	80	106	182	42	**450**
Rehabilitation	-	2	2	-	-	**4**
Homebuyer Assistance	-	-	4	-	-	**4**
Conservation (Subsidized Rental Housing and Public Housing)	-	253	253	-	-	**506**

SECTION 2F-2: SITES INVENTORY

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

This law affects the City of Kerman's 2015-2023 Housing Element, requiring the City to address its deficit in sites, if any, for the previous housing element cycle (2008-2015), extended from 2013 by legislation). The City of Kerman did not submit a fourth cycle (2008-2015) housing element for review and certification from HCD. Consequently, the fifth cycle housing element must demonstrate the City's ability in meeting its prior RHNA, and roll over any shortfall in sites to the new planning period. To determine any potential penalties, the analysis in this Housing Element uses the following approach outlined by HCD:

- Step 1: Subtracting the number of housing units constructed, under construction, permitted, or approved since 2006 to date by income/affordability level; and
- Step 2: Subtracting the number of units that could be accommodated on any appropriately zoned sites available in the city during the RHNA cycle.

Units Built or Under Construction

The City can count any building permits issued since January 1, 2006, the start of the fourth cycle RHNA period. As shown in Table 2F-2, Kerman has issued permits for 640 units since 2006. Only ~~D~~deed-restricted affordable units that were built since the start of the last RHNA period were inventoried as lower-income. This includes units in the following affordable housing developments:

- 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).

While all of these units are affordable to lower-income households, the breakdown of units by specific income categories is unknown. For the purpose of this analysis, the units are assigned to the low-income category.

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
	ELI	VLI	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	**0**	**0**	**226**	**50**	**364**	**640**

Source: City of Kerman, 2014

Vacant and Underutilized Land

In assessing if the City would incur any RHNA penalty from the previous planning period, this section examines the amount of vacant land available in the city with the potential for residential development. The vacant and underutilized land inventory described below as a part of the sites inventory for the Fifth Cycle Housing Element can be counted toward the Fourth Cycle RHNA as well, since the zoning for all of these sites was in place prior to the start of the ~~were available during the~~ Fourth Cycle ~~RHNA~~Housing Element planning period (i.e., June 30, 2008). 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 (with a surplus of 37 units), but has 168 units of unaccommodated need in the lower-income categories and 255 units of unaccommodated need in the moderate-income category. Given the affordability of market rate housing in the region, it is reasonable to assume that a portion of the market-rate single family units built between 2006 and 2014 were affordable to moderate-income households. Therefore the 37-unit surplus in the above moderate-income category can meet a portion of the unaccommodated need in the moderate-income category, reducing the unaccommodated moderate-income need to 218 units. ~~These units will carry over into the Fifth Cycle.~~

Per State law, sites that are zoned to meet the City's unaccommodated need for the 168 lower-income
households must meet the following criteria:

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

Since the City does not have any existing zoning that meets these requirements, particularly the 20-unit per acre minimum density requirement and the by-right requirement, the City must rezone land to accommodate the 168 lower-income units. Assuming a minimum density of 20 units per acre, 8.4 acres of land will need to be rezoned to accommodate the 168 units. Program 3 describes the City's rezone obligation. The City is currently considering a rezone application for an affordable housing development on a commercially-zoned property on the southeast corner of Whitesbridge Avenue and Siskiyou Avenue. The property is just over four acres and may be able to meet a portion of the City's unaccommodated lower-income need. The City will look for similar opportunities to meet the remaining unaccommodated need by rezoning vacant commercial land or upzoning vacant low density residential land within the city limits. The rezone requirements apply only to the unaccommodated lower-income need, not the unaccommodated moderate-income need. The unaccommodated 218-unit moderate-income need is
carried over and added to the Fifth Cycle RHNA.

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)	0	0	226	50	364	640
Vacant and Underutilized Sites (Table 2F-6)	733			184	482	1,119
Unaccommodated Need from 4th Cycle	**168**			**255***	**Surplus of 37~~0~~**	**423**

Note: *The 37-unit surplus from the above moderate-income category is applied to the 255-unit deficit in the moderate-income category, reducing the unaccommodated moderate-income housing need to 218 units.

Source: City of Kerman, 2014.

Fifth Cycle Housing Element RHNA Analysis

For the Fifth Cycle Housing Element update, Kerman has been assigned a RHNA of 909 units, including 238 very low income units, 211 low income units, 202 moderate income units, and 258 above moderate income units. In addition, the City has a carry-over of ~~168 lower-income units and 255~~ 218 moderate-income from the Fourth Cycle RHNA, for a total of ~~379 low-income units and 457~~ 420 moderate-income. As described above, since the City does not have zoning in place that meets the State law requirements of adequate sites to meet the 168-unit lower-income unaccommodated need, the City must rezone to meet this need (see Program 3).

Units Built or Under Construction

Since the Fifth Cycle RHNA projection period runs from January 1, 2013 to December 31, 2023, Kerman's RHNA can be reduced by the number of units built or under construction since January 1, 2013. Table 2F-4 and Figure 2F-1 show units built or under construction since January 1, 2013 in Kerman; 12 single family homes have been built since this date.

Table 2F-4 Units Built or Under Construction Since January 1, 2013

APN	Units by Income Level					Total Units	Description of Units
	ELI	VLI	LI	MI	AMI		
023-723-09					1	1	SFD
023-723-10					1	1	SFD
023-723-11					1	1	SFD
020-320-80					1	1	SFD
020-320-77					1	1	SFD
020-320-78					1	1	SFD
020-320-75					1	1	SFD
023-725-20					1	1	SFD
023-725-17					1	1	SFD
023-531-19					1	1	SFD
023-710-10					1	1	SFD
023-710-09					1	1	SFD
Total	**0**	**0**	**0**	**0**	**12**	**12**	

Source: City of Kerman, 2014

Planned or Approved Projects

Kerman's RHNA can also be reduced by the number of new units in projects that are planned or approved, but not yet built. Table 2F-5 and Figure 2F-1 show an inventory of all residential projects that are (as of January 2015) approved or in the planning process and scheduled to be built by the end of the current Housing Element planning period (December 31, 2023). For each project the table shows the name of the development, number of units by income category, a description of the units, and the current status of the project.

Tract 5928 is a subdivision split into two separate phases. Phase 1 will contain 19 single family homes, while Phase 2 will include 106 single family homes and 25 multifamily units, all of which are inventoried as above moderate-income units. Tract 5831 is a 91-unit single family subdivision. All 91 units will be market rate single family homes and are inventoried as above moderate-income.

Table 2F-5 Planned or Approved Projects

Project	Units by Income Level					Total Units	Description of Units	Status
	ELI	VLI	LI	M	AM			
Tract 5928 Phase 1					19	19	Single family homes	Approved 7/7/2008
Tract 5928 Phase 2					131	131	106 single family homes, 25 multifamily units	Approved 7/7/2008
Tract 5831					91	91	Single family homes	Approved 12/20/2006
Total	**0**	**0**	**0**	**0**	**241**	**241**		

Source: City of Kerman, 2014

Vacant and Underutilized Land

The Kerman Housing Element sites inventory uses the following assumptions:

- **Relation of density to income categories.** The following assumptions were used to determine the income categories according to the allowed densities for each site:
  - **Lower-income (LI) Sites.** Sites at least 0.5 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned R-3 M-U, and GC, which allow up to 20 units per acre.
  - **Moderate-Income (MI) Sites.** Sites that are zoned R-2 allow for up to 12.44 dwelling units per net acre. Sites that are zoned SD-R-3.5 allow 12.44 units per net acre. These areas were inventoried as feasible for moderate-income residential development. Typical dwelling units include small and medium-sized apartments and other attached units. Sites that are less than

0.5 acres in size and zoned for R-3 were deemed too small to be inventoried as lower-income and were instead inventoried as moderate-income.

- **Above Moderate-Income (AMI) Sites.** Sites within zones that allow only single family homes at lower densities were inventoried as above moderate-income units. This includes sites zoned for R-1-7 and R-1-12.

- **Development Potential.** The inventory assumes build-out of 80 percent of the maximum permitted density for all residentially-zoned sites. This estimate is fairly consistent with suburban development and the City's development standards are not considered excessive to preclude development at the higher end of the density range. 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 MU district allows for any use permitted within the R-3 zone and, therefore, could allow up to 20 units per acre. Sites zoned MU were inventoried ~~at 20 units per acre and~~ as lower-income based on the maximum density of 20 units per acre. The realistic capacity on sites zoned MU is assumed to be 75 percent of maximum capacity. This estimate is fairly consistent with suburban development and the City's development standards are not considered excessive to preclude development at the higher end of the density range. 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. The realistic capacity on sites zoned GC is assumed to be 60 percent of the maximum capacity to account for the potential for nonresidential uses on these parcels.

- **Assumptions for Underutilized Sites.** The inventory includes ~~four~~ three underutilized sites zoned either R-3 or MU. These sites have been identified because the City's ~~existing uses are not maximizing development potential that was identified in the~~ 2007 General Plan envisions the sites being redeveloped as high density residential and mixed use. ~~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. The sites are all mostly vacant with marginal uses, and it is reasonable to assume that if there was interest in developing these sites the existing uses would be removed and replaced with higher density housing and mixed use. Images of the underutilized sites along with descriptions of the existing uses are shown below in the order that they appear in Table 2F-6.

Underutilized Site #1

APNs: 2303039, 2303041, 2303044S

Zoning: R-3

Existing Use: One parcel is vacant; storage building on half of remaining parcels. Property owner also owns adjacent restaurant and inquired at one point about a business venture, but has not proceeded with any tenant improvements. *(note: parcel lines do not match aerial photo)*

Underutilized Site #2

APNs: 02303049S, 02303047S, 02303048S

Zoning: Mixed-use

Existing Use: Partially vacant land with older single family homes and older apartment buildings. 023-030-49S has improvement value of about $61,000; 203-030-047S has improvement value of about $65,000 per apartment building; 023-030-48S has improvement value of about $43,000.

Underutilized Site #3
APN: 02336018T
Zoning: Mixed-use
Existing Use: Parcel is mostly vacant with parking on a small portion of the site.

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~~944 units, including ~~733~~ 558 lower-income units, 36 moderate-income units, and 350 above moderate-income units. All of these sites are outside of FEMA 100-year flood zones and do not have other environmental constraints that could hinder future development.

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Environmental Constrains	Notes
						LI	MI	AMI		
02359041S	0.98	HDR	R-3	Vacant	20	15			No	
02305065S	1.50	HDR	R-3	Vacant	20	24			No	
2303039 2303041 2303044S (portion) *Subtotal*	0.27 0.20 0.64 *1.11*	HDR	R-3	Storage shed on half; Storage shed on half;~~;~~ Vacant	*20*	*17*			No	
02331210S	1.04	HDR	R-3	Vacant	20	16			No	
02303045S 02303046S 02303007S 02303008S *Subtotal*	2.23 0.17 1.98 1.11 *5.49*	MU	MU	Vacant Vacant Vacant Vacant	*20*	*82*			*No*	
02303049S 02303047S 02303048S *Subtotal*	2.14 0.20 1.41 ~~*8.91*~~*3.75*	MU	MU	Older single family home Older apartment buildings Older single family home ~~Mostly vacant, some underutilized industrial uses~~	*20*	*56*			*No*	
02336018T	1.79	MU	MU	Mostly vacant site with parking on small portion. ~~Underutilized grass area~~	20	~~28~~20			No	Development potential is reduced by additional 25% to account for parking lot on site
02322035S	18.69	RC	GC	Vacant	20	100			No	Capacity limited to 100 multifamily unit to reflect City policy

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			Environmental Constrains	Notes
						LI	MI	AMI		
02322034S	10.91	RC	GC	Vacant	20	100			No	Capacity limited to 100 multifamily unit to reflect City policy
02513095	3.70	RC	GC	Vacant	20	~~59~~44			No	
02012027S	3.60	RC	GC	Vacant	20	43~~57~~			No	
02303052	1.38	GC	GC	Vacant	20	~~22~~16			No	
02302068ST	0.98	GC	GC	Vacant	20	11~~15~~			No	
02339015S	0.94	GC	GC	Vacant	20	~~15~~11			No	
02303055 02303054 02303057 02303056 02303053 02303058 *Subtotal*	0.53 0.52 0.50 0.46 0.46 1.96 *4.43*	RC	GC	Vacant	*20*	*53~~70~~*			No	
02339020S 02339019S 02339018S 02339021S *Subtotal*	0.42 0.41 1.28 0.54 *2.65*	GC	GC	Vacant	*20~~.00~~*	*31~~42~~*			No	
02310008S 02310004S 02310007S 02310029S *Subtotal*	0.31 0.21 0.13 0.09 *0.74*	RC	GC	Vacant	*20~~.00~~*	*~~11~~8*			No	
02340502S	0.62	HDR	R-3	Vacant	20		9		No	
02310024S	0.33	HDR	R-3	Vacant	20		5		No	
02330213S	0.21	HDR	R-3	Vacant	20		3		No	

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Environmental Constrains	Notes
						LI	MI	AMI		
02347203S	0.19	HDR	R-3	Vacant	20		3		No	
02318820S	0.09	MDR	R-2	Vacant	12		1		No	
02321307S	0.16	MDR	R-2	Vacant	12		1		No	
02321701S	0.17	MDR	R-2	Vacant	12		1		No	
02320701S	0.17	MDR	R-2	Vacant	12		1		No	
02318510S	0.19	MDR	R-2	Vacant	12		1		No	
02322051S	1.18	MDR	R-2	Vacant	12		11		No	
02322047S	0.16	MDR	R-1-7	Vacant	6			1	No	
02323217	0.05	LDR	R-1-7	Vacant	6			1	No	
02323216	0.10	LDR	R-1-7	Vacant	6			1	No	
02032077S	0.15	LDR	R-1-7	Vacant	6			1	No	
02372403S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372402S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371054S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372405S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372522S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372614S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372503S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372502S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372202S	0.16	LDR	R-1-7	Vacant	6			1	No	

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Environmental Constrains	Notes
						LI	MI	AMI		
02372203S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372102S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372103S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372108S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372201S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371034S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371036S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371037S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371035S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371033S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372312S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371045S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371046S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371051S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372404S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371018S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371020S	0.16	LDR	R-1-7	Vacant	6			1	No	
02032064S	0.16	LDR	R-1-7	Vacant	6			1	No	
02033308S	0.16	LDR	R-1-7	Vacant	6			1	No	
02033309S	0.16	LDR	R-1-7	Vacant	6			1	No	

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Environmental Constrains	Notes
						LI	MI	AMI		
02033310S	0.16	LDR	R-1-7	Vacant	6			1	No	
02033311S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371019S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372401S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371053S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372106S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372517S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372518S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372520S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372519S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372516S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372107S	0.16	LDR	R-1-7	Vacant	6			1	No	
02033312S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371049S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371050S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371017S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372311S	0.16	LDR	R-1-7	Vacant	6			1	No	
02033302S	0.16	LDR	R-1-7	Vacant	6			1	No	
02033303S	0.16	LDR	R-1-7	Vacant	6			1	No	
02033304S	0.16	LDR	R-1-7	Vacant	6			1	No	

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Environmental Constrains	Notes
						LI	MI	AMI		
02033305S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371029S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371026S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371028S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371027S	0.16	LDR	R-1-7	Vacant	6			1	No	
02371030S	0.16	LDR	R-1-7	Vacant	6			1	No	
02033301S	0.16	LDR	R-1-7	Vacant	6			1	No	
02372511S	0.17	LDR	R-1-7	Vacant	6			1	No	
02372521S	0.17	LDR	R-1-7	Vacant	6			1	No	
02372510S	0.17	LDR	R-1-7	Vacant	6			1	No	
02032080S	0.17	LDR	R-1-7	Vacant	6			1	No	
02372104S	0.17	LDR	R-1-7	Vacant	6			1	No	
02372609S	0.17	LDR	R-1-7	Vacant	6			1	No	
02372105S	0.17	LDR	R-1-7	Vacant	6			1	No	
02372406S	0.17	LDR	R-1-7	Vacant	6			1	No	
02371047S	0.17	LDR	R-1-7	Vacant	6			1	No	
02371048S	0.17	LDR	R-1-7	Vacant	6			1	No	
02371057S	0.17	LDR	R-1-7	Vacant	6			1	No	
02371032S	0.17	LDR	R-1-7	Vacant	6			1	No	
02032075S	0.17	LDR	R-1-7	Vacant	6			1	No	

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Environmental Constrains	Notes
						LI	MI	AMI		
02032076S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033202S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033102S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033103S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033203S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033204S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033104S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033205S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033105S	0.17	LDR	R-1-7	Vacant	6			1	No	
02036031S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033108S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033208S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033109S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033209S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033110S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033210S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033111S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033211S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033406S	0.17	LDR	R-1-7	Vacant	6			1	No	
02372310S	0.17	LDR	R-1-7	Vacant	6			1	No	

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Environmental Constrains	Notes
						LI	MI	AMI		
02033101S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033201S	0.17	LDR	R-1-7	Vacant	6			1	No	
02371038S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033112S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033212S	0.17	LDR	R-1-7	Vacant	6			1	No	
02372309S	0.17	LDR	R-1-7	Vacant	6			1	No	
02353119S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033428S	0.17	LDR	R-1-7	Vacant	6			1	No	
02372308S	0.17	LDR	R-1-7	Vacant	6			1	No	
02371016S	0.17	LDR	R-1-7	Vacant	6			1	No	
02372307S	0.17	LDR	R-1-7	Vacant	6			1	No	
02371015S	0.17	LDR	R-1-7	Vacant	6			1	No	
02371013S	0.17	LDR	R-1-7	Vacant	6			1	No	
02371011S	0.17	LDR	R-1-7	Vacant	6			1	No	
02371009S	0.17	LDR	R-1-7	Vacant	6			1	No	
02371014S	0.17	LDR	R-1-7	Vacant	6			1	No	
02371012S	0.17	LDR	R-1-7	Vacant	6			1	No	
02371010S	0.17	LDR	R-1-7	Vacant	6			1	No	
02371008S	0.17	LDR	R-1-7	Vacant	6			1	No	
02372306S	0.17	LDR	R-1-7	Vacant	6			1	No	

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Environmental Constrains	Notes
						LI	MI	AMI		
02371056S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033438S	0.17	LDR	R-1-7	Vacant	6			1	No	
02371025S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033314S	0.17	LDR	R-1-7	Vacant	6			1	No	
02372611S	0.17	LDR	R-1-7	Vacant	6			1	No	
02372613S	0.17	LDR	R-1-7	Vacant	6			1	No	
02372205S	0.17	LDR	R-1-7	Vacant	6			1	No	
02372610S	0.17	LDR	R-1-7	Vacant	6			1	No	
02372612S	0.17	LDR	R-1-7	Vacant	6			1	No	
02371031S	0.17	LDR	R-1-7	Vacant	6			1	No	
02033307S	0.18	LDR	R-1-7	Vacant	6			1	No	
02371002S	0.18	LDR	R-1-7	Vacant	6			1	No	
02033313S	0.18	LDR	R-1-7	Vacant	6			1	No	
02033421S	0.18	LDR	R-1-7	Vacant	6			1	No	
02033107S	0.18	LDR	R-1-7	Vacant	6			1	No	
02033437S	0.18	LDR	R-1-7	Vacant	6			1	No	
02033214S	0.18	LDR	R-1-7	Vacant	6			1	No	
02033114S	0.18	LDR	R-1-7	Vacant	6			1	No	
02372504S	0.18	LDR	R-1-7	Vacant	6			1	No	
02372313S	0.18	LDR	R-1-7	Vacant	6			1	No	

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Environmental Constrains	Notes
						LI	MI	AMI		
02033306S	0.18	LDR	R-1-7	Vacant	6			1	No	
02033207S	0.18	LDR	R-1-7	Vacant	6			1	No	
02372501S	0.18	LDR	R-1-7	Vacant	6			1	No	
02372512S	0.18	LDR	R-1-7	Vacant	6			1	No	
02033106S	0.18	LDR	R-1-7	Vacant	6			1	No	
02372608S	0.18	LDR	R-1-7	Vacant	6			1	No	
02372101S	0.18	LDR	R-1-7	Vacant	6			1	No	
02346211S	0.18	LDR	R-1-7	Vacant	6			1	No	
02372509S	0.18	LDR	R-1-7	Vacant	6			1	No	
02033113S	0.18	LDR	R-1-7	Vacant	6			1	No	
02033429S	0.18	LDR	R-1-7	Vacant	6			1	No	
02033213S	0.18	LDR	R-1-7	Vacant	6			1	No	
02371001S	0.18	LDR	R-1-7	Vacant	6			1	No	
02371052S	0.18	LDR	R-1-7	Vacant	6			1	No	
02372523S	0.18	LDR	R-1-7	Vacant	6			1	No	
02033206S	0.18	LDR	R-1-7	Vacant	6			1	No	
02032078S	0.18	LDR	R-1-7	Vacant	6			1	No	
02372302S	0.19	LDR	R-1-7	Vacant	6			1	No	
02033439S	0.19	LDR	R-1-7	Vacant	6			1	No	
02372109S	0.19	LDR	R-1-7	Vacant	6			1	No	

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Environmental Constrains	Notes
						LI	MI	AMI		
02033420S	0.19	LDR	R-1-7	Vacant	6			1	No	
02033415S	0.19	LDR	R-1-7	Vacant	6			1	No	
02033418S	0.19	LDR	R-1-7	Vacant	6			1	No	
02033416S	0.19	LDR	R-1-7	Vacant	6			1	No	
02033417S	0.19	LDR	R-1-7	Vacant	6			1	No	
02033419S	0.19	LDR	R-1-7	Vacant	6			1	No	
02033413S	0.19	LDR	R-1-7	Vacant	6			1	No	
02033414S	0.19	LDR	R-1-7	Vacant	6			1	No	
02033412S	0.19	LDR	R-1-7	Vacant	6			1	No	
02033411S	0.19	LDR	R-1-7	Vacant	6			1	No	
02033410S	0.19	LDR	R-1-7	Vacant	6			1	No	
02371044S	0.19	LDR	R-1-7	Vacant	6			1	No	
02372206S	0.19	LDR	R-1-7	Vacant	6			1	No	
02033432S	0.19	LDR	R-1-7	Vacant	6			1	No	
02033409S	0.19	LDR	R-1-7	Vacant	6			1	No	
02372515S	0.19	LDR	R-1-7	Vacant	6			1	No	
02033441S	0.19	LDR	R-1-7	Vacant	6			1	No	
02033431S	0.19	LDR	R-1-7	Vacant	6			1	No	
02032066S	0.19	LDR	R-1-7	Vacant	6			1	No	
02033425S	0.19	LDR	R-1-7	Vacant	6			1	No	

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Environmental Constrains	Notes
						LI	MI	AMI		
02033424S	0.20	LDR	R-1-7	Vacant	6			1	No	
02032065S	0.20	LDR	R-1-7	Vacant	6			1	No	
02033430S	0.20	LDR	R-1-7	Vacant	6			1	No	
02330213S	0.21	LDR	R-1-7	Vacant	6			1	No	
02371039S	0.21	LDR	R-1-7	Vacant	6			1	No	
02353116S	0.21	LDR	R-1-7	Vacant	6			1	No	
02371003S	0.21	LDR	R-1-7	Vacant	6			1	No	
02372301S	0.21	LDR	R-1-7	Vacant	6			1	No	
02371007S	0.22	LDR	R-1-7	Vacant	6			1	No	
02033433S	0.22	LDR	R-1-7	Vacant	6			1	No	
02348204S	0.22	LDR	R-1-7	Vacant	6			1	No	
02338010	0.22	LDR	R-1-7	Vacant	6			1	No	
02372305S	0.23	LDR	R-1-7	Vacant	6			1	No	
02033408S	0.23	LDR	R-1-7	Vacant	6			1	No	
02371004S	0.23	LDR	R-1-7	Vacant	6			1	No	
02347126S	0.24	LDR	R-1-7	Vacant	6			1	No	
02033427S	0.24	LDR	R-1-7	Vacant	6			1	No	
02372507S	0.24	LDR	R-1-7	Vacant	6			1	No	
02372524S	0.24	LDR	R-1-7	Vacant	6			1	No	
02372525S	0.24	LDR	R-1-7	Vacant	6			1	No	

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Environmental Constrains	Notes
						LI	MI	AMI		
02371041S	0.24	LDR	R-1-7	Vacant	6			1	No	
02033423S	0.24	LDR	R-1-7	Vacant	6			1	No	
02372514S	0.24	LDR	R-1-7	Vacant	6			1	No	
02033407S	0.24	LDR	R-1-7	Vacant	6			1	No	
02348101S	0.24	LDR	R-1-7	Vacant	6			1	No	
02372506S	0.24	LDR	R-1-7	Vacant	6			1	No	
02372508S	0.25	LDR	R-1-7	Vacant	6			1	No	
02371040S	0.25	LDR	R-1-7	Vacant	6			1	No	
02371043S	0.25	LDR	R-1-7	Vacant	6			1	No	
02372513S	0.25	LDR	R-1-7	Vacant	6			1	No	
02035016S	0.27	LDR	R-1-7	Vacant	6			1	No	
02034020S	0.27	LDR	R-1-7	Vacant	6			1	No	
02034013S	0.27	LDR	R-1-7	Vacant	6			1	No	
02034014S	0.27	LDR	R-1-7	Vacant	6			1	No	
02035015S	0.27	LDR	R-1-7	Vacant	6			1	No	
02035020S	0.27	LDR	R-1-7	Vacant	6			1	No	
02035019S	0.27	LDR	R-1-7	Vacant	6			1	No	
02034019S	0.27	LDR	R-1-7	Vacant	6			1	No	
02035021S	0.27	LDR	R-1-7	Vacant	6			1	No	
02035010S	0.27	LDR	R-1-7	Vacant	6			1	No	

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Environmental Constrains	Notes
						LI	MI	AMI		
02035009S	0.27	LDR	R-1-7	Vacant	6			1	No	
02035014S	0.27	LDR	R-1-7	Vacant	6			1	No	
02035011S	0.27	LDR	R-1-7	Vacant	6			1	No	
02371042S	0.28	LDR	R-1-7	Vacant	6			1	No	
02035024S	0.28	LDR	R-1-7	Vacant	6			1	No	
02034008S	0.28	LDR	R-1-7	Vacant	6			1	No	
02034003S	0.28	LDR	R-1-7	Vacant	6			1	No	
02034002S	0.28	LDR	R-1-7	Vacant	6			1	No	
02035005S	0.28	LDR	R-1-7	Vacant	6			1	No	
02034001S	0.28	LDR	R-1-7	Vacant	6			1	No	
02035006S	0.28	LDR	R-1-7	Vacant	6			1	No	
02035004S	0.28	LDR	R-1-7	Vacant	6			1	No	
02034004S	0.28	LDR	R-1-7	Vacant	6			1	No	
02035007S	0.28	LDR	R-1-7	Vacant	6			1	No	
02371005S	0.28	LDR	R-1-7	Vacant	6			1	No	
02034018S	0.29	LDR	R-1-7	Vacant	6			1	No	
02345313S	0.29	LDR	R-1-7	Vacant	6			1	No	
02033426S	0.29	LDR	R-1-7	Vacant	6			1	No	
02033422S	0.29	LDR	R-1-7	Vacant	6			1	No	
02035001S	0.30	LDR	R-1-7	Vacant	6			1	No	

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Environmental Constrains	Notes
						LI	MI	AMI		
02035022S	0.30	LDR	R-1-7	Vacant	6			1	No	
02034017S	0.30	LDR	R-1-7	Vacant	6			1	No	
02035018S	0.30	LDR	R-1-7	Vacant	6			1	No	
02035017S	0.30	LDR	R-1-7	Vacant	6			1	No	
02034021S	0.30	LDR	R-1-7	Vacant	6			1	No	
02035008S	0.30	LDR	R-1-7	Vacant	6			1	No	
02348201S	0.30	LDR	R-1-7	Vacant	6			1	No	
02035025S	0.31	LDR	R-1-7	Vacant	6			1	No	
02035013S	0.31	LDR	R-1-7	Vacant	6			1	No	
02371006S	0.31	LDR	R-1-7	Vacant	6			1	No	
02035023S	0.32	LDR	R-1-7	Vacant	6			1	No	
02034011S	0.32	LDR	R-1-7	Vacant	6			1	No	
02035012S	0.32	LDR	R-1-7	Vacant	6			1	No	
02371055S	0.32	LDR	R-1-7	Vacant	6			1	No	
02035003S	0.32	LDR	R-1-7	Vacant	6			1	No	
02348203S	0.34	LDR	R-1-7	Vacant	6			1	No	
02348202S	0.34	LDR	R-1-7	Vacant	6			1	No	
02034016S	0.35	LDR	R-1-7	Vacant	6			1	No	
02322023S	0.40	LDR	R-1-7	Vacant	6			1	No	
02035002S	0.42	LDR	R-1-7	Vacant	6			2	No	

Table 2F-6 Vacant and Underutilized Sites within City Limits, Kerman, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Environmental Constrains	Notes
						LI	MI	AMI		
02034007S	0.43	LDR	R-1-7	Vacant	6			2	No	
02034009S	0.44	LDR	R-1-7	Vacant	6			2	No	
02034010S	0.48	LDR	R-1-7	Vacant	6			2	No	
02014023S	18.43	LDR	R-1-7	Vacant	6			88	No	
02351304S	0.33	LDR	R-1-12	Vacant	4			1	No	
02351305S	0.33	LDR	R-1-12	Vacant	4			1	No	
Total						**~~733~~647**	**36**	**350**		

Source: City of Kerman, 2014.

RHNA Summary

Table 2F-7 provides a summary of Kerman's ability to meet the 2013-2023 RHNA. After accounting for units built or under construction, planned and approved projects, and capacity on vacant/underutilized sites, Kerman has a surplus in the lower- and above moderate-income categories and a remaining need of ~~421~~ 384 moderate-income units. However, the surplus in the lower-income category can meet a portion of the remaining moderate-income need, and given the affordability of market-rate housing in the region, the surplus in the above moderate-income category can also meet the remaining moderate-income need. After carrying over the 198-unit surplus from the lower-income categories and the 345 surplus in the above moderate-income category, there is no remaining moderate-income need ~~can be reduced to 305~~.

As described in the previous section, the City still has an unaccommodated need for 168 lower-income units that must be met through a rezone program (see Program 3).

~~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

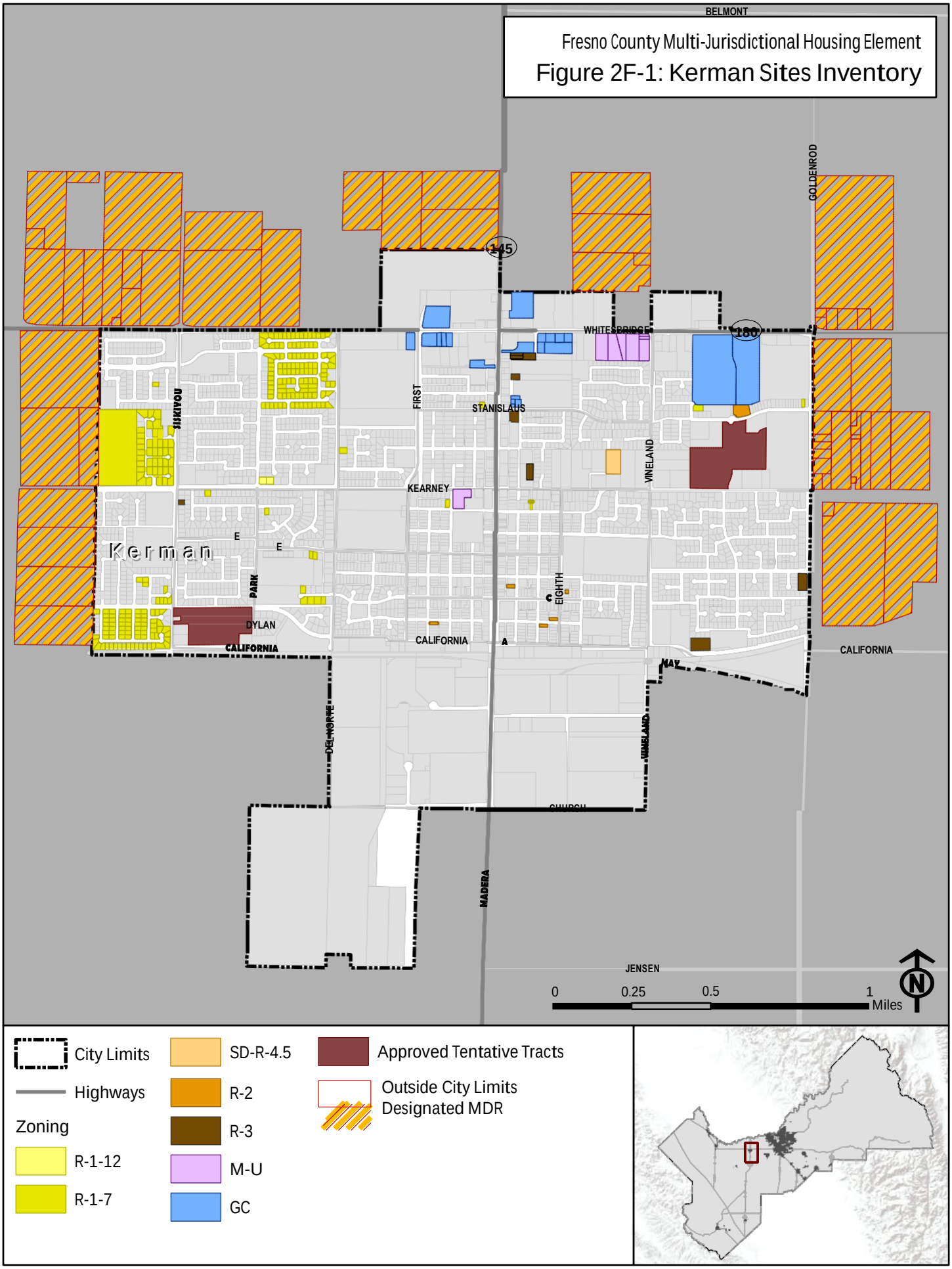
Project	Units by Income Level					Total Units
	ELI	VLI	LI	M	AM	
2006-2013 RHNA Unaccommodated Need[1]	-	-	~~168~~	~~255~~218	-	~~423~~218
2013-2023 RHNA	119	119	211	202	258	909
Total RHNA	**119**	**119**	**~~379~~211**	**~~457~~420**	**258**	**1,~~332~~127**
Units Built or Under Construction (Table A-4.1)	-	-	-	-	12	12
Planned or Approved Projects (Table A-4.2)	-	-	-	-	241	241
Capacity on Vacant Sites (Table A-4.3)	~~733~~647			36	350	1,119
~~Remaining~~ Surplus/(Remaining Need)[2]	**~~116~~198**			**(~~421~~384)**	**345**	**~~(4210)~~***

[1] The unaccommodated need of 168 lower-income units from the Fourth Cycle RHNA is addressed in Program 3.

[2] Remaining Surplus/Need(-) is calculated by subtracting units built, planned projects, and capacity on vacant a sites from the total RHNA.

* The 198-unit surplus in the lower-income category and the 345-unit surplus in the above moderate-income category can apply to the moderate-income category to meet all of the remaining need.

Source: City of Kerman, 2014.


Fresno County Multi-Jurisdictional Housing Element
Figure 2F-1: Kerman Sites Inventory
BELMONT
GOLDENROD
145
180
WHITESBRIDGE
FIRST
STANISLAUS
VINELAND
KEARNEY
Kerman
E
E
PARK
DYLAN
CALIFORNIA
CALIFORNIA
A
C
EIGHTH
CALIFORNIA
MAY
DELNORTE
VINELAND
CHURCH
MADERA
JENSEN
0
0.25
0.5
1
Miles
N
City Limits
Highways
Zoning
R-1-12
R-1-7
SD-R-4.5
R-2
R-3
M-U
GC
Approved Tentative Tracts
Outside City Limits
Designated MDR

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Adequacy of Public Facilities

Domestic water in the Kerman area is provided by the City of Kerman. The Public Works Department is responsible for maintaining the existing wells and distribution system. The water system is operated as a municipal enterprise, meaning that the revenue generated through user's fees must be sufficient to meet the operation, maintenance and capital costs of the system. The City of Kerman and surrounding urban areas draw
local groundwater to meet all domestic, commercial and industrial water demands.

The City's distribution system consists of a looped water system using mains ranging from four inches to twelve inches. Growth of the system to serve new development will require continued looping of lines and expansion of fire flow reserve capacities. The City is in the process of developing a new water well (well # 18), which includes
a test well and site development.

The City's water delivery system has an additional capacity for 1.7 million gallons per day (GPD) and an average
of 201 gallons per capita per day. Based on this information, there is remaining capacity for an estimated 8,400 housing units, which is more than enough to accommodate the RHNA.

The City of Kerman provides sewer service to the community. The city's wastewater treatment plant (WWTP) is located south of Church Avenue on Del Norte Avenue alignment. The existing plant was designed with a hydraulic capacity of 1.34 million gallons per day (m/gd). The plant can accommodate short-duration "peak" flows of 1.6 m/gp. Treated effluent from the plant is discharged into disposal ponds where it is allowed to
evaporate and percolate.

We have approximately 800,000 MGD additional capacity in our current plant. Current design is 2 million MGD and we are at 1.2 million MGD. It was designed so that it can be expanded to add another 1 million MGD.

The City recently expanded the WWTP to 2.0 million gallons per day (MGD) in order to accommodate buildout of the 2025 General Plan. The current plan receives an annual flow of 1.2 million gallons per day (MGD), and approximately 800,000 MGD in remaining capacity. This is sufficient to accommodate the housing unit growth anticipated in the RHNA.

SECTION 2F-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The 2007 Kerman General Plan includes four land use designations that allow residential development:

- ***Very Low Density Residential:*** Maximum 2 dwelling units per acre
- ***Low Density Residential:*** Maximum 9 dwelling units per acre
- ***Medium Density Residential:*** Maximum 12 dwelling units per acre
- ***High Density Residential:*** Maximum 20 dwelling units per acre

The General Plan also contains a Mixed-use designation that allows for a combination of residential, office, and commercial uses.

Conclusion

The General Plan land use designations offers a range of housing densities in the community.

Recommended Action

None required.

Zoning Ordinance

Analysis

The City's Zoning Ordinance contains the following residential zoning districts:

- ***Urban Reserve (UR):*** The purpose of this district is to preserve land for agriculture; serve as a holding zone for future urban development; and, prevent the encroachment of urban uses or incompatible agriculturally-related uses.
- ***Rural Residential (RR, RR-43, RR-100):*** The purpose of this district is to allow for low-density residential development on large lots in order to preserve the rural character of Kerman, allow for agricultural uses, and serve as a transition area between urbanizing lands and agriculture. This district provides for three rural residential zones: RR, RR-43, and RR-100. The application of each zone will be based on the land use of the property, the Kerman general plan, and the availability of infrastructure.

- ***Single Family (R-1-7, R-1-12):*** The purpose of this district is to provide for residential areas within Kerman which allow a range of densities for single family homes, and uses compatible with the single family district. This district is intended to promote an environment which is free of traffic and parking congestion, significant noise levels, and uses which are not complementary to residential neighborhoods. This district provides for two single family residential zones: R-1-7 and R-1-12. The purpose and intent of each zone is based on the policies and objectives outlined in the Kerman general plan. The R-1-7 zone is reserved for traditional types of single family development. The R-1-12 zone is intended to create a boulevard effect along certain streets in Kerman. This district is generally reserved for streets which serve as major entryways to the community.
- ***Multiple Family Residential (R-2, R-3):*** The purpose of this district is to provide for a range of multifamily residential densities that are designated in a manner which do not conflict with surrounding residential uses and do not over burden local streets. This district provides for two multifamily residential base zones: R-2 and R-3. The purpose and location of the R-2 and R-3 zone districts is based on the policies and objectives outlined in the Kerman General Plan. The purpose of the district is to provide for a range of multifamily residential housing densities that meet the goals of the Kerman housing element and are designed and located so that they do not conflict with adjacent land uses and do not over burden local streets.
- ***Mobile Home Park (MHP):*** The purpose of this chapter is to promote housing opportunities for residents of the city of Kerman by establishing policies and development standards for mobile home parks. The development standards for the mobile home parks will further encourage the creation of stable and attractive parks which will benefit the residents of the park and the community as a whole.

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

- ***Mixed-Use (MU):*** The purpose of this district is to implement the objectives of the Kerman general plan with respect to properties deemed appropriate for mixed-use development. The district is intended to allow for a combination of residential, office, and commercial uses. The district discourages uses of a service or industrial nature or those generating high volumes of vehicle traffic. All uses in the M-U zone are processed as a conditional use and are required to obtain a conditional use permit prior to establishment of the use. All project proponents must also submit a master plan of development as required in Section 17.45.080, Master Plan. The master plan is similar to a site plan requirement, but requires a little more detail on the design and layout of the development related to building design, yards, landscaping, signs, lighting, walls and fences, and parking. This zone allows residential uses as part of commercial mixed-use developers as well as standalone residential uses, consistent with the standards in the R3 zone.
- ***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. This zone allows residential uses as part of commercial mixed-use developers as well as standalone residential uses, consistent with the standards in the R3 zone.
- ***Office Professional (OP):*** The purpose of this district is to provide areas in the community which are appropriate for office development and identify residential sites which, due to their location, are appropriate for transition to office use. Single family uses are allowed.

In 2007 the City adopted the Smart Development (SD) Combining District, which provides flexible development standards within the density standards of the underlying zone district. The intent of the SD District is to permit a more efficient and aesthetic use of land through the arrangement of buildings not permitted through the strict application of zoning. Providing such flexibility in development standards can result in lowering the cost of development. The SD Combining District is described as follows:

- ***Smart Development (-SD-R-5, -SD-R-4.5, -SD-R-3.5, -SD-R-2.5):*** The purpose of the district is to promote development designs that respond to significant planning-related issues facing the San Joaquin Valley, including urbanization of agricultural land, air pollution, housing affordability, traffic, aesthetics, and neighborhood deterioration. This new approach to development design has been popularized by the term "smart growth" and its purpose is to achieve the average density goals set forth by each district. The smart development district is structured to encourage a comprehensive development that is superior to traditional development of the recent past by increasing walkability and connectivity while achieving the higher net density and preservation of open space goals set forth by the general plan. To the greatest extent possible, attention is given to greater design details and the average density set forth by each individual zone district will be achieved through a mix of residential housing types and sizes.

Conclusion

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

Recommended Action

None required.

Residential Development Standards

Analysis

Table 2F-8 lists and describes the residential development standards required in Kerman. These development standards are typical and consistent with standards established in surrounding communities.

Table 2F-8 Residential Development Standards

Zoning District	Minimum Lot Size	Density	Height (ft.)	Coverage	Minimum Lot Dimensions (ft.)		Minimum Setbacks (ft.)			Open Space
					Width	Depth	Front	Rear	Side	
RR	0.5 acres	2 du/acre	35	40%	125	n/a	35	25	15	n/A
R-1-12	12,000 sq. ft.	2 du/acre	35	45%	120	100	35	15	12	n/a
R-1-7	7,000 sf.	9 du/acre	35	45%	75	n/a	25	15	5	n/a
R-2	7,000 sf.	12 du/acre	35	45%	70	n/a	20	15	5	5% net area*
R-3	7,000 sf.	20 du/acre	35	50%	70	n/a	15	15	5	5% net area*
SD-R-5	5,000 sf.	7 du/acre	35	45%	n/a	n/a	25	5	5	900 sq. ft.
SD-R-4.5	4,500 sf.	8 du/acre	35	50%	n/a	n/a	20	5	5	750 sq. ft.
SD-R-3.5	3,500 sf.	12.5 du/acre	35	60%	n/a	n/a	15	5	5	500 sq. ft.
SD-R-2.5	2,500 sf.	20 du/acre	35	70%	n/a	n/a	10	5	5	250 sq. ft.

Note: * Open space requirement of 5% of net site area only applies where there are 10 or more units proposed.

Source: City of Kerman Municipal Code Sections 17.40, 17.42, 17.58, and 17.74: Zoning Ordinance, 2015.

Parking

Table 2F- summarizes the residential parking requirements in Kerman.

Table 2F-9 Residential Parking Standards, Kerman

Type of Residential Development		Required Parking Spaces	
Single family detached, duplexes, halfplexes, and mobile homes		2 covered spaces/unit	
Second unit		1 space/ bedroom or efficiency unit	
Apartments, condominiums, townhouses, rowhouses, and cluster development	1 BR[1]	1.5 spaces/unit	One of the required parking spaces per unit must be covered. At least 0.5 of the required parking spaces per unit shall be provided as guest parking~~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.

Parking requirements in the City of Kerman are normal for city of its size: 2 spaces per unit for single family residential, 1.5 spaces for one bedroom and 2 spaces for two bedroom multifamily dwellings. Parking requirements for multifamily projects are similar to requirements for single family dwellings. For example, a subdivision of 10 single family homes would require 20 parking spaces. A 10 unit multifamily project (with 4 two bedroom units and 6 three bedroom units) would require 18 resident parking spaces plus 5 guest parking spaces for a total of 23 parking spaces. These parking requirements do not constrain the development of housing directly.

However, the requirement for 1.5 parking spaces for studio and one bedroom multifamily units may be in excess of need, particularly projects catering to seniors or lower income households, which may be more transit dependent than other income groups. The City has included a program in the Housing Element to 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. Moreover, by allowing such modifications through an administrative process, the requirement for making variance findings and conducting a public hearing would be eliminated, thereby reducing the time and cost for project processing.

Open Space and Park Requirements

As shown in Table 2F-9 above, the City requires open space to be set aside in certain residential zones. For developments with 10 or more units in the R-2 and R-3 zones, 5 percent of the net area must be set aside as open space. Within the Smart Development Combining District, the Zoning Ordinance has a minimum yard requirement ranging from 250 square feet in the SD-R-2.5 to 900 square feet in the SD-R-5.

Conclusion

The development standards are typical for most Central Valley and California communities and do not pose any potential constraints to the development of affordable housing in Kerman.

Recommended Action

None required.

Growth Management

Analysis

The City of Kerman General Plan land Use Element contains growth management policies that balance infill development with outward expansion into the Sphere of Influence (SOI). The goal is to promote an urban growth pattern that is compact, contiguous, and concentric. The General Plan establishes a 2017 Growth Boundary Line and expansion beyond this line will not be considered unless the City's "80% Infill Policy" is fulfilled. The General Plan divided the City's residential areas into three areas defined below and illustrated in Map 7 in Part II of the 2007 Kerman General Plan:

- West of Madera Ave., south of Whitesbridge Road, north of California Avenue
- North of Whitesbridge Road
- East of Madera Avenue, south of Whitesbridge Road, north of California Avenue

In order to consider growth beyond the 2017 Growth Boundary Line, one of the areas must have reached the 80 percent infill criteria, meaning 80 percent of the residential area has built out. The City will not be relying on annexation to meet the unaccommodated need for lower-income units.

~~As discussed in Section 2F-2, Sites Inventory, the City has adequate sites within current city limits to accommodate its regional housing needs allocation (RHNA), and is not relying on annexing more residential land to meet its housing needs.~~

Conclusion

Since the City has adequate capacity within current city limits to meet its RHNA, the Growth Boundary Line is not a constraint to meeting the City's housing needs.

Recommended Action

None required.

Density Bonus

Analysis

Chapter 17.70 of the City's Zoning Ordinance contains the Density Bonus provisions for the City of Kerman. The City grants a 25 percent density bonus over the housing unit density allowed by the existing zoning if the developer agrees to meet one of the following conditions:

- At least 10 percent of the units are for lower-income households;
- At least 25 percent of the units are for low- or moderate-income households; or
- At least 50 percent of the units are for qualifying residents.

Qualifying residents is defined in the Zoning Ordinance as persons 62 years of age or older or 55 years of age or older in a senior citizen housing development.

Conclusion

Kerman's Density Bonus Ordinance is outdated and does not comply with current State law, which requires a density bonus up to 35 percent with up to three additional incentives. In addition, the Ordinance does not provide a density bonus for a development with childcare facilities.

Recommended Action

The Housing Element includes a program to update the density bonus ordinance to comply with State law.

Zoning for a Variety of Housing Types

Analysis

Title 17 (Zoning) of the City of Kerman Municipal Code describes the City's regulations for residential development. Table 2F-10 summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 2F-10 Residential Uses Permitted by Zone, Kerman

District Name	UR	OPR	RR	R-1	R-2	R-3	MHP	-SD[1]	MU	~~OP~~ OD	GC	C-S	M-1
Single Family Dwelling	P	P	P	P	~~-~~P	~~-~~P	-	P	C	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	~~-~~C	-	-	-	-
Mobilehome Park	-	-	~~-~~C	C	C	C	-	C	~~-~~C	-	-	-	-
Farm Employee Housing	P	P	-	-	-	-	-	-	-	-	-	-	-
Emergency Shelters (~~6~~ 30 or fewer)[2]	-	-	~~-C~~	~~-C~~	~~P-~~	~~P-~~	-	~~C-~~	~~C-~~	-	-	P	P
Transitional Housing	-	-	-	-	P-	P-	-	C-	C-	C-	C-	-	-
Supportive Housing	-	-	-	-	P-	P-	-	C-	C-	C-	C-	-	-
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]Unit	~~P~~C	~~P~~C	~~P~~C	~~P~~C	C	C	-	~~P~~C	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~~2015.

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 40~~1~~ units up to a maximum of 100 units require a Conditional Use Permit in these zones. Multifamily housing is also permitted subject to a conditional use permit MU, OP, GC, and –SD Combining District.

The current maximum 100 units per project is based on the city's experience with past projects. Kerman is a relatively small community and the typical multi-family project has not exceeded 100 units due to market demand or project feasibility. The City has approved several recent affordable projects, and none of the projects came close to the 100 unit maximum. The Kerman Acre (Granada Commons) Apartments, built in 2010, was a small affordable apartment complex of only 16 units; the Kearney Palms Senior Apartments Phase III, built in 2012, included 44 affordable units; and the Hacienda Heights apartments which included 68 affordable units. The City facilitated the development of these affordable projects with Redevelopment Agency funds and fee waivers. None of these affordable projects were impacted by the Zoning Ordinance standard that limits multifamily to 100 units or the requirement for a conditional use permit for projects exceeding 40 units.

Manufactured Housing

In compliance with State law, the City's Zoning Ordinance expressly permits manufactured homes in all zones allowing single family homes.

Farmworker/Employee Housing

The Zoning Ordinance contains provisions that allow for farm employee housing in agricultural zones; however, the provisions do not fully comply with State law requirements.

Under California Health and Safety Code 17021.5 (Employee Housing Act), farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. The City permits agricultural uses in the UR, OPR, and RR zones, but currently only permits farm employee housing in the UR and OPR zones. The definition of "farm labor camp" is as follows:

> *"Any living quarters such as dwellings, boarding houses, bunkhouses, automobile trailers or other housing accommodations, permanently maintained in connection with any farm work for the housing of five or more farm employees."*

While this definition does not necessarily conflict with State law requirements for farm employee housing, it does not expressly permit housing up to 12 units or 36 beds.

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

Emergency Shelters

The City recently (May 2015) amended the Zoning Ordinance to comply with State law requirements for emergency shelters. The Zoning Ordinance defines emergency residential shelter as:

> *"Emergency residential shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, where no individual or household may be denied emergency shelter because of an inability to pay; as defined and used in Section 508019 of the California Health and Safety Code.."*

Emergency shelters are allowed by-right in the C-S and M-1 zones subject to development standards that are allowed per State law. The City had previously limited occupancy in emergency shelters to 6 or fewer, but amended the ordinance in May 2015 to increase the occupancy limit to 30 beds. 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 provide~~s~~ more than enough capacity to accommodate the City's need for homeless shelters. These zones are located primarily along the north and south ends of the city, but given that the city is about one mile long from north to south, the zones are within walking distance of the downtown where services are available.

Table 2F-11 Potential Emergency Shelter Sites

APN	Acreage
02306055S	9.50
02513014S	8.90
02306054S	8.59
02306093S	5.96
02513058	4.78
02307302S	2.78
02307111S	0.75
02306034S	0.38
Total	**41.64**

Source: Mintier Harnish, 2014.

Transitional and Supportive Housing

The City also recently (May 2015) amended the Zoning Ordinance to comply with State law requirements for transitional and supportive housing. The City adopted the following definitions, which ensure compliance with State law:

> *"Transitional housing" Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance. Transitional housing units are residential uses allowed in all zones that allow residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.*
>
> *"Supportive housing" housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing units are residential uses allowed in all zones that allow residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.*
>
> *"Target populations" persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.*

The City also added Section 17.92.030 to read: "Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone."

Single Room Occupancy Units

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

Group Homes

The Zoning Ordinance makes some provisions for group homes, but does not fully comply with State law requirements. Group homes fall under two defined land uses in the Zoning Ordinance: "community care facility" and "group home" (or "group housing facility"). The definitions are as follows:

"Community care facility" means any facility, place or building which is maintained and operated to provide nonmedical residential care, emergency shelters, adult day care, or home-finding agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, or incompetent persons. "Community care facility" shall include residential facility, residential care facility for the elderly, adult day care facility, home finding agency, and social rehabilitation facility, as defined in Section 1502 of the Health and Safety Code, and includes the following:

A. Adult Residential Facility. Provides twenty-four-hour-a-day nonmedical care and supervision to adults who are mentally disordered or otherwise handicapped except elderly persons, who are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

B. Residential Care Facility for the Elderly. A group housing arrangement chosen voluntarily by residents who are at least sixty-two years of age and who are provided varying levels of supportive services of care, as agreed upon at the time of admission, based upon their varying needs.

C. Rehabilitation Facility. Provides twenty-four-hour-a-day nonmedical care and supervision in a group setting to adults and/or emancipated minors recovering from alcohol and/or drug misuse, who are currently or potentially capable of meeting their life support needs independently; but who temporarily need assistance, guidance, and counseling.

D. Foster Family Home. Any residential facility providing twenty-four hour care for six or fewer foster children which is owned, leased or rented and is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed. Such placement may be by a public or private child placement agency or by a court order, or by voluntary placement by a parent, parents or guardian.

"Group home" or "group housing facility" means any building, facility, premises, house, structure, dwelling unit, multiple dwelling unit, apartment house, or portion thereof, at which persons reside in a group occupancy setting, but not including a hotel, motel, fraternity, sorority, rooming and/or boarding house, rest home or family. This facility is generally characterized by the provision of pre-arranged or organized household structure or program. Residents of a facility may also receive medical treatment in addition to any nonmedical supportive services in a residential or congregate care setting, as opposed to a hospital. Group housing facilities, except those located in a single family dwelling with six or fewer persons, are subject to the provisions of Chapter 17.12.

While the definition for "group home" implies that group housing facilities with six or fewer persons located in a single family dwelling are not subject to a conditional use permit, the Zoning Ordinance does not clearly allow them in all zones allowing single family residential uses. In fact, licensed group care homes are identified specifically as a conditional use in the RR zone. This is the only reference to licensed group care homes in the Zoning Ordinance. There are no provisions for group homes of seven or more in any of the zones.

Second Units

The Zoning Ordinance is internally inconsistent in its treatment of second units. Chapter 17.66 (Second Residential Units) explains that second residential units shall be permitted in all single-family residential districts; however, second residential units are also listed as conditionally permitted within the UR, OPR, RR, R-1, R-2, and R-3 zones.

Conclusion

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

- **Farmworker/Employee Housing:** The Zoning Ordinance does not fully comply with the employee housing act in that farm employee housing is not permitted in all zones allowing agricultural uses, and employee housing for six or fewer is not expressly permitted in all zones allowing single family uses.
- **Single Room Occupancy:** Single room occupancy facilities are not defined in the Zoning Ordinance.
- **Group Homes:** The provisions for group homes should be clarified and amended to fully comply with State law.
- **Second Units:** The Zoning Ordinance should be amended to remove inconsistencies and clarify that second units are permitted in all zones allowing single family uses.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address farmworker and employee housing, single room occupancy units, group homes, and second units.

On- Off-Site Improvement Standards

Analysis

The City of Kerman requires that developers complete certain site improvements in conjunction with new housing development. The following improvements are required for residential subdivisions according to Title 16 of the Municipal Code:

- Streets and highways must be graded and surfaced prior to the issuance of any building permit. This includes the extension of all subdivision streets, highways, or public ways to the intercepting paving line of any county road, city street, or State highway.
- All underground utilities, sanitary sewers, and storm drains in streets, service roads, alleys, or highways must be constructed prior to the surfacing of such streets.
- Street infrastructure including curb and gutters, sidewalks, streetlights, street signs, and fire hydrants must be installed.

Local streets comprise the majority of the residential street network in Kerman, in contrast to major and secondary arterial and collector streets. The City's standards for local street right-of-ways is 60 feet, with a curb-to-curb pavement width of 36 to 40 feet, having two lanes, and on-street parallel parking on both sides of the street. Residential projects within the Smart Development Combining Zone District may reduce local street right-of-ways to 50 feet, with a curb-to-curb pavement width of 32 feet. This reduces the cost of street infrastructure and provides more buildable area in a subdivision. Several existing single family residential project were developed with this reduced standard and the City has approved several subdivision maps within the SD Zone District.

Conclusion

These off-site standards do not act as an impediment to the production of housing for lower income households. Installation of these off-site improvements is considered a "cost of doing business." From the City's vantage point, these improvements are necessary to ensure that Kerman is built in a manner that benefits residents of the subdivision and the city as a whole.

Recommended Action

None required.

Fees and Exactions

Analysis

Various fees and improvements are charged by the City to cover costs of processing permits and providing services and facilities, such as utilities, parks, and infrastructure. Almost all of these fees are charged on a pro-rata share system, based on the magnitude of the project's impact or the extent of benefit. Table 2F-12 shows the typical planning fees for market-rate residential development in Kerman.

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

Type	Fee
Planning and Application Fee	
Site Plan Review (major)	$1,400
Site Plan Review (minor)	$500
Variance Review	$1,000
Conditional Use Permit (major)	$1,300
Conditional Use Permit (minor)	$500
General Plan Amendment	$1,500
Specific Plan	Consultants Cost +15%
Lot Line Adjustment	$350
Minor Deviation	$100
Fire Department Review	$247
Environmental Fees	
Categorical Exemption	$100
Negative/Mitigated Negative Declaration	$1,000
Environmental Impact Report	Consultants Cost + 15%
Environmental Mitigation Monitoring	$500 min. deposit + staff hourly rate
Subdivision Fees	
Tentative Parcel Map (1-4 Lots)	$900
Tentative Tract Map (5+ Lots)	$2,000 (+$26/lot)
Smart Development (SD)	$1,800
Rezone/Prezone Map Amendment	$1,300
Annexation	$2,000
Deferred Improvement Agreement	$785
Development Agreement	$1,259

Source: City of Kerman Development Fee Schedule, 2014.

In addition to the typical planning fees, several regional fees are also charged for residential development: Regional Transportation Mitigation and Indirect Source Review. For school fees, the Kerman Unified School District assesses a school impact fee of $4.47 per square foot on all new residential development. Currently, there are no exemptions from the school impact fee, however, the school board will review and consider requests for exemption from the fee.

The 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~~ the single family prototype unit before permit fees is about $200,000. The plan check, permit, and impact fees account for an additional sum of $~~16,237~~27,778, or approximately ~~8~~ 7 percent of the estimated construction cost. The multi-family prototype is a ~~20~~40-unit, two-story multi-family housing development. The estimated construction cost for ~~this~~ the multi-family 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~~19,686 per unit. This constitutes approximately ~~8~~ 9 percent of the estimated construction cost. ~~This estimate does not include school fees, which would add about $8,900 in fees for a single family unit and $4,500 to the fees for a multifamily unit.~~

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

Type of Fee	Single Family Subdivision (100 units)		Multifamily Development (40 units)	
	Total	Per Unit	Total	Per unit
Planning Fees				
Tentative Tract Map	$4,600	$46	-	-
Fire Department Review Fee	$247	$2	$247	$6
Conditional Use Permit	-	-	-	-
General Plan Amendment	-	-	-	-
Rezone	-	-	-	-
Subtotal	*$4,847*	*$48*	*$247*	*$6*
Environmental Fees				
Categorical Exemption	-	-	$100	$3
Mitigated Negative Declaration	$1,000	$10.00	-	-
Mitigation Monitoring	$500	$5~~.00~~	-	-
Subtotal	*$1,500*	*$15*	*$100*	*$3*
Impact Fees				
Administrative	$50,000	$500	$19,000	$475
Public Building Facilities	$132,400	$1,324	$25,160	$629
General Plan Fee	$29,600	$296	$11,840	$296
Fire Station and Equipment	$73,000	$730	$17,680	$442
Storm Basin Acquisition	$25,200	$252	$6,160	$154
Storm Drain Facilities	$104,300	$1,043	$25,480	$637
Water Front Footage	$39,600	$396	$11,240	$281
Water Oversize	$30,400	$304	$11,520	$288
Water Major Facilities	$212,600	$2,126	$80,800	$2,020
Sewer Front Footage	$42,200	$422	$12,000	$300
Sewer Oversize	$55,400	$554	$21,040	$526
Sewer Major Facilities	$234,900	$2,349	$93,960	$2,349
Parks Development	$270,600	$2,706	$108,240	$2,706
Parks Quimby	$75,900	$759	$30,360	$759
School District ($4.47 sq. ft.)	$894,000	$8,940	$178,800	$4,470
Major Streets	$154,500	$1,545	$41,960	$1,049
Street Signals	$31,000	$159	$8,440	$211
Railroad Crossing	$26,300	$263	$5,000	$125
Outside Travel Lane	$31,000	$310	$12,400	$310
Subtotal				
Regional Impact Fees				
Regional Transportation Mitigation Fee	$163,700	$1,637	$46,000	$1,150
Indirect Source Review	$110,000	$1,100	$20,000	$500
Subtotal	*$~~1,618,900~~273,700*	*$~~16,189~~2,737*	*$~~542,280~~66,000*	*$~~13,557~~1,650*
Total	**$~~1,623,747~~2,792,947**	**$~~16,237~~27,778**	**$~~542,527~~787,427**	**$~~13,563~~19,686**

Note: [1] Assumes an average 2,000 s.f. single family unit and average 1,000 s.f. multifamily unit.
Source: City of Kerman, 2014.

In creating a development fee structure, Kerman carefully balanced the need to offset the cost of public services with a level of fees that do not inhibit residential development. As a means of reducing the cost impact of paying these fees upfront, the City allows deferred payment of fees–including Quimby/Park Development and Parking In-Lieu Fees–at the time a certificate of occupancy is issued for any of the residential units. The City has also provided fee waivers for several affordable housing developments.

Conclusion

City development impact fees are an estimated 7 to 9 percent of the total development costs for both single family and multifamily development. These fees are similar to or lower than many other communities in the region. The City makes every effort to work with developers to offset the cost of fees.

Recommended Action

None required.

Processing and Permit Procedures

Analysis

The development review process in the City of Kerman is governed by three levels of decision-making bodies: the Planning and Development Services Department, the Planning Commission, and the City Council.

Single family, multifamily, and mixed-use residential projects are reviewed by the Planning and Development Services Department through the Site Plan Review process using applicable development standards, design guidelines, and the City's General Plan. The Planning and Development Services Department reviews development proposals for land-use applicability, environmental impacts, aesthetic value, architectural style, and landscape to ensure a quality physical and environmental design. Any required environmental assessment is conducted concurrent with the planning analysis.

State law requires that a jurisdiction's legislative body make project decisions. In the City of Kerman this body is the City Council. The City Council can adopt ordinances to delegate authority to other review bodies such as the Planning Commission. Approval of minor land use permits was delegated to the Planning Director (e.g., Site Plan Permits). A Site Plan Permit is approved by the Planning Director at an administrative level. A hearing before the Planning Commission will only occur when a hearing is requested by the applicant or other interested persons. If no hearing is requested, the decision of the Planning Director approving the Site Plan Permit is final.

The Planning Commission reviews all discretionary projects that require an entitlement for a General Plan Amendment, zone change, variance, conditional use permit, subdivision, and/or specific plan. The Commission acts both as an advisory body to the City Council as well as a final decision-making body. The City Council acts as the appellant body for any decisions made by the Planning Commission.

The permit requirements for residential uses depend on the type of project and the land use category. In the Multifamily land use category, projects with 40 or fewer units can be approved with only ministerial review (i.e., Site Plan Review). Projects with 41 or more units require a Conditional Use Permit (CUP) and are reviewed by the Planning Commission. The purposes of discretionary review (CUP) are the following:

- To enable design review in accordance to community design plans and guidelines;
- To allow the City to modify development standards for housing development when necessary and appropriate,;
- To mitigate potential environmental impacts of development; and
- To ensure that the development will not adversely impact existing water supplies and sewer treatment capacity.

The Planning Commission's approval of a CUP must be based on the following findings:

1. That the proposed establishment, maintenance, operations of the use applied for will not be detrimental to the public health, safety, welfare, morals of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the city;

2. That the proposed use is consistent with the Kerman general plan;

3. That the environmental document prepared as per the California Environmental Quality Act (CEQA) has been considered prior to a decision;

4. That the site for the proposed use is adequate in size, shape and location to accommodate the use as it relates to the district for which the use is proposed.

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 multi-family housing projects were approved by the Planning Commission within 2 to 3 months from the date the application was deemed complete. These projects include a 44 unit project (Kearney Palms Senior Apartments) and a 68 unit project (Hacienda Heights Apartments).

The discretionary process allows Planning Commissioners to review site layout and design and project features in accordance with design standards. In 2014 the City adopted Residential Design Guidelines to help streamline and clarify the review and evaluation of project proposals. The City encourages applicants to contact the Development Services Department early in the project planning and design process to discuss key issues particular to their specific site. The City requests that applicants submit a conceptual site plan to Planning Staff prior to submittal of a formal application to assess the project for conformance with the Guidelines prior to formal consideration by the Planning Commission and City Council. Decision makers use the guidelines as a framework for evaluating the design of development proposals. The City provides clear guidance to project applicants. The design review is limited to the design of the project and not the underlying land use. It is not considered a constraint on development.

Permit processing times vary depending on whether the project is ministerial (staff approval without a public hearing) or discretionary (public hearing required). The typical processing time for housing development in 2014 was three months for ministerial projects and six to nine months for conditional use permits. All ministerial and discretionary residential projects are reviewed by several City departments prior to staff approval or a public hearing.

The Planning Department reviews projects for compliance with the General Plan and the State Subdivision Map Act and the California Environmental Quality Act (CEQA). The Public Works Department reviews the project for its effect on roads, drainage, and City water and sewer capacity and supply. The North Central Fire Protection District insures that fire safety standards are met.

Table 2F-14 describes typical permit processing timelines for projects.

Table 2F-14 Local Processing Times

Type of Approval or Permit	Typical Processing Time
Site Plan Review	45-60 days
Conditional Use Permit	60-90 days
General Plan Amendment/Zone Change	60-90 days
Tract Maps	120-180 days
Parcel Maps	60-90 days

Source: City of Kerman, 2014.

Smart Development projects are processed just like tentative subdivision maps and zoning ordinance amendments, the procedures of which are outlined above. These types of projects are typically processed within a six to seven month time period. The processing time is reduced if the property is already inside the city limits. The staff and Commission review of Smart Development projects usually takes longer because there is more extensive review of the design details included in the submittal package. However, with the additional review by staff, Commission, and Council, the community is getting a better-designed residential product. This additional review will benefit the community in the long-term.

Mixed-Use projects are processed as a conditional use permit. This procedure is also outlined above. As with Smart Development projects, the staff's and Commission's review of mixed-use projects usually takes longer because there is more extensive review of the design details included in the submittal package. However, with the additional review by staff, Commission and Council, the community is getting a better-designed development product that will benefit the community in the long-term.

The above discussion of cost and time necessary to process and approve City discretionary permits shows that the CUP process is reasonable. However, the Housing Element includes a program to track the time and cost associated with processing use permits for housing projects to monitor the impact of these processes, and look for ways to streamline permits for housing. The Housing Element also includes a program to modify the use permit findings to remove the reference to "morals."

Conclusion

As a small city with limited development, Kerman does not experience the backlogs in development typical in many larger jurisdictions. In most cases, even when Planning Commission or City Council review is required, approval can be obtained in about three to five months. Small projects, such as single family units, may receive over-the-counter approval with a simple site plan. While larger multifamily projects could be constrained by the requirement of a CUP, recent affordable housing project approvals show that the CUP requirement is not overly burdensome. Two recent affordable multifamily housing projects were approved by the Planning Commission within two to three months from the date the application was deemed complete. These projects include a 44-unit project (Kearney Palms Senior Apartments in 2010) and a 68-unit project (Hacienda Heights Apartments in 2011). A typical project requiring only administrative site plan permit incorporating 40 units or less would take approximately the same amount of time to process (1.5 to 2.5 months) as a CUP project would take.

For example, most of the conditions for a 68-unit multifamily apartment project approved in 2009 consisted mostly of code requirements such as fire safety (as required by California Fire Code), air quality (as required by the Air Pollution Control District), landscaping, fencing, and road improvements (as required by Public Works). However, the discretionary review process also provided the Planning Commission the opportunity to allow three concessions or incentives related to site design and layout.

Recommended Action

None required.

Building Codes

Analysis

The City of Kerman has adopted the 2013 California Building Code. The City has not made any local amendments that impact residential development. The City of Kerman Code Enforcement Officer works with the Police Department, Fire Department, Planning Department, and Building Department to investigate reported violations of laws relating to nuisances and zoning. Such investigations typically include illegal home occupations, illegal units, dangerous structures, fence violations, illegal signs, graffiti, debris, and weeds, as well as inoperable and illegal vehicles. The code enforcement process is typically initiated in the following three ways: 1) observation by City staff, 2) as a consequence of an action (i.e. application for permit); or 3) in response to a complaint by an individual. The City relies on residents to help identify the majority of the code violations, particularly with the budget cuts and reduced staffing and resources.

Conclusion

The City has not made any local amendments to the Code that would impact the cost of housing.

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities

Analysis

California Building Code

As previously stated, the City follows the 2013 California Building Code. The code provides the minimum standards for accessibility. There are currently no amendments to the Building Codes that would diminish the ability to accommodate persons with disabilities or effect accessibility.

Definition of Family

The Kerman Zoning Ordinance defines family as:

> *"Family" means one or more persons occupying a premises and living as a single housekeeping unit as distinguished from a group occupying a hotel, club, fraternity or sorority house. The family shall be deemed to include necessary servants.*

This definition complies with State law.

Zoning and Land Use Policies

As described above, the provisions for group homes in the Zoning Ordinance should be clarified and amended to fully comply with State law.

Reasonable Accommodation

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

Conclusion

Amendments to the City's Zoning Ordinance are required to address group homes and provide for reasonable accommodation procedures.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address group homes and adopt a reasonable accommodation ordinance.

SECTION 2F-4: REVIEW OF PAST ACCOMPLISHMENTS

The previous Housing Element covered a planning period of July 1, 2008, to December 31, 2015 (as extended from June 30, 2013 by SB 375). However, the City of Kerman has not pursued the adoption of a Housing Element since the 1990s. The last official Housing Element was adopted in June 1993 for the second update cycle. Given the outdated status of the 1993 Housing Element (more than 20 years old) and many of the programs and policies contained in that Housing Element have long become obsolete, this evaluation focuses on the City's current efforts in the areas of new construction, rehabilitation, and housing assistance in general.

Progress Toward the RHNA

Each jurisdiction in California is responsible for accommodating its share of the region's housing needs. The process of determining each jurisdiction's share of housing needs is called the Regional Housing Needs Assessment (RHNA). The RHNA projection period for the previous Housing Element was from January 1, 2006 to June 30, 2013. The City of Kerman was assigned a RHNA of 359 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 91 units
- Low-Income (50 to 80 percent of the Area Median Income): 72 units
- Moderate-Income (80 to 120 percent of the Area Median Income): 72 units
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 124 units

Table 2F-15 summarizes the City's accomplishments in meeting the RHNA during the previous RHNA projection period. A total of 640 new units have been constructed in Kerman since January 1, 2006. The City more than met its fair share of the lower-income housing need during the planning period.

Table 2F-15 Units Built During RHNA Projection Period, Kerman

	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2006-2015 RHNA	163	72	124	**359**
Units Built 2006-2015	226	50	364	**640**
Percent of RHNA Met	**139%**	**69%**	**294%**	**178%**

Source: City of Kerman, 2014.

Facilitating Affordable Housing

There were several new affordable housing developments have been built in Kerman in the past decade:

- Kearney Palms Senior Apartments: 80 affordable units (2006);
- Kearney Palms Phase II: 20 lower-income units (2009);
- Kerman Acre (Granada Commons) Apartments: 16 lower-income units (2010);
- Kearney Palms Senior Apartments Phase III: 43 lower-income units (2012); and
- Hacienda Heights Apartments: 68 lower-income units (2012).

The City provided assistance to facilitate development of these units. Prior to the dissolution of the Redevelopment Agency, the Agency provided funding to support these developments. The City also provided fee waivers and fee deferrals to help make the projects more financially feasible. As shown above, the City exceeded its RHNA for lower-income households during the planning period.

Housing Rehabilitation

The City of Kerman offers housing rehabilitation assistance to homeowners through the County's Housing Assistance Rehabilitation Program (HARP). This program provides loans to eligible homeowners for moderate to substantial home rehabilitation and/or reconstruction projects. Loan funds are designed to address housing code deficiencies. City staff also serves as the USDA 504 single family housing home repair loan/grant packager for the City of Kerman. This grant/loan program assists seniors and low-income eligible families in obtaining grants or low interest loans to make home repairs. The City processes about 10 loans/grants each year.

Homebuyer Assistance

The City also provides homebuyer assistance to low-income households through the County's Homebuyer Assistance Program (HAP).

Conclusion

Even though the City did not have a recent Housing Element in place, the City continued to provide assistance to facilitate the development of affordable housing, and the development of lower-income housing actually exceeded the RHNA for lower-income units during the prior planning period. The City provided fee waivers and deferrals to help make affordable housing projects financially feasible, and contributed Redevelopment Agency funds prior to the dissolution of the Agency. The City has carried forward programs in the 2015 Housing Element to continue to provide incentives and funding, as available, to continue to facilitate the development of affordable housing. The City has also included programs to continue to participate in the County's housing rehabilitation and homebuyer assistance programs. The City recognizes that having a certified Housing Element will make them eligible for additional funding programs, and is being proactive by participating in the Multijurisdictional Housing Element Update effort.

SECTION 2F-5: AT RISK

There are 491 assisted affordable units in Kerman and 100 units are at risk of expiring in the next 10 years. These 100 units are in one development, Vintage Apartments, which expires in 2021. There have been several new affordable developments built in the past few years in Kerman, including the Kerman Arce Apartments, Kearny Palms Senior Apartments Phase III, and Hacienda Heights. The City assisted in the development of several new affordable units using former Redevelopment Agency funds and by providing fee waivers.

As previously stated, there are three methods to preserve the at-risk units: acquisition and rehabilitation, replacement, or a rent subsidy.

Table 2F-16 At Risk, Kerman

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Kerman Sunset Apartments	430 S. Sixth Street	Non-targeted	LIHTC, USDA	36	35	2054	Not at risk
Vintage Apartments	14380 West California	Senior	LIHTC	100	100	2021	At risk
Kearney Palms Senior Apartments	14608 W. Kearney Street	Senior	LIHTC	81	80	2061	Not at risk
Kearney Palms, Phase II	14606 W. Kearney Blvd.	Senior	LIHTC	20	20	2064	Not at risk
Kerman Garden Apts.	166 S. Madera Ave	Non-targeted	USDA	93	89	10/14/2027	Not at risk
Kearney Palms Senior Apartments, Phase III	14644 W. Kearney Blvd	Senior	LIHTC, HOME	44	43	2042*	Not at risk
Hacienda Heights	15880 W. Gateway	Non-targeted	LIHTC, HOME, RDA	69	68	2067*	Not at risk
Granada Commons	14570 California Avenue	Non-targeted	Public Housing	16	16	In perpetuity	Not at risk
Helsem Terrace	938 South 9th Street	Non-targeted	Public Housing	40	40	In perpetuity	Not at risk
Total				**499**	**491**		
Total At Risk				**--**	**100**		

Note: *At-risk year is estimated based on year built and funding programs. Actual affordable expiration date is not confirmed.

Source: California Housing Partnership, 2015.

As previously stated, there are three methods to preserve the at-risk units: acquisition and rehabilitation, replacement, or a rent subsidy.

Acquisition and Rehabilitation

The estimated total cost to acquire and rehabilitate each unit is $117,225. Roughly, the total cost to acquire and rehabilitate the 100 at-risk units is $11.7 million.

Replacement

To replace the 100 at-risk units, at $170,370 per unit, would cost an estimated $17 million.

Rent Subsidy

Rent subsidies vary based on a resident's income. As previously stated, the subsidy needed to preserve a unit at an affordable rent for extremely low-income households would be an estimated $351 per month, or $4,212 per year. For 30 years, the subsidy would be about $126,360 for one household. Subsidizing all 100 units at an extremely low-income rent for 30 years would cost an estimated $12.6 million.

The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated $176 per month or $2,112 per year. For 30 years, the subsidy would be about $63,360 for one household. Subsidizing all 100 units at a very low-income rent for 30 years would cost an estimated $6.3 million.

The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated $293 per month, or $3,516 per year. For 30 years, the subsidy would be about $105,480 for one household. Subsidizing all 100 units at a low-income rent for 30 years would cost an estimated $10.5 million.

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY EDMUND G. BROWN JR., *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
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February 1, 2016

Mr. John Kunkel, Interim City Manager
City of Kerman
850 S. Madera Avenue
Kerman, CA 93630

Dear Mr. Kunkel:

RE: Review of Kerman's 5th Cycle (2015-2023) Revised Draft Housing Element

Thank you for submitting the City of Kerman's revised draft housing element update, as part of the Fresno County multi-jurisdictional effort. The element was received for review on December 20, 2015, along with additional revisions received on January 27 and February 1, 2016. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by various communications with Ms. Chelsey Payne, the City's consultant. In addition, the Department considered comments from Leadership Council of Justice and Accountability pursuant to GC Section 65585(c).

The revised draft element meets the statutory requirements described in the Department's October 9, 2015 review. The revised element will comply with State housing element law (GC, Article 10.6) when it is adopted and submitted to the Department, in accordance with GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of December 31, 2015 for Fresno COG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

For your information, some other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established legacy communities) based on available data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. Additional information can be obtained from these two Technical Advisories issued by the Governor's Office of Planning and Research at:
http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf
http://opr.ca.gov/docs/Final_6.26.15.pdf.

Also, on January 6, 2016, HCD released a Notice of Funding Availability (NOFA) for the Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP). This program replaces the former Mobilehome Park Resident Ownership Program (MPROP) and allows expanded uses of funds. The purposes of this new program are to loan funds to facilitate converting mobilehome park ownership to park residents or a qualified nonprofit corporation, and assist with repairs or accessibility upgrades meeting specified criteria This program supports housing element goals such as encouraging a variety of housing types, preserving affordable housing, and assisting mobilehome owners, particularly those with lower-incomes. Applications are accepted over the counter beginning March 2, 2016 through March 1, 2017. Further information is available on the Department's website at:
http://www.hcd.ca.gov/financial-assistance/mobilehome-park-rehabilitation-resident-ownership-program/index.html .

The Department commends the City for participating in the multi-jurisdictional effort. Multi-jurisdictional coordination and participation can result in benefits to the region and Kerman. The Department appreciates the hard work and dedication of Ms. Chelsey Payne, the City's consultant in preparation of the housing element and looks forward to receiving Kerman's adopted housing element. If you have any questions or need additional technical assistance, please contact Tom Brinkhuis, of our staff, at (916) 263-6651.

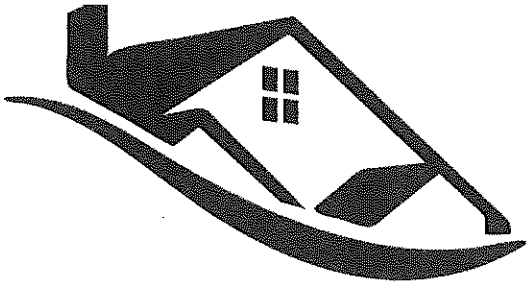
Sincerely,

Glen A. Campora

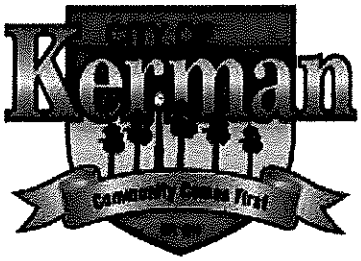
Glen A. Campora
Assistant Deputy Director

Attachment 'D'

City of Kerman
Housing Element
2015-2023



Initial Study
Mitigated Negative Declaration



Lead Agency
City of Kerman
850 S. Madera Avenue
Kerman, California 93630

Consultant
MIG
537 S. Raymond Avenue
Pasadena, California 91101

December 2015

This document is designed for double-sided printing

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1 PURPOSE AND AUTHORITY

The purpose of this Initial Study is to identify and assess the significance of the physical effects on the environment due to potential future development guided by the goals and policies of the City of Kerman portion of the 2015-2023 Multi-Jurisdictional Housing Element. Pursuant to the California Environmental Quality Act (CEQA), the proposed Housing Element is considered a "Project" and thus requires analysis and determination of environmental effects prior to approval.

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) Statutes and Guidelines and the City of Kerman local rules and regulations. The proposed project requires discretionary approval by the City of Kerman and review by the California Department of Housing and Community Development (HCD). As the project initiator, and because of the legislative approvals involved, the City of Kerman is the Lead Agency with respect to this Initial Study pursuant to §15367 of the CEQA Guidelines. Specifically, the Project requires City of Kerman approval of a General Plan Amendment and subsequent zoning changes, if necessary. No other governmental agencies have discretionary permitting authority with respect to approval of the proposed project, and no Trustee Agencies, as defined in §21070 of the CEQA Statutes, has jurisdiction over resources such that Trustee agency approval is required for entitlement approval.

Pursuant to §15074 of the CEQA Guidelines, prior to approving the Project, the City of Kerman is obligated to consider the findings of this Initial Study and to either adopt a Negative Declaration (ND) or a Mitigated Negative Declaration (MND), or determine that an Environmental Impact Report (EIR) is required due to potentially significant, unavoidable environmental impacts. The findings of this Initial Study support adoption of an MND, as discussed in Section 4. This determination indicates that the environmental impacts of the programs for accommodating housing pursuant to the Housing Element, in accordance with the governing land use planning policies and zoning standards, will be less than significant and that an EIR is not required.

CONTENTS

This document has been prepared to comply with Section 15063 of the State CEQA Guidelines that sets forth the required contents of an Initial Study. These include:

- A description of the project, including the location of the project (see Section 2)
- Identification of the environmental setting (see Section 2.11)
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (see Section 3)
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (see Sections 2.6 and 2.7)
- The name(s) of the person(s) who prepared or participated in the preparation of the Initial Study (see Section 5.1)

ANALYTICAL APPROACH

The environmental analysis contained in this Initial Study is based on the following assumptions:

General Plan Consistency: As the General Plan is updated and/or amended, the City of Kerman will ensure that such updates and amendments do not prevent implementation of the policies contained in the update Housing Element.

Categorical Exemptions: Smaller-scale ministerial projects that require issuance of building permits without need for discretionary action are generally exempt from environmental review pursuant to CEQA in the absence of compelling evidence that the project is unique in that it may result in significant individual and/or cumulative impacts. Smaller-scale projects may be exempt from CEQA and require no further analysis. Exempt projects are considered to have no significant impact on the environment, as defined in Section 15300 of the CEQA Guidelines.

Project Specific Environmental Review: Future development proposals not exempt from CEQA will be subject to the environmental review process to identify potential impacts and impose appropriate mitigation measures, if needed, to avoid significant impacts.

Purpose of Environmental Review: The proposed Housing Element does not authorize any plan for construction of new homes or other uses or the redevelopment of any properties within the local jurisdiction. No direct environmental impacts, therefore, will occur as a result of adoption of the Housing Element. This Initial Study assesses the potential environmental impacts resulting from potential development facilitated by the Housing Element in accordance with the Lead agency's existing land use policies.

No changes to the use, density or intensity, or other land use policies are proposed as part of the Housing Element. However, unincorporated Sphere of Influence land identified in the Housing Element will require rezoning upon annexation consistent with the MDR General Plan Land Use Designation.

The purpose of the environmental analysis conducted for the Housing Element, as documented herein, is to determine general impacts that could result from implementation of the Housing Element. The analysis is based on a hypothetical development scenario for the Inventory Sites identified in the Housing Element and how construction and operation of those sites may result in impacts to the environment. Because this is a program-level analysis, some measure of forecast and assumption is necessary in order to characterize potential development scenarios and should not be construed as speculative or unreasonable. Therefore, the program-level analysis of the potential impacts of the Housing Element is inherently broad and typically qualitative due to the lack of project-level information.

2 PROJECT DESCRIPTION

PROJECT TITLE

City of Kerman 2015-2023 Housing Element

LEAD AGENCY/PROJECT SPONSOR NAME AND ADDRESS

City of Kerman
850 South Madera Avenue
Kerman, California 93630

CONTACT PERSON AND PHONE NUMBER

David Brletic, Contract City Planner
Collins & Schoettler

Olivia Pimentel, Planning Technician
City of Kerman
559-846-9386

PROJECT LOCATION

The 2015-2023 Housing Element applies to all proposed and existing residential and mixed-use General Plan land use designations and zoning districts that support residential or mixed-use development within the municipal boundaries of the City of Kerman. Kerman is located on the west side of Fresno County in the southern portion of the San Joaquin Valley. It is bisected by State Route 145 (Madera Avenue), which runs north/south, and State Route 180 (Whitesbridge Road), which runs east/west. State Highway 99, the major highway through the San Joaquin Valley, is 15 miles east of Kerman. Kerman is 17 miles south of Madera, county seat of Madera County, and 15 miles west of Fresno, county seat of Fresno County. The smaller cities of San Joaquin and Mendota are about 13 miles southwest and 20 miles west, respectively.

The Planning Area, for purposes of this environmental analysis, encompasses the entirety of the municipal boundaries of the City of Kerman. The Kerman planning area encompasses land within Kerman's Sphere of Influence (SOI). The SOI contains 8.96 square miles of which, 2.75 square miles is contained within the city limits. The Planning Area is approximately 5,734 acres, representing approximately less than one percent of the land area of the County of Fresno. The Inventory Sites identified in the Housing Element are located throughout the city with the R-1-12 and R-1-7 zoned sites located near the western boundaries of the city, SD-R-4.5, R-2 and R-3 sites located in the eastern portion of the city, MU sites located in the northern and central portion of the city, and the GC sites located in the northern and eastern portions of the city. Exhibit 1 (Regional Location and Vicinity Map) illustrates the City's location within the County of Fresno and its local context in terms of roadways, other transportation infrastructure, and important landmarks.

GENERAL PLAN DESIGNATIONS

The existing residential and mixed-use General Plan land use designations that support housing development within the City of Kerman are summarized in Table 1 (Residential and Mixed-Use Land Uses).[1]The proposed Housing Element concluded that the City's General Plan provides for a range of housing densities in the community; therefore, new land use designations to support development options for balanced housing will not be required.

[1] City of Kerman. General Plan. Land Use Element. 2007

Table 1
Residential and Mixed-Use Land Uses

Land Use Designation	Supported Uses	Maximum Density (DU/AC)
Very Low Density Residential	Single Family Residential	2
Low Density Residential	Single Family Residential	9
Medium Density Residential	Multifamily Residential	12
High Density Residential	Multifamily Residential	20
Source: City of Kerman. General Plan. Land Use Element. 2007		

Zoning Districts

Existing zoning districts that support residential development are listed in Table 2 (Residential Zoning Districts) and include a summary of key development standards. The proposed Housing Element concluded that the City's Zoning Ordinance provides for a range of housing options and offers several opportunities for high-density residential and mixed-use development by right; therefore, new land use designations to support development options for balanced housing will not be required.

Table 2
Residential Zoning Districts

Zone	Permitted Residential Uses	Maximum Height (FT)	Minimum Lot Size	Minimum Lot Dimensions (FT)		Minimum Yard Setback (FT)			Density (DU/AC)
				Width	Depth	Front	Side	Rear	
RR	Single family dwelling, manufactured housing, emergency shelters (6 or fewer) with CUP, community care facility (6 or fewer) with CUP, licensed group care home (6 or fewer) with CUP, second residential unit	35	0.5 ac	120	n/a	35	15	25	2
R-1	Single family dwelling, manufactured housing, mobile home park with CUP, emergency shelters (6 or fewer) with CUP, community care facility (6 or fewer) with CUP, second residential unit	35	0.5 ac	125	n/a	35	15	25	2
R-1-12		35	12,000 sf	120	100	35	12	15	2
R-1-7		35	7,000 sf	75	n/a	25	5	15	9

Zone	Permitted Residential Uses	Maximum Height (FT)	Minimum Lot Size	Minimum Lot Dimensions (FT)		Minimum Yard Setback (FT)			Density (DU/AC)
R-2	Multifamily (40 or fewer units), multifamily (41-100 units) with CUP, manufactured housing, mobile home park with CUP, emergency shelters (6 or fewer), community care facility (6 or fewer), second residential unit with CUP	35	7,000 sf	70	n/a	15	5	15	20
R-3	Multifamily (40 or fewer units), multifamily (41-100 units) with CUP, manufactured housing, mobile home park with CUP, emergency shelters (6 or fewer), community care facility (6 or fewer), second residential unit with CUP	35	7,000 sf	70	n/a	15	5	15	20
SD-R-5	Single family dwelling, Multifamily (40 or fewer units) with CUP, multifamily (41-100 units) with CUP, manufactured housing, mobile home park with CUP, emergency shelters (6 or fewer) with CUP, community care facility (6 or fewer), second residential unit	35	5,000 sf	n/a	n/a	20	5	5	7
SD-R-4.5		35	4,500 sf	n/a	n/a	20	5	5	8
SD-R-3.5		35	3,500 sf	n/a	n/a	15	5	5	12.5
SD-R-2.5		35	2,500 sf	n/a	n/a	10	5	5	20

Source: City of Kerman. Municipal Code. 2015

CHARACTERISTICS OF THE HOUSING ELEMENT

The proposed project is the adoption and implementation of the City of Kerman 2015-2023 Housing Element (Project). California Housing Element law requires every jurisdiction in the state to prepare and adopt a housing element as part of its general plan. It is typical for each city or county to prepare and maintain its own separate general plan and housing element; however, the Fresno Council of Governments (COG) is coordinating the County of Fresno and twelve of its 15 incorporated cities in preparing a multi-jurisdictional housing element for the fifth round of housing element updates. The Project provides an opportunity for countywide housing issues and needs to be more effectively addressed comprehensively at the regional level as opposed to individually, and without coordination, at the local level. This approach provides the opportunity for the local governments and the County to work together in accommodating the Regional Housing Needs Allocation (RHNA)

assigned to the Fresno County region. The Housing Element for the City has been prepared using the information and collaboration developed through this multi-jurisdictional effort.

HOUSING ELEMENT

A Housing Element is one of seven required elements of a jurisdiction's General Plan. It addresses the existing and future housing needs of persons from all economic backgrounds and serves as a tool for decision-makers and the public in understanding and meeting housing needs in the local jurisdiction. The law does not require local governments to construct housing to meet those needs. State law mandates that the community address housing needs in its discretionary planning actions by creating opportunities for housing and facilitating balanced housing development through policy.

STATUTORY REQUIREMENTS

State law requires that all housing elements address four key topics: 1) housing needs, 2) constraints to housing development, 3) housing resources, and 4) a preparation of a housing plan. Analysis of these topics provides the foundation for the preparation of a housing element. Article 10.6, Section 65580 – 65589.8, Chapter 3 of Division 1 of Title 7 of the California Government Code establishes the legal requirements for a housing element and encourages the provision of affordable and decent housing, in suitable living environments, in all communities, in working toward statewide goals. The 2015-2023 Multi-Jurisdictional Housing Element will become the policy document in the City of Kerman that will address current and projected housing needs within its jurisdiction, in relationship to the other participating jurisdictions. The Element identifies housing goals and policies to meet the broad, diverse housing needs at the regional level coupled with the programs and availability of land at the local level to implement the plan and reach those goals.

HOUSING NEEDS

Several factors influence the demand for housing in the County of Fresno and the 15 cities in the County that includes 1) housing needs resulting from population growth, 2) housing needs resulting from the overcrowding of existing housing units, 3) housing needs that result when households are paying more than they can afford for housing, and 4) housing needs of "special needs groups" that include the elderly, large families, female-headed households, households with a physically or developmentally disabled person, farm workers, and the homeless.

The 2015-2023 Housing Element examines the housing needs of different groups of people based on demographic metrics that include owners versus renters, lower-income households, overcrowded households, elderly households, special needs groups, and homeless persons. This information is detailed in the Housing Element.

California housing element law requires that each city and county develop local housing programs designed to meet its "fair share" of housing needs for all income groups, based on projected population growth. The HCD Housing Policy Division develops Regional Housing Needs Assessments (RHNA) for each region of the state represented by councils of governments. Fresno COG determines the housing allocation amongst the 15 cities and unincorporated County areas in which the City of Kerman is located. 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. Fresno COG has assigned the City of Kerman a housing allocation of 1,332 housing units for the 2015-2023 planning period. 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. Table 3 (Regional Housing Needs Assessment Allocation) identifies the projected housing needs for the 2015-2023 cycle.

Table 3
Regional Housing Needs Assessment Allocation

Income Group	2015 – 2023		2006 – 2013
	Total Allocation (DU)	Income Group Ratio (%)	Unaccommodated Need (DU)
Extremely Low/Very Low	238	26	--
Low	211	23	168
Moderate	202	22	255
Above Moderate	258	28	--
Total	*909*	*100*	*423*
Total Housing Need			**1,332**
Source: FCOG 2015			

Considering the RHNA is based on a January 1, 2013 baseline in projecting growth in the Planning Area and the region for the 2015 through 2023 cycle, jurisdictions may credit housing units developed, under construction, or approved since January 1, 2013 toward the units assigned through the RHNA. From January 1, 2013 to January 2015, 12 units were built or under construction. Regarding units built or under construction, 12 single family homes have been built since January 1, 2013.

Projects that have received entitlement approvals or have been issued building permits but have not yet been constructed can also been credited toward the needs allocation. 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.

The RHNA allocation in the City of Kerman after consideration of constructed units and entitled/permitted units for the 2015-2023 planning cycle is 253 units. The distribution of credited housing units and the allocation of this remaining housing need is summarized in Table 4 (RHNA Credits and Remaining Need).

Table 4
RHNA Credits and Remaining Need

Unit Type	AMI				
	0-50%	51-80%	81-120%	121%+	Total
Units Built or Under Construction					
Single Family Homes (APNs 023-723-09, -10, -11; 020-320-80, -77, -78, -75; 023-725-20, -17; 023-531-19; 023-710-10, -09)	-	-	-	12	12
Planned or Approved Projects					
Tract 5928 Phase I	-	-	-	19	19
Tract 5928 Phase II	-	-	-	131	131
Tract 5831	-	-	-	91	91
2015-2023 RHNA Allocation	**238**	**211**	**202**	**258**	**909**
2006-2013 Unaccomodated Need	**-**	**168**	**255**	**-**	**423**
Credits	*0*	*0*	*0*	*253*	***253***
Remaining Need	**238**	**379**	**457**	**5**	**1,079**
Source: Mintier Harnish 2015					

HOUSING OPPORTUNITY AREAS

State law requires that jurisdictions demonstrate in the Housing Element that there is land inventory available and adequate in accommodating that jurisdiction's RHNA allocation. The City of Kerman has identified vacant residential sites, vacant mixed-use sites, and underutilized residential sites that are sufficient in accommodating the remaining needs allocation target of 1,332 units. No constraints have been identified in regard to these Inventory Sites that would prevent development, redevelopment, or reuse during the Housing Element period. The Inventory Sites are categorized and summarized herein.

Vacant Land Inventory

Identification of vacant residential and mixed-use sites is based on an analysis of the latest assessor's parcel information. These vacant sites, identified in Table 5 (Vacant Land Inventory), have the potential to accommodate 932 units with applicable land use and zoning requirements such as consideration of parking, landscaping, and right-of-way requirements.

Underutilized Land Inventory

Vacant land is anticipated to be developed incrementally during the 2015-2023 life of the proposed Housing Element and will become scarcer as growth occurs in the City and throughout the region. Underutilized properties that may include commercial land has become a growing alternative to properties traditionally zoned for residential uses considering lot size, location, and the need for contemporary approaches to solving the issue of accommodating balanced housing. The underutilized sites included in the inventory have the highest potential for development within the planning period based on size, density, opportunities for consolidation, past market demand, and established regulatory incentives for development (see Table 6, Underutilized Land Inventory).

Table 5
Vacant Land Inventory

Land Use Designation	Zoning	Parcels	Density (DU/AC)	Acres	Development Estimate (DU)	AMI (%)
HDR	R-3	3	20	3.52	546	0-80
RC	GC	14	20	42.07		0-80
GC	GC	7	20	5.95		0-80
HDR	R-3	4	20	1.35	36	80-120
MDR	R-2	6	12	1.96		80-120
MDR	R-1-7	1	6	0.16	350	121+
LDR	R-1-7	258	6	70.33		121+
	TOTAL	***293***	--	***125.34***	***932***	--
Source: Mintier Harnish 2015						

Table 6
Underutilized Land Inventory

Land Use Designation	Zoning	Parcels	Density (DU/AC)	Acres	Development Estimate (DU)	AMI (%)
HDR	R-3	3	20	1.11	17	0-80
MU	MU	8	20	11.03	170	0-80
	TOTAL	***11***	--	***12.14***	***187***	--
Source: Mintier Harnish 2015						

ADEQUACY OF INVENTORY SITES IN MEETING NEEDS ALLOCATION

The proposed Housing Element identifies a surplus of 40 units after consideration of credits. The vacant land and underutilized land identified a combined capacity of 1,116 dwelling units, 546 of which include sites suitable for development of very low- to low-income housing. Based on the analysis provided in the Housing Element, the City of Kerman has sufficient land to accommodate the future housing needs projected for its jurisdiction. Table 7 (Land Inventory and Needs Comparison) summarizes the jurisdiction's housing needs in comparison to the development potential of vacant and underutilized land. The comparison identifies a surplus of 116 units for lower income groups, a deficit of 421 units for moderate income groups, and a surplus of 345 units for above moderate income groups.

Table 7
Land Inventory and Needs Comparison

	AMI				
	0-50%	51-80%	81-120%	121%+	Total
Units Built or Under Construction	-	-	-	12	12
Planned or Approved Projects	-	-	-	241	241
Capacity on Vacant Sites		546	36	350	932
Capacity on Underutilized Sites		187	-	-	187
Total Units		**733**	**36**	**603**	**1,372**
2013-2023 RHNA Housing Need	*238*	*211*	*202*	*258*	*909*
2006-2013 Unaccomodated RHNA	-	*168*	*255*	-	*423*
Surplus/Shortfall		**+116**	**-421**	**+345**	**+40**
Capacity on Annexation Sites			**7,000**		
Source: Mintier Harnish 2015					

PUBLIC AND UTILITY SERVICES

Future housing development will require the support of public services including fire, police, schools, and parks and recreation in addition to necessary utility services including water, sewer, and storm drainage. Public services and utilities serving the City of Kerman, as described in the General Plan, are summarized herein.

- Fire Services: The North Central Fire Protection District provides fire protection emergency services to the City. The District headquarters and main station are located on the west side of Kerman along the north side of Kearney Boulevard, west of Del Norte Avenue. This station is staffed by two full-time personnel and two medical personnel. The station is equipped with two 1,250 gallons per minute fire engines, a 65-foot aerial ladder, as well as a paramedic rescue vehicle.
- Police Services: The Kerman Police Department provides police protection services to the City. The Department is staffed by a chief, four sergeants, one detective, 13 full-time sworn officers, and three Community Service Officers. The Kerman Police Department maintains a Temporary Holding Facility that houses two holding cells which are used for holding arrested persons prior to transporting them to the Fresno County Jail in Fresno. Kerman has a mutual aid agreement with the Fresno County Sherriff's Department, which also services Kerman.
- Schools: The Kerman Unified School District provides kindergarten through 12th grade education for the Planning Area. The school district operates four elementary schools, one middle school, one high school, and one alternative education program.
- Parks and Recreation: The City plans for parkland needs based on a standard of a total of four acres of parkland per 1,000 residents. Currently, the City manages parklands that total 39.14 acres with 7.35 acres of parkland in the planning stages.
- Water: One hundred percent of the City's water supply is groundwater pumped from the Kings Basin. The total production capacity of City-operated wells is approximately 5,700 gallons per minute.

- Wastewater: The City operates the Kerman wastewater treatment plant (WWTF). The WWTF has a design capacity to treat two million gallons per day (mgd).
- Storm Drains: The City maintains and services storm drains within the city. The stormwater collection system includes storm drains and gutters as well as pipes and outfalls where stormwater enters the storm drain basins. The City maintains eleven basins that collect runoff water.

SURROUNDING LAND USES

The Inventory Sites identified in Exhibit 2 (Kerman Sites Inventory) are located throughout the City. In general, the City of Kerman is surrounded by agricultural land. The Inventory Sites identified in the Housing Element are located throughout the city with the R-1-12 and R-1-7 zoned sites located near the western boundaries of the city, SD-R-4.5, R-2 and R-3 sites located in the eastern portion of the city, MU sites located in the northern and central portion of the city, and the GC sites located in the northern and eastern portions of the city.

ENVIRONMENTAL SETTING

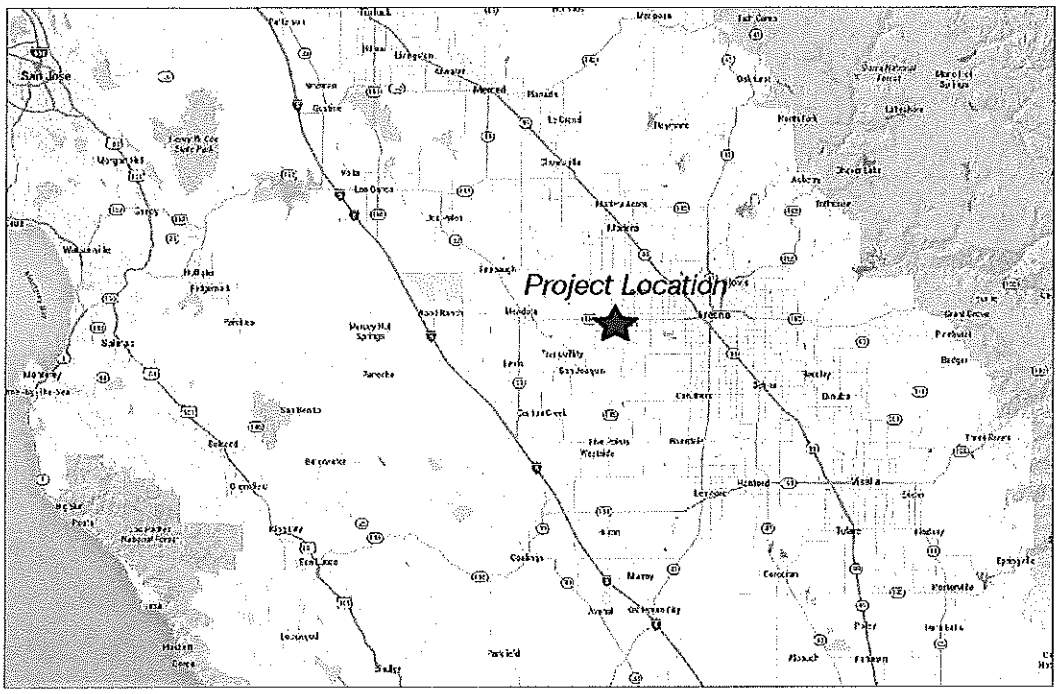
Kerman is located on the west side of Fresno County in the southern portion of the San Joaquin Valley. x The Kerman planning area encompasses land within Kerman's Sphere of Influence (SOI). The SOI contains 8.96 square miles of which, 2.75 square miles is contained within the city limits. Kerman is bisected by State Route 145 (Madera Avenue), which runs north/south, and State Route 180 (Whitesbridge Road), which runs east/west. State Highway 99, the major highway through the San Joaquin Valley, is 15 miles east of Kerman. Kerman is 17 miles south of Madera, county seat of Madera County, and 15 miles west of Fresno, county seat of Fresno County. The smaller cities of San Joaquin and Mendota are about 13 miles southwest and 20 miles west, respectively.

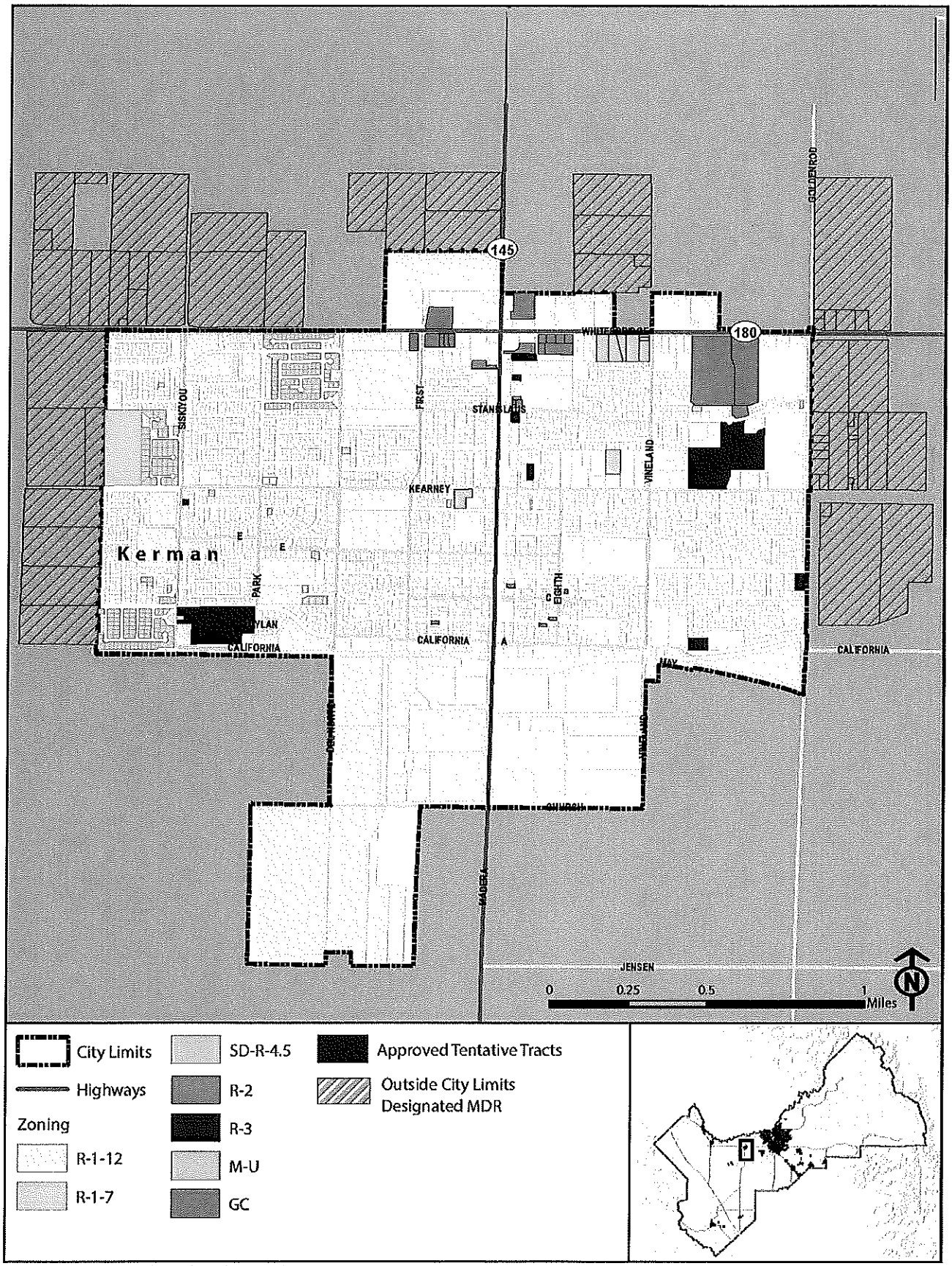
REQUIRED CITY APPROVALS

The City Council must approve a General Plan Amendment to incorporate the 2015-2023 Housing Element into the General Plan.

OTHER AGENCY APPROVALS

The State of California, Department of Housing and Community Development (HCD) is required to review the Housing Element for compliance with State law (Article 10.6 of the California Government Code) but does not have actual approval authority over the Project. No other jurisdiction has approval authority over any part of the Housing Element.


Project Location
San Jose
Salinas
Monterey
Merced
Modesto
Stockton
Fresno
Bakersfield
Visalia
Tulare
Hanford
Lemoore
Coalinga
Mariposa
Oakhurst
Madera
Chowchilla
Los Banos
Dos Palos
Firebaugh
Mendota
Orange Cove
Reedley
Dinuba
Selma
Kingsburg
Parlier
Orosanto
Lemoore
Corcoran
Porterville
Lindsay
Exeter
Ivanhoe
Woodlake
Visalia
Tulare
Hanford
Lemoore
Corcoran
Avenal
Taft
Maricopa
Wasco
Shafter
Delano
Ridgecrest
Mojave
Lancaster
Palmdale
Bishop
Mammoth Lakes
Tonopah
Hawthorne
Barstow
Needles
Blythe
Yucca Valley
Twentynine Palms
Joshua Tree
Indio
Coachella
Mecca
Desert Hot Springs
Palm Springs
Cathedral City
Rancho Mirage
Palm Desert
Indian Wells
La Quinta



Source: Fresno County Multi-Jurisdictional Housing Element: Figure 2F-1

http://www.migcom.com • 951-787-9222

Exhibit 2 Kerman Sites Inventory

2015-2023 Housing Element
Kerman, California

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

☐	Aesthetics	☐	Agriculture Resources	☐	Air Quality
☐	Biological Resources	☐	Cultural Resources	☐	Geology /Soils
☐	Hazards & Hazardous Materials	☐	Hydrology / Water Quality	☐	Land Use / Planning
☐	Mineral Resources	☐	Noise	☐	Population / Housing
☐	Public Services	☐	Recreation	☐	Transportation/Traffic
☐	Utilities / Service Systems	☐	Mandatory Findings of Significance		

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

David Britto
Signature

12/7/15
Date

1. AESTHETICS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Have a substantial adverse effect on a scenic vista or scenic highway?	☐	☐	☒	☐
B) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
C) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
D) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

A) **Less than Significant Impact**. There are no officially designated or eligible scenic highways within Kerman.[2] In addition, the General Plan does not identify any significant scenic vistas. The Inventory Sites are located throughout the western and northern portions of the city and adjacent to the western, northern, and eastern boundaries of the city within the Sphere of Influence (SOI). Future development of identified Inventory Sites will be subject to review by the Development Review Committee (DRC), pursuant to the Residential Design Guidelines. Impacts will be less than significant.

B) **No Impact**. Scenic resources are isolated, natural or manmade objects offering a unique visual display to the onlooker, in contrast to the expanse and variety of aesthetic values offered in scenic vistas. All of the Inventory Sites are currently undeveloped, natural or previously developed properties. Significant impacts could occur if the Housing Element update and potential development of the Inventory Sites substantially damaged scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway. According to the California Scenic Highway Mapping System, there are no officially designated or eligible scenic highways within Kerman. Therefore, no impact will result.

C) **Less than Significant Impact.** Visual character is the composite physical values of a structure or structures, in context of the built and/or natural environment, that include architectural treatment, landscaping, location, and the intangible qualities such as historical context or uniqueness that establish a thematic visual display for the onlooker when viewing the location. Above most environmental issues, defining visual character is generally subjective, relying on the opinion of the onlooker coupled with the expertise and institutional knowledge of the local jurisdiction to define the visual character of an area or property. Future development implemented through the policies of the Housing Element will have the effect of changing the visual character of each Inventory Site by introducing a new element to each location. The Inventory Sites are generally surrounded by single family residential and commercial uses that are one to two stories in height. If the change in the visual character or quality of an Inventory Site, in context of the existing visual character and quality of the surrounding environment, can be perceived as 'degrading', then the effect of the project may result in potentially significant impacts. Similar to the impacts resulting from adverse changes to scenic values of vistas and isolate resources, adverse changes to the visual

2 California Scenic Highway Mapping System. Fresno County. http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm [December 21, 2015]

character of an area can reduce the quality of life for occupants and visitors of the area, reduce the uniqueness or singularity of the viewing experience, and/or reduce the historical and/or communal value of the visual setting.

There is no widely recognized threshold for determining when the effects of a project 'degrade' visual character or quality to the point that potentially significant environmental impacts could occur. General Plan Land Use Element Community Image Policies and action items listed below require high quality design and the preservation and enhancement of Kerman's character.

General Plan Policies

3. Encourage high quality site, architectural, and landscape design of existing, new, private and public development.
   a. Kerman shall apply the development standards located in its zoning ordinance that are specific to design districts and identified on the land use/circulation map.
   b. Continue the use of the site plan review process to ensure that new or renovated projects conform to the development standards contained in the zoning ordinance.

4. Preserve and enhance Kerman's small-town character.
   a. Apply specific development standards for the design district that encompasses the historic Kerman townsite, which extends along Madera Avenue from California Avenue to Kearney Boulevard. The standards shall focus on special setback, streetscape, lighting, sign and parking requirements.

5. Preserve and enhance Kerman's visual appearance and living environment.
   a. Require that new subdivisions be required to install and maintain landscaping, irrigation, and wall improvements along collector, arterial roadway frontages and entrances.
   b. Kerman shall continue to expand the construction and maintenance of tree-lined medians on all expressways, arterials and major collectors or any other roadway the City Council may deem appropriate.

Thus, future development on the Inventory Sites will be subject to applicable General Plan Policies and Residential Design Guidelines related to height, mass and scale, architectural style, materials, landscaping, and a variety of other standards that will ensure future housing development is consistent with the visual character intended for the area. Impacts due to changes to visual character or quality will be less than significant with implementation of existing regulations.

D) **Less than Significant Impact.** Future development guided by the implementation of the proposed Housing Element will result in new sources of light and glare. Outdoor lighting will be required in parking lots and pedestrian pathways for security purposes and may be included as accent lighting in landscaping and architectural features. Indoor lighting will also likely be visible through windows. Lighting associated with vehicle travel to and from the Inventory Sites will also be generated. Outdoor lighting when viewed at night can result in glare that can be defined as "excessive, uncontrolled brightness" from a luminaire, defined as "a complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps and ballast (where applicable), and to connect the lamps to the power supply" by the National Electrical Code (NEC).[3] [4] Glare can also occur during the day due to light reflecting off building materials such as highly polished metal and reflective glass. Inappropriate installation of light and reflective materials in future housing could result in effects on nighttime and daytime views through scattering excessive light in the viewers' eyes, causing a partial or complete inability to see due to light scattering in the eye. The effects of excessive light and glare can result in nuisance impacts ranging from viewer annoyance or an inability to see features in the night sky, to health and safety impacts such as temporary blindness while operating a motor vehicle.

Typical thresholds for determining if the effects of lighting and glare will impact surrounding properties is established in local code as a maximum illumination level at a project's property line, such as a maximum 0.5 footcandle at any property line

[3] Lighting Research Center. National Lighting Product Information Program. Lighting Answers: What is Glare? http://www.lrc.rpi.edu/programs/nlpip/lightinganswers/lightpollution/glare.asp [November 18, 2015]

[4] National Electrical Code. Article 100. 2014

adjacent to a residential property. Future housing developed to meet local and regional housing needs will be subject to the City's Municipal Code regulating the installation and operation of lighting. Municipal Code Section 17.14.030(g) requires that the design and use of exterior lighting will be subject to the City's site plan review process. Site plans shall indicate direction of illumination, type of luminaire, and hooding or shielding devices. Municipal Code Section 17.14.040(c) requires that proposed lighting is arranged to deflect light away from adjoining properties. Implementation of the lighting requirements of the Municipal Code will ensure that lighting is appropriately designed to provide necessary security while not creating undue nuisance or hazards for people at surrounding properties or on roadways in the vicinity of the Inventory Sites. Furthermore, future housing will be subject to standards enumerated in the code, requiring review by staff or the architectural review board that will limit the use of metal in accent features, as opposed to primary architectural features, thereby minimizing the potential for daytime glare. Impacts to daytime and nighttime views will be less than significant with implementation of exiting regulatory requirements.

2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project, as well as forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
B) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
C) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	☐	☐	☐	☒
D) Result in loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
E) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

A) **Less than Significant Impact.** According to the Department of Conservation, Inventory Sites located along the western and northern portions of the city as well as Inventory Sites located within the City's SOI are located on farmland designated as Prime Farmland and Farmland of Statewide and Local Importance. Although Inventory Sites are designated as important farmland, significant impacts due its conversion to housing will be mitigated with implementation of General Plan Conservation, Open Space, Parks and Recreation Element Open Space Resources Policies listed below.

General Plan Policies

1. Preserve and protect agricultural lands as a means for providing open space and for the managed production of resources.
2. Develop buffers and transition areas between urban uses and agricultural land to reduce incompatibility issues that are associated with cultivation, pest control and harvesting of crops.
3. Explore with owners of agricultural parcels that are not within the 2027 growth boundary of Kerman's Land Use Element the possibility of entering the agricultural preserve program.
4. Promote infilling and increase overall residential densities in the City of Kerman to reduce the rate of urbanization of surrounding agricultural lands.

5. Establish and maintain "hard edges" around Kerman that define where urbanization stops and agricultural open space begins.

Impacts related to the conversion of important farmland will be less than significant with implementation of General Plan Policies.

B) **Less than Significant Impact**. According to the state Williamson Act Map, properties within the Planning Area are currently preserved for agricultural uses pursuant to Williamson Act contracts.[5] Inventory Sites located within the City's SOI are currently in Williamson Act contracts. As discussed in the General Plan, upon annexation of unincorporated land enrolled in Williamson Contracts, those contracts are terminated to allow urban development. As discussed above, General Plan Conservation, Open Space, Parks and Recreation Element Open Space Resources Policies will ensure that development of agricultural land will occur in an orderly manner by requiring buffers and transition areas and promoting infill development. Impacts will be less than significant.

C-D) **No Impact.** Public Resources Code Section 12220(g) identifies forest land as 'land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.' There is no forest land located on or in the vicinity of any proposed Inventory Sites. Forest land, regardless of its productive capabilities or management potential as a resource, is important to the regional and global environment. Forests provide watershed stability, wildlife shelter and habitat, oxygen, soil nutrients, and carbon dioxide sinks, serving as a multi-faceted and integral part of the broader ecosystem. Considering that the proposed Housing Element will not result in direct loss or substantial changes to the National Forest of Forests, no impacts will result.

E) **Less than Significant Impact.** As discussed above, there is no forest land within the Planning Area or on the Inventory Sites. However, important farmland and/or Williamson Act Contracted properties are located within or in vicinity of the Planning Area. General Plan Conservation, Open Space, Parks and Recreation Element Open Space Resources Policies will ensure that development of agricultural land will occur in an orderly manner by requiring buffers and transition areas and promoting infill development. Considering that the proposed Housing Element will not result in the indirect conversion of agricultural or forest land to non-agricultural or non-forest uses, impacts will be less than significant.

[5] California Department of Conservation. Fresno County Williamson Act FY 2012/2013 Sheet 1 of 2.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
B) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
C) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
D) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
E) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

A-C) **Less than Significant Impact.** The City of Kerman is located within the San Joaquin Valley Air Basin (Basin) that is managed by the San Joaquin Valley Air Pollution Control District (SJVAPCD).[6] The SJVAPCD is located in California's Central Valley and is comprised of the Counties of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, and Tulare, and the San Joaquin Valley Air Basin portion of Kern County. Due to meteorological, geographical, and topographical conditions in the Central Valley that result in a low tolerance for air pollution in the Basin, the Basin exhibits air pollution at levels comparable to that of the South Coast Air Basin despite the population of the Central Valley being ten times less than that of the greater Los Angeles region, demonstrating the unique air quality challenges faced by SJVAPCD. Future housing developed in accordance with the goals and policies of the Housing Element will have the effect of contributing incrementally to the mobile, energy, and area sources that cumulatively contribute to criteria pollutant levels and associated air pollution in the Basin. The SJVAPCD is responsible for preparing the various pollution control Plans and Maintenance Plans that comprise the Air Quality Management Plan (AQMP) for the Basin. The AQMP includes strategies and control measures to reduce and/or maintain the effects that construction and operation of various uses within the Basin have on regional air quality. The effects of future housing development on regional air quality could result in potentially significant impacts on the health of residents if it is determined that a project's individual contribution to cumulative air pollution levels is considerable by exceeding the annual emissions thresholds established by the SJVAPCD in its *Guidance for Assessing and Mitigating Air Quality Impacts* and, furthermore, would be determined to potentially conflict with implementation of the AQMP.[7] Criteria pollutants can directly damage the environment, both natural and man-made. Impacts to human health include a variety of acute and chronic respiratory illnesses.

6 San Joaquin Valley Air Pollution Control District. About the District. http://www.valleyair.org/General_info/aboutdist.htm [November 16, 2015]

7 San Joaquin Valley Air Pollution Control District. Guidance for Assessing and Mitigating Air Quality Impacts. March 2015

The SJVAPCD *Guidance* identifies procedures for evaluating projects through a screening process that alleviates full air quality review where, based on analysis documented by the SJVAPCD, projects meeting certain criteria are determined to not have a substantial effect on air quality but cannot be found exempt from environmental analysis pursuant to CEQA. The SJVAPCD *Small Project Analysis Level* (SPAL) guidelines identify screening thresholds for single-family, multi-family, retirement community, and manufactured housing projects based on traffic generation and number of dwelling units. The daily traffic generation screening threshold is established at 1,453 daily trips. Dwelling unit thresholds range from 152 units for single-family residential projects to 460 units for retirement communities. Projects not meeting the SPAL screening threshold are then afforded the Cursory Analysis Level (CAL) procedure that requires project-specific, quantitative emissions modeling that includes construction-related and operational criteria pollutant emissions, carbon monoxide hotspot screening and/or modeling, and assessment of hazardous air pollutant emissions before determining if mitigation is required. The CAL process is generally applicable to projects that do not require an Environmental Impact Report (EIR) and are not subject to the Full Analysis Level (FAL) process as such.

Development of future housing will be subject to environmental evaluation for exemption and potential analysis pursuant to CEQA upon application for entitlement permits. Projects found to be exempt from CEQA will not have a significant impact on the environment as declared by state legislation. Other projects will be subject to standard analysis and mitigation if required. The General Plan Conservation, Open Space, Parks and Recreation Element includes the following policies related to air quality.

General Plan Policies

1. Participate in the regional planning efforts to meet air quality goals by working to improve air quality for the entire planning area.
2. Consider traffic flow in the planning of residential, commercial and industrial developments.
3. Maintain adequate roadway levels of service (LOS) to avoid congestion which contributes to the air pollution problem.
4. Develop an organized and efficient circulation system to reduce vehicle trips in the planning area, idling time, intersection delays, and other emissions-producing activities.
5. The City shall encourage residents to use alternative modes of transportation.

Action items related to these Policies include the review of all new projects for consistency with the Circulation Element and the review and approval of new developments by the San Joaquin Valley Unified Air Pollution Control District. Future development of the proposed Inventory Sites will be subject to the Goals and Policies of the General Plan and will be subject to environmental evaluation for exemption and potential analysis pursuant to CEQA. Impacts related to implementation of the proposed Housing Element will be less than significant.

D) **Less than Significant Impact.** Common sensitive receptors include children under age 14, the elderly over age 65, athletes, and people with cardiovascular and chronic respiratory diseases. Each of the Inventory Sites is surrounded by residential uses. Future housing projects are not considered uses that emit substantial levels of hazardous air pollutants that could have an effect on the environment such that potentially significant impacts will occur. According to the EPA, there is one toxic air emitter within the City of Kerman. Helena Chemical Company, located at 1075 South Vineland, is a fertilizer, pesticide, and agricultural chemical manufacturer.[8] According to the EPA, this facility is in compliance with applicable standards. There are no Inventory Sites located within 0.25 mile of this facility. With implementation of existing regulatory requirements (or mitigation if required), impacts to sensitive receptors will be less than significant.

E) **Less than Significant Impact.** Residential land uses do not generate objectionable odors that could impact a substantial number of people; therefore, future housing development will not result in effects related to odors that could impact a substantial number of people. There are no sources of objectionable odors located in the vicinity of any Inventory Sites identified in the proposed Housing Element. Impacts will be less than significant.

[8] Environmental Protection Agency. Enforcement and Compliance History Online – Detailed Facility Report (Helena Chemical Company). http://echo.epa.gov/detailed-facility-report?fid=110011786451 [December 21, 2015]

4. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
B) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
C) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
D) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
E) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
F) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

A) **Less than Significant Impact with Mitigation Incorporated.** According to the California Natural Diversity Database, there has been one occurrence of a special-status animal species (Fresno kangaroo rat) in the western portion of the city and one occurrence of a special-status plant species (lesser saltscale) located approximately two miles south of the city.[9] The general habitat for the Fresno kangaroo rat is alkali sink-open grassland habitats in western Fresno County and is typically found in chenopod scrub. The general habitat for lesser saltscale is chenopod scrub, playas, valley and foothill grassland. Construction of future housing on the Inventory Sites could have the effect of removing or disturbing habitat, potentially resulting in harm to sensitive species during its removal or indirectly if the habitat is used for foraging or for other means of sustenance. Occupancy of the homes can result in effects on sensitive species and habitat by introducing human activities and domestic animals that can result in harm or habitat loss. The impacts that can result due to harm or loss of sensitive species are most easily understood as the results of upsetting a piece of an intricately balanced and interdependent ecology that can result in

[9] California Department of Fish and Wildlife. California Natural Diversity Database. Maps & Data. RareFind 5

cumulative impacts on other species, including humans, as the ecosystem adjusts to environmental pressures such as imbalances in predator and prey ratios or further loss or changes in habitat as species adjust.

In order to minimize impacts to potential special-status plant and animal species within the Planning Area, Mitigation Measure BIO-1 has been incorporated. Mitigation Measures BIO-1 requires focused surveys in accordance with current California Fish and Wildlife, California Native Plant Society, and United States Fish and Wildlife Service survey protocols if suitable habitat for special-status plant or animal species is identified. Future development of the Inventory Sites will be subject to project-specific environmental review pursuant CEQA, as applicable. Impacts will be less than significant with incorporation of Mitigation Measure BIO-1.

Mitigation Measure

BIO-1 Where review of a proposed project or activity identifies potential impacts to special-status plant or animal species due to the presence of suitable habitat, focused surveys conducted in accordance with current California Department of Fish and Wildlife, United States Fish and Wildlife Service, and California Native Plant Society survey protocols shall be required. If special-status plant or animal species occur on a site and could be significantly impacted by a proposed project, then appropriate avoidance or mitigation shall be provided in coordination with federal or state regulatory agencies as needed to reduce the impact to a less than significant level.

B-C) **No Impact.** These resources are sensitive due to the important habitat they provide for a variety of species and their role in the natural treatment and conveyance of water. According to the National Wetlands Inventory, none of the identified Inventory Sites are located on any wetland or riparian habitat.[10] No impact will result.

D) **No Impact.** There are no wildlife nursery sites located within the City; therefore, no impacts could occur as a result of development of any Inventory Site. There are no designated wildlife corridors located within the Planning Area; however, all linear water bodies serve as corridors for terrestrial and aquatic species to migrate and other water bodies can serve as nodes along the Pacific Flyway that accommodates the seasonal movement of avian species between Canada and South America. Wildlife corridors and the movement of animals are important in maintaining the genetic diversity, accommodating mating patterns, and ensuring seasonal behavior is not interrupted. As discussed in Issue 4.B-C, future development of Inventory Sites will not result in significant impacts to any creeks, rivers, or other water bodies; thus, creeks, rivers, and the like will remain open as wildlife corridors. No impact will result.

E) **No Impact.** The City of Kerman has not adopted local ordinances or regulations pertaining to biological resources; therefore, implementation of the proposed Housing Element will not conflict with any locally adopted ordinance or regulation. No impact will result.

F) **No Impact.** The Planning Area is not located within a Natural Community Conservation Plan (NCCP). The Planning Area is located within the boundaries of the Pacific Gas and Electric Company (PG&E) San Joaquin Valley Operation and Maintenance Habitat Conservation Plan (HCP). PG&E's service area encompasses approximately 70,000 square miles in 48 of the 58 counties in California. The HCP addresses small-scale temporary effects due to operation and maintenance of the service area that are dispersed over a large geographic area. The activities covered in the HCP include two categories of activities for which PG&E requests take authorization conducted in accordance with CPUC requirements: operation and maintenance activities and minor construction activities. Although the City is located within the HCP boundary, the HCP covers only PG&E-related operation and maintenance and construction activities and does not cover any other facilities or activities. Therefore, implementation of the proposed Housing Element will not conflict with the intent of the HCP. No impact will occur.

[10] U.S. Fish and Wildlife Service. National Wetlands Inventory. Wetlands Mapper. http://www.fws.gov/wetlands/Data/Mapper.html [December 21, 2015]

5. CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Cause a substantial adverse change in the significance of a historical resource as defined in Section15064.5?	☐	☐	☐	☒
B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☒	☐	☐
C) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
D) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

A) **No Impact.** According to the General Plan, the Planning Area does not contain significant historical resources. Historic resources are important to the knowledge of the past of California and the region while forming a portion of the character of the City that creates a sense of place and identity. Effects that result in the loss of historic structures, properties, or districts can result in impacts that include the loss of cultural identity, loss of unique engineering, architectural, or artistic works, and loss of unique, irreplaceable components of the sense of place that forms a cultural environment. The Inventory Sites are either vacant or are located in urbanized areas that have been previously distributed by past activities and no known historically and/or culturally significant resources including, but not limited to, structures, buildings, features, and/or objects have been located or previously recorded within the Inventory Site locations. The Inventory Sites are not listed on the City's list of historic properties.[11] Consequently, the Inventory Sites would not cause an adverse change in the significance of a historical resource, and impacts to historic resources are not anticipated. No Impact will occur.

B) **Less than Significant Impact with Mitigation Incorporated.** According to the General Plan, there are no sites of archaeological significance listed by the California Historic Information Resource System; Archaeological/Cultural Resource Center California State University, Bakersfield as being located within the City's Quantified Housing Objective locations.[12]

Similar to potential impacts resulting from the effects of future housing development on historical resources, impacts to archaeological resources can result in the loss of information important to the history (and potentially the pre-history) of California and the people who created and/or used the materials. The potential for uncovering significant resources at Inventory Site locations during construction activities is unknown given that no such resources have been discovered and/or recorded previously. In the unlikely event that archaeological resources are uncovered, Mitigation Measures C-1 and C-2 are incorporated to ensure that uncovered resources are recorded, evaluated, left in place if possible, and/or curated as recommended by a qualified professional archaeologist who meets the U.S. Secretary of the Interiors Qualifications and Standards. Impacts to buried archaeological resources will be less than significant with the incorporation of mitigation.

[11] City of Kerman 2007. General Plan Update, Part I, 4-19
[12] City of Kerman 2007. General Plan Update, Part I, 4-19

Mitigation Measures

C-1 Conduct Archaeological Sensitivity Training for Construction Personnel. The Applicant shall retain a qualified professional archaeologist who meets U.S. Secretary of the Interior's Professional Qualifications and Standards, to conduct an Archaeological Sensitivity Training for construction personnel prior to commencement of excavation activities. The training session shall be carried out by a cultural resources professional with expertise in archaeology, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. The training session will include a handout and will focus on how to identify archaeological resources that may be encountered during earthmoving activities and the procedures to be followed in such an event, the duties of archaeological monitors, and, the general steps a qualified professional archaeologist would follow in conducting a salvage investigation if one is necessary.

C-2 Cease Ground-Disturbing Activities and Implement Treatment Plan if Archaeological Resources Are Encountered. In the event that archaeological resources are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue until a qualified archaeologist has examined the newly discovered artifact(s) and has evaluated the area of the find. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by project construction activities shall be evaluated by a qualified professional archaeologist, who meets the U.S. Secretary of the Interior's Professional Qualifications and Standards. Should the newly discovered artifacts be determined to be prehistoric, Native American Tribes/Individuals should be contacted and consulted and Native American construction monitoring should be initiated. The Applicant and City shall coordinate with the archaeologist to develop an appropriate treatment plan for the resources. The plan may include implementation of archaeological data recovery excavations to address treatment of the resource along with subsequent laboratory processing and analysis.

C) **Less than Significant Impact with Mitigation Incorporated.** According to the General Plan Update, there are no known geological resources and/or unique geological features located within the Inventory Sites. The potential for uncovering significant paleontological resources at the Inventory Sites during construction activities is unknown given that no such resources have been previously discovered and/or recorded. In the unlikely event that paleontological resources are uncovered, Mitigation Measure C-3 is incorporated to ensure that uncovered paleontological resources are evaluated, salvaged, and curated as recommended by a qualified professional paleontologist who meets the qualifications set forth by the Society of Vertebrate Paleontology. Impacts to buried paleontological resources will be less than significant with incorporation of the mitigation measure.

C-3 Cease Ground-Disturbing Activities and Implement Treatment Plan if Paleontological Resources Are Encountered. In the event that paleontological resources and or unique geological features are unearthed during ground-disturbing activities, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue until appropriate paleontological treatment plan has been approved by the Applicant and the City. Work shall be allowed to continue outside of the buffer area. The Applicant and City shall coordinate with a professional paleontologist, who meets the qualifications set forth by the Society of Vertebrate Paleontology, to develop an appropriate treatment plan for the resources. Treatment may include implementation of paleontological salvage excavations to remove the resource along with subsequent laboratory processing and analysis or preservation in place. At the paleontologist's discretion and to reduce construction delay, the grading and excavation contractor shall assist in removing rock samples for initial processing.

D) **Less than Significant Impact.** Future development of the proposed Inventory Sites that require site preparation and earthmoving activities have the unlikely potential to uncover buried or surficial human remains outside of a recognized cemetery or other burial location. Construction activities that result in disturbing or destroying human remains could result in impacts to our knowledge of the burial practices of the people who were buried, the people who buried the remains, and the pre-historic or historic context and circumstances under which the buried became deceased. Should human remains be discovered, the contractor is required to comply with State Health and Safety Code §7050.5. This requires halting work in the

immediate area of the find and notifying the County Coroner, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, the Coroner is required to contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Implementation of existing regulations will ensure that any discovered remains are appropriately collected and examined for any significant information that can be elicited. Potential impacts due to effects on human remains will be less than significant with implementation of existing regulations.

6. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
B) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
C) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
D) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	☐	☐	☒	☐
E) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐

A, C-D) **Less than Significant Impact.** Potentially hazardous geological and soils conditions occur in the Planning Area that include fault rupture, severe seismic activity, liquefaction, subsidence, collapse, lateral spreading, and landslides. Development sites subject to one or more of these conditions can have the effect of disturbing or destabilizing geologic units or soils such that hazards or hazardous conditions are initiated, thereby resulting in potential impacts to properties in vicinity of the project. Potential impacts to properties within the vicinity and inclusive of the development include property destruction, injury, and loss of life depending on the severity of the impact. Geological and soils hazards of concern are summarized below as described in the Fresno County General Plan EIR, supplemented by additional data.[13]

[13] Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

- **Fault Rupture:** There are active and potentially active faults within and adjacent to Fresno County. Faults within Fresno County and major active and potentially active faults in the region are described in Section 14.3 of the County's General Plan EIR. The Nunez and Ortigalita faults are located near Coalinga and Panoche in the West Valley and have been designated Alquist-Priolo Earthquake Fault Zones (EFZ). An active fault may pose a risk of surface fault rupture. Surface rupture occurs when movement on a fault deep within the earth breaks through to the surface. Fault rupture typically follows preexisting faults and the rupture may occur suddenly during an earthquake or slowly in the form of a fault creep.
- **Seismic Groundshaking:** Most of Fresno County east of Interstate 5 (I-5) is located in Seismic Zone 3 pursuant to the California Building Code. Areas in the Coast Range and foothills and an area along the Fresno County-Inyo County boundary are located in Seismic Zone 4. Groundshaking is the primary seismic hazard in Fresno County, because of the seismic setting and record of historical activity. Urbanized locations in the East Valley, West Valley, and Sierra Nevada Foothills are subject to less intense seismic effects than locations in the Coast Range Foothills and Sierra Nevada Mountains.
- **Liquefaction:** Liquefaction is a process whereby soil is temporarily transformed to a fluid form during intense and prolonged groundshaking. Areas most prone to liquefaction are those where the water table is less than 30 feet below the surface and consist of relatively uniform sands that are loose to medium density. No specific County-wide assessments to identify liquefaction hazards have been performed. Areas where groundwater is less than 30 feet below the surface occur primarily in the Valley region; however, soil types in the area are not conducive to liquefaction because they are either too coarse or too high in clay content. Areas subject to 0.3 g-force (g) acceleration or greater are located in a portion of the Sierra Nevada along the Fresno-Inyo County boundary and along the Coast Range foothills in western Fresno County. Conversely, the depth to groundwater in these areas is greater than in the Valley, minimizing liquefaction potential. Lateral spreading, as the name suggests, is typically a liquefaction-related condition where the ground slides down a gentle slope or toward the banks of a linear water feature located on a buried liquefied layer.[14] No specific County-wide effort to identify liquefaction hazards has been performed. In addition, the Planning Area is not mapped by the California Department of Conservation.
- **Landslide:** Areas in Fresno County prone to landslides that are populated are located in the foothill and mountain areas where fractured and steep slopes are present such as in the Sierra Nevada, where less consolidated or weathered soils overlie bedrock as in the Coast Range, or where inadequate ground cover accelerates erosion.[15] There is no risk of large landslides in the Valley area of the County due to its relatively flat topography; however, the potential for small slides and slumping exists along the steeper banks of river or creeks in the Valley. Risks from landslides are minimal since the City of Kerman is located on the level San Joaquin Valley floor.
- **Expansive Soils:** Expansive soils are those that greatly increase in volume when they absorb water and shrink when they dry out. Expansion is measured by shrink-swell potential defined by the relative volume change in soil while gaining in moisture. If the shrink-swell potential is rated moderate to high, damage to buildings, roads, and other structures can occur. Soils exhibiting a high to moderately high shrink-swell potential generally occur in a linear, northwest-trending area generally parallel to the Friant-Kern Canal foothills in Kings Canyon National Park of the Sierra Nevada and along Fresno Slough from Madera County to Kings County. Investigations conducted under the auspices of the Natural Resource Conservation Service (NRCS) for the Westlands Water District have identified areas of expansive soils generally parallel the San Luis Drain.

Future housing developed pursuant to the policies of the proposed Housing Element will be subject to the requirements of the California Building Code (CBC) as adopted by the City, including preparation of a soils report. The CBC requires analysis of soils and application of engineering standards to ensure project sites are made suitable for building construction, particularly in regard to foundation design. Typical foundation design requirements to prevent failure due to the effects of geological hazards include post-tensioning due to lateral spreading/collapse, installation of piles due to liquefaction, dewatering or pre-saturation due to expansive soils, and installation of geomats due to landslides. Foundation and structural design for proposed

[14] United States Geological Survey. *San Francisco Bay Region Geology and Geologic Hazards. About Liquefaction.* www.geomaps.wr.usgs.gov/sfgeo/liquefaction/aboutliq [March 1, 2010]

[15] Ibid 8

development of the Inventory Sites will be subject to analysis and design recommendations by a licensed geotechnical engineer for review and approval by the City. Impacts due to geological and soils hazards will be less than significant.

B) **Less than Significant Impact.** Natural forces, both chemical and physical, are continually at work breaking down and moving rocks, minerals, and soils. Erosion poses environmental hazards through the effect of removing soils that can undermine roads and buildings and destabilize slopes. Erosion can also result in environmental damage by depositing soils in reservoirs, lakes, and drainage structures that can result in impacts to wildlife and human health by changing the ecological properties or the physical boundaries of the water body or drainage control device. In the eastern Fresno County area, soils exhibiting moderately high to high erosion potential are located in the Sierra Nevada and its foothills, generally coinciding with slopes that exceed 30 percent, although most areas are not substantially populated. Within the Valley, erosion is generally not problematic except for areas containing *Rossi* soils east of the Fresno Slough. Severe erosion potential has also been identified along the San Joaquin River Bluff where widely spaced gullies have eroded soils from subsiding floodwaters that drain into the main flood control channel. In western Fresno County, most soils associated with the *Kettleman* series generally located west of I-5 in the Coast Range foothills could be subject to moderate to severe sheet and gully erosion potential. *Panoche* and *Panhill* soils are classified as exhibiting no erosion under natural conditions, but their physical properties are particularly susceptible to erosion as a result of human activity. These soils are located extensively throughout western Fresno County and are especially prevalent in areas of young alluvial fans. Further, future developments on proposed Inventory Sites are subject to Federal and State regulations limiting erosion pursuant to NPDES requirements, and SJVSJVAPCD rules. Impacts will be less than significant.

E) **Less than Significant Impact.** Municipal Code Section 13.04.100 (Service requirement) requires use of the public sewer system when sewer service is located availability within 200 feet of an existing residence or occupied structure. According to Map 15 of the General Plan (City of Kerman Sanitary Sewer Master Plan), the Inventory Sites are located in areas that are within the existing and future service area for the municipal sewer system. Impacts will be less than significant.

7. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
B) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

A-B) **Less than Significant Impact.** Climate change is the distinct change in measures of climate for a long time period. Climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. Natural changes in climate can be caused by indirect processes such as changes in the Earth's orbit around the Sun or direct changes within the climate system itself (i.e., changes in ocean circulation). Human activities can affect the atmosphere through emissions of greenhouse gases (GHG) and changes to the planet's surface. Human activities that produce GHGs are the burning of fossil fuels (coal, oil and natural gas for heating and electricity, gasoline and diesel for transportation); methane from landfill wastes, raising livestock, and deforestation activities; and some agricultural practices.[16]

Greenhouse gases differ from other emissions in that they contribute to the "greenhouse effect." The greenhouse effect is a natural occurrence that helps regulate the temperature of the planet. The majority of radiation from the sun hits the Earth's surface and warms it. The surface in turn radiates heat back towards the atmosphere, known as infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping back into space and re-radiate it in all directions. This process is essential to supporting life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat, thereby contributing to an average increase in the Earth's temperature. Greenhouse gases occur naturally and from human activities. Greenhouse gases produced by human activities include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). Since 1750, it is estimated that the concentrations of carbon dioxide, methane, and nitrous oxide in the atmosphere have increased over 36 percent, 148 percent, and 18 percent, respectively, primarily due to human activity. Emissions of greenhouse gases affect the atmosphere directly by changing its chemical composition while changes to the land surface indirectly affect the atmosphere by changing the way the Earth absorbs gases from the atmosphere.

In August 2008, the SJVAPCD adopted the Climate Change Action Plan (CCAP). The CCAP required the development of guidance to assist Lead Agencies, project proponents, permit applicants, and interested parties in assessing and reducing project-specific contributions of greenhouse gas emissions and resulting cumulative impacts due global climate change.[17] On December 17, 2009, the SJVAPCD adopted the *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. The guidance relies on the use of performance based standards, otherwise known as Best Performance Standards (BPS), to normalize the effects resulting from project-specific greenhouse gas emissions that contribute to global climate change during the environmental review process, as required by CEQA.

16 United States Environmental Protection Agency. *Frequently Asked Questions About Global Warming and Climate Change. Back to Basics.* April 2009.

17 San Joaquin Valley Air Pollution Control District. Climate Change Action Plan. http://www.valleyair.org/Programs/CCAP/CCAP_menu.htm [November 17, 2015]

Use of the BPS method is designed to streamline the CEQA process for determining significance and is not a mandated emissions reduction program as promulgated by the SJVAPCD. Projects for which the BPS method has been used can be determined to have less than cumulatively significant impacts related to climate change as supported by evidence documented by the SJVAPCD. Otherwise, demonstration of a 29 percent reduction in GHG emissions as compared to future conditions under which the project is operated without GHG reduction methods (known as the Business-as-Usual, or BAU, baseline) is required to find that a project would contribute inconsiderably to cumulative global climate change conditions and the resulting impacts to the environment. The guidance does not limit a lead agency's authority to establish its own process for determining the significance of impacts resulting from global climate change or the projects contribution to those impacts.

CONSTRUCTION EMISSIONS

Future development proposed on Inventory Sites will result in short-term greenhouse gas emissions from construction activities. Greenhouse gas emissions would be released by equipment used for demolition, grading, paving, and other building construction activities. GHG emissions would also result from worker and vendor trips to and from project sites and from demolition and soil hauling trips. Construction activities are short term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. In recognition of the temporary character of GHG emissions from construction activities, the SJVAPCD Guidance does not require construction-related GHG emissions to be included in analysis of project-specific climate change impacts.

LONG-TERM EMISSIONS

Future development projects will result in continuous GHG emissions from mobile, area, and other operational sources. Mobile sources, including vehicle trips to and from development projects, will result primarily in emissions of CO_2, with minor emissions of CH_4 and N_2O. The most significant GHG emission from natural gas usage would be methane. Electricity usage by future development and indirect usage of electricity for water and wastewater conveyance would result primarily in emissions of carbon dioxide. Disposal of solid waste would result in emissions of methane from the decomposition of waste at landfills, coupled with CO_2 emission from the handling and transport of solid waste. These sources combine to define the long-term greenhouse gas inventory for typical development projects.

Future housing will be constructed on undeveloped and currently developed, underutilized properties. GHG emissions will be evaluated during the City's standard environmental review process as required by CEQA using the BPS method promulgated by the SJVAPCD. Applicable measures will be incorporated into future projects, ensuring GHG emissions are reduced to levels that will not be considered cumulatively considerable in the context of global climate change and resulting impacts. Some projects may be required to identify a GHG emissions inventory using regulatory and industry standard methodologies and measures to reduce emissions by 29 percent from BAU levels. GHG reduction measures identified in the Guidance documentation are categorized bicycle/pedestrian/transit, parking, site design, mixed-use, building component, transportation demand, and miscellaneous, each addressing the various operational sources of GHG emissions that are generated by development. Incorporation of BPS will ensure compliance with the regional CCAP and by extension the targets identified in the state Scoping Plan for reduction of GHG emissions. Impacts will be less than significant.

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
B) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
C) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
D) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
F) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐
G) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
H) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

A-D) **Less than Significant Impact.** Residential and mixed-use housing development do not cause or contribute substantially to potential hazards to the public or the environment because these uses do not involve the use, transport, or disposal of appreciable amounts of hazardous materials or wastes. For purposes of the following analysis, a "significant hazard to the public or the environment" is characterized by the effects of exposure to hazardous materials and/or wastes from a facility or facilities that are subject to operations-specific federal, state, regional, or local regulations and implementation processes (including permitting, accident contingency, and clean-up requirements) based on the amount of material or waste

undergoing use, transport, or disposal and the resulting impacts to human health or ecosystem functions. Residential uses are characterized by the use of common, widely available hazardous materials including paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Use of common household hazardous materials are not subject to federal or state permitting at the consumer level and it is reasonably foreseeable that upset and accident conditions cannot be met by the use, transport, and disposal of such materials and wastes from future residences. Consumer-level household hazardous materials and wastes are not subject to federal or state permitting by the consumer, and their use is at such levels as to not have the potential to result in risk of upset or accident that could harm a substantial number of people, including children attending schools in the area, or have a substantial effect on the functions of the local or regional ecosystem.

Hazardous Sites: The proposed Inventory Sites are not listed as hazardous waste and substances sites, leaking underground storage tank sites, solid waste disposal sites, hazardous waste facilities subject to corrective action, or sites regulated by the Regional Water Quality Board.[18] There is one Cleanup Program Site located in close proximity to identified Inventory Sites in the southeastern portion of the city along California Avenue. The Helena Chemical Company is an agricultural supply company with an unauthorized release or pesticides and herbicides.[19] Development of future housing on proposed Inventory Sites will be required to assess impacts due to the accidental release of hazardous materials as part of standard environmental review procedures pursuant to CEQA and City policy.

Materials and Wastes Transport: According to the General Plan, hazardous materials pass through the City in route to other destinations via rail and surface street system. The major transportation routes through the City include the surface street system and the Southern Pacific Railroad (SPRR) rail line. Primary truck routes in the City include Whitesbridge Road, Madera Avenue, and Church Avenue. Inventory Sites are located along Whitesbridge Avenue and Madera Avenue. Inventory Sites located along California Avenue are located in close proximity to the Southern Pacific Railroad (SPRR). While train derailment can occur at any time, it is during an earthquake that a derailment and hazardous materials release would pose the greatest risk of hazards. The City has no direct authority to regulate the transport of hazardous materials on local and regional roadways or railways; however, under upset and accident conditions, it is reasonably foreseeable that most of the spill would be contained within the right-of-way of a roadway with minimal chance of hazardous materials or wastes reaching adjacent homes. On the other hand, it is reasonably foreseeable that train derailment would result in extensive impacts to adjacent residents as the train and multiple train cars leave the tracks and violently careen with the adjacent environment. Transportation of hazardous materials and wastes by truck and rail is regulated by the U.S. Department of Transportation (DOT). DOT regulations establish criteria for safe handling procedures. Federal safety standards are also included in the California Administrative Code. The California Health Services Department also regulates the haulers of hazardous waste, but does not regulate all hazardous materials. Although there is some reasonably foreseeable potential for exposure of future residents to hazardous materials and wastes under upset and accident conditions, federal and state regulations are in place with a focus on prevention of accidental releases and measures for appropriate containment and cleanup when accidents occur.

Facilities: According to the EPA, there are four small quantity generators (SQGs) and two large quantity generators (LQGs) of hazardous wastes operating within and adjacent to the Planning Area, listed below.

Small Quantity Generators

- Butch's Auto Parts, Inc. (14695 West Whitesbridge Road)
- Circle K Store #3609 (481 South Madera Avenue)
- FMC Corp Agricultural Chemical Group (14451 West Whitesbridge Road)
- Ron Garcia Auto Body Sales (756 South Madera Avenue)

18 California Environmental Protection Agency. Cortese List Data Resources. http://www.calepa.ca.gov/SiteCleanup/CorteseList/ [December 22, 2015]

19 State Water Resources Control Board. Geotracker. https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SLT5FT304505 [December 22, 2015]

Large Quantity Generators

- CVS Pharmacy #4446 (14967 West Whitesbridge Road)
- Rite Aid # 5853 (456 South Madera Avenue)

SQGs generate more than 100 kilogram of hazardous waste and less than 1,000 kilograms. LQGs generate more than 1,000 kilograms of hazardous waste per month or more than one kilogram per month of acutely hazardous waste. Both the federal government and the State of California require all businesses that handle hazardous materials or extremely hazardous materials to submit a business risk management plan to the local Certified Unified Program Agency (CUPA). The CUPA with responsibility for the City is the County's Environmental Health department. The business risk management plan must include an inventory of the hazardous materials and emergency response plans and procedures to be used in the event of a significant release of a hazardous material. Implementation of federal and state requirements for the operation of these types of facilities will ensure that exposure to residential uses will be minimized or avoided.

Considering the preceding analysis, the proposed Housing Element will not result in effects from the use, transport, or disposal of hazardous or acutely hazardous materials or wastes, under normal or upset and accident conditions, which could impact human health or the environment with implementation of existing regulations, standards, and General Plan Policy. Impacts will be less than significant.

E-F) **Less than Significant Impact.** There are nine public and private airports within Fresno County.[20] The public airports are Fresno-Yosemite International Airport, Fresno Chandler Downtown Airport, Coalinga Airport, Firebaugh Municipal Airport, Mendota Municipal Airport, and Reedley Municipal Airport. The private airports are Harris Ranch Airport, Selma Aerodrome, and Sierra Sky Park Airport. Specific land use policy plans have been developed for Fresno-Yosemite International, Fresno Chandler Downtown, Coalinga, Harris Ranch, and Sierra Sky Park Airports. A single land use policy plan has been prepared for Firebaugh, Mendota, Reedley, and Selma Aerodrome.

Airport safety issues and their connection with land use planning are generally associated with hazards posed by departing and landing aircraft crashes and the effects those crashes could have on uses and people on the ground. Development within the approach and departure zones of an airport or airstrip are subject to the effects of potentially widespread, although rare, aircraft crashes; therefore, the denser the development and population within these zones, the greater the risk of impacts to human health. Aircraft crashes can result in the substantial loss of property and life depending on the size of the aircraft, its velocity, the pitch, yaw, and roll at the moment of impact, and the type of cargo it is carrying. Development within the vicinity of an airport can result in increased potential for impact due to height, glare, and electronic interference that can disrupt flight patterns and pilots operating out of the airport.

Bland Field is located approximately 0.8 miles southeast of Kerman and is a private use air strip that requires permission for use. The Airport Land Use Commission (ALUC) is responsible for ensuring that development within the vicinity of an airport does not cause undue risk to airport operations or the safety of persons on the ground. The commissioners represent the county, its cities, and the public. Legislation passed in 1982 established a direct link between airport land use plans and the land use plans and regulations adopted by cities and counties, as established in California Public Utilities Code Section 21676. In accordance with this legislation, the ALUC must review the general and specific plans of local jurisdictions for consistency with the county's airport comprehensive land use plan (CLUP). Primary and Secondary Review Areas must be identified for each facility. Projects proposed within the geographic boundaries of the Primary Review Area are referred to the ALUC for review and evaluation. Within the Secondary Review Area, only those projects involving a structure or other object with a height that would exceed that permitted under adopted land use zoning would be referred to the ALUC for review. Impacts will be less than significant.

G) **No Impact.** The City of Kerman is part of the multi-jurisdictional Multi-Hazard Mitigation Plan (MHMP) prepared for the County of Fresno. The purpose of the MHMP is to respond to emergency situations with a coordinated system of emergency service providers and facilities. The Emergency Operations Center (EOC) in City Hall serves as the center of the City

[20] Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

emergency operations. The Multi-Hazard Emergency Plan addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, terrorist activities, and war-related operations. The Plan is designed to include the City as part of a county and statewide emergency management system. The Plan also addresses evacuation and movement of people in the event of an emergency. It should be noted that the MHMP is decidedly flexible in order to respond to the inherent chaos associated with disasters in a manner that is coordinated but responsive to the immediate needs of the situation. The proposed Housing Element does not include any land use, circulation, or safety changes that could conflict with implementation of the MHMP or other emergency response programs. No impact will occur.

H) **Less than Significant Impact.** Fresno County is most prominently subject to wildland fires west of Interstate 5 and east of Clovis and Sanger in approach to the Sierra Nevada.[21] Wildland fires can result in loss of property and life when coming in contact with developed areas. Wildland fires can also result in dramatic effects to the wildlands from whence they came. Future development within Very High Fire Hazard Severity Zones (VHFHSZ) is required to be constructed pursuant to California Building Code (CBC) Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure). Development within the local agency VHFHSZ is considered to be located in the wildlands-urban interface (WUI) and requires special construction in order to protect life and property by increasing the ability of a building to resist intrusion of flames or burning embers projected by a vegetation fire, and conflagration losses. The CBC focuses on the construction and materials used in roofs, attic ventilation, exterior walls, decking, floors and underfloors, and ancillary buildings, structures, and appendages. Implementation of these requirements will ensure that future housing with the WUI is constructed to withstand wildland fires, thereby minimizing any associated impacts. Impacts will be less than significant with implementation of existing regulations.

[21] California Department of Forestry and Fire. Fire Hazard Severity Zone Map. 2007/2008

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
B) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
C) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
D) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
E) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
F) Otherwise substantially degrade water quality?	☐	☐	☐	☒
G) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☒	☐	☐
H) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☒	☐	☐
I) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
J) Inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

A) **Less than Significant Impact.** The City of Kerman has no receiving water such as creeks, rivers, lakes, or canals to which storm water can be directed. The stormwater collection system includes storm drains and gutters as well as pipes and outfalls where stormwater enters the storm drain basins. The City maintains eleven basins that collect runoff water.

Housing is a common type of urban development and is addressed in the City waste discharge requirements for construction and operational sources of pollutants that can affect downstream surface water bodies by discharge into the local storm drain system. Discharge of pollutants into water bodies can result in effects on the beneficial uses of the water body. Beneficial uses include water for agricultural uses, special areas for biological resources, cold freshwater habitat, commercial and sport fishing, multitudes of habitats, freshwater replenishment sources, areas of artificial or natural groundwater recharge, water for industrial supply and process, water for domestic uses, waters used for navigation, areas where rare or endangered species could occur, fish spawning grounds, migration, shellfish harvesting, and recreational activities.[22] The resulting impacts due to effects on water quality and associated beneficial uses include disruption of the ecosystem due to the loss of habitat, potential harm or death to sensitive species, and a narrowing of migratory options and species' gene pools. Impacts to humans range from quality of life issues such as the loss of recreational waters to potential health impacts due to contamination of drinking water supplies and contamination of fish and other marine life farmed and sold for food. The proposed Housing Element does not include any policies or programs that would conflict with implementation of the NPDES program such that future residential development could result in exceedance of the waste discharge requirements and thus will not substantially impact downstream water quality. Furthermore, future housing development will be subject to environmental inquiry and potential review pursuant to CEQA. Impacts related to violation of water quality standards and waste discharge requirements will be less than significant with implementation of existing permit regulations.

B) **Less than Significant Impact.** The proposed Housing Element can accommodate projected housing demand over the next eight years, which will require potable water for drinking, food preparation, cleaning, and bathing as well as water for landscape irrigation. Future housing will generate demand for water in addition to the demand of existing uses and the incremental increase in demand as growth occurs in the area; therefore, the future housing will contribute to cumulative, long-term increases in demand for groundwater and other water resources. The City is situated above the Kings Groundwater Basin where much of the groundwater supply is generated through recharge of the Basin via the Kings River. No imported water source is available and water supplies are limited to those within the watershed. The dependence on groundwater and the growth in water demand by urban and agricultural users has depleted groundwater resources in the Central Valley. Despite efforts to balance supply and demand, increased pumping during the irrigation season has resulted in seasonal and long-term declines in groundwater levels in some parts of the City. Beyond the potential loss of water for potable and non-potable uses, declines in groundwater can result in effects on the operation of water wells. Water wells are columns in the soil that can be dug by hand, created by driving a pipe through the soil, or drilled to the appropriate depth to extract groundwater where a pump is installed to force water closer to the surface. Declining groundwater levels can cause the water table to descend below a water well's pump intake, rendering the well incapable of drawing water. This problem is exacerbated where multiple wells are in proximity to each other, resulting in a cumulative drawdown of the water table that can result in multiple wells running dry. This can result in temporary water shortages and require the creation of new water wells and abandonment of the existing well, both of which require construction activities that can result in nominal impacts to the environment due to use of construction equipment, penetration of soils, concrete pouring, and worker vehicle trips. Water is essential to the proper function of an ecosystem and human life and activities; thus, water shortages can impact the health and well being of humans and the quality of the environment.

The proposed Housing Element update does not include any changes to the land use designations of the Inventory Sites; thus, the proposed Housing Element is consistent with growth assumptions utilized in the 2010 Urban Water Management Plan. There is sufficient supply to accommodate demand in year 2025 under normal conditions and under single-year and multiple-year dry conditions.[23] Future development of the Inventory Sites will be subject to environmental inquiry and possible project-specific environmental review pursuant to CEQA. Considering the proposed Housing Element is consistent with the General Plan and will not increase groundwater demand beyond that assessed in the General Plan and therefore the 2010 Urban Water Management Plan, the Housing Element will result in less than significant impacts related to the decline in groundwater levels.

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22 Central Valley Regional Water Quality Control District. Water Quality Control Plan for the Sacramento and San Joaquin River Basins. 4th ed. September 1998

23 City of Kerman. 2010 Urban Water Management Plan. April 2012

C-E) **Less than Significant Impact.** Future development of housing will occur on currently or previously developed sites and undeveloped sites. Development on currently or previously developed sites is unlikely to substantially change the hydrological conditions of the site that was undoubtedly graded and engineered to convey on-site flows to local storm drains or water quality basins in accordance with the City standard requirements for drainage and flood control, as specified in Municipal Code Section 16.40.100. Development on previously undeveloped sites may result in more substantial changes to the site topography and drainage conditions as cut and fill activity occurs to balance the site for building construction. The concern with changes in on-site drainage is the potential for flooding, erosion, siltation, pollutant loading, and exceedance of storm drain capacity due to the lack of or improperly designed conveyance of runoff. The effects of changes in drainage patterns can result in impacts to human health and quality of life and the environment through damage or destruction of structures, sedimentation of downstream water bodies and the resulting impact to aquatic biological resources, decreased water quality with similar impacts to aquatic biological resources, and storm water backup that can result in similar types of flooding impacts.

The City's stormwater collection system includes storm drains and gutters as well as pipes and outfalls where stormwater enters the storm drain basins. The City maintains eleven basins that collect runoff water. General Plan Land Use Element Public Facilities Policy 4 requires the installation of water, sewer, and storm drainage improvements that correct existing infrastructure deficiencies and meet the demand of future growth. General Plan Map 17 shows that the City and surrounding Sphere of Influence will be served by the City's storm drainage system. Impacts due to the effects of changes in drainage patterns will be less than significant with implementation of existing regulations and General Plan Policies.

F) **No Impact.** No other potential impacts related to hydrology and water quality were identified in this analysis. No impact will occur.

G-H) **Less than Significant Impact with Mitigation Incorporated.** According to the Federal Emergency Management Agency, Inventory Sites located to the northwest and to the east of Kerman, within the SOI, are located in Flood Zone A. Areas in Zone A are subject to 1 percent annual flood (100-year flood). According to the General Plan, new development that may be subject to flooding must conform to standards and plans contained in the Kerman Stormwater Drainage Master Plan. The Plan includes the locations of new stormwater drainage lines, mains, and ponding facilities. To ensure that flooding impacts to future development within Zone A are minimized, Mitigation Measure HYD-1 has been incorporated. With implementation of Mitigation Measure HYD-1, impacts will be less than significant.

Mitigation Measure

HYD-1 The City shall require that future development within the 100-year flood zone adhere to the following: all construction materials used must be flood resistant as specified in FEMA Technical Bulletin 2, construction methods must minimize flood damage, and adequate drainage paths around structures on slopes to guide flood waters around and away from structures must be installed. Residential construction within Zone A must be elevated to or above the base flood elevation.

I) **Less than Significant Impact**. According to the Fresno County General Plan Background Report, development of housing at the northwestern portion of the Planning Area could occur within the flood inundation area of Friant Dam that could result in property damage and bodily injury or death due to the sudden nature of the release of floodwater during a failure and the resulting depths and velocities.

The U.S. Army Corps of Engineers is responsible for conducting regular inspections and maintenance of the dam. The U.S. Army Corps of Engineers intends to identify and communicate any risk of dam failure well in advance of any potential event that could trigger a potential failure. Therefore, risk of failure is considered to be low; therefore, impacts will be less than significant.

J) **Less than Significant Impact.** *Seiche* is the process by which water sloshes outside its containing boundaries, generally due to an earthquake. Seiche can result in localized flooding that can result in property damage or personal injury. This could

occur within an open reservoir, lake, or other large waterbody. The Planning Area does not contain any open reservoirs, lakes, or other large bodies of water; therefore, significant impacts resulting from the effects of seiche will not occur.

A *tsunami* is a large wave that generates in the ocean, generally from an earthquake, and builds intense strength and height before impacting a coast. Tsunami can result in significant property damage and loss of life due to the intense, destructive nature of the wave and the often-sudden occurrence with little chance for warning. The Planning Area is not subject to impacts from the effects of a tsunami because it is located over 100 miles inland of the Pacific Ocean.

A *mudflow* (or debris flow) is a rapidly moving slurry of water, mud, rock, vegetation and debris. Larger debris flows are capable of moving trees, large boulders, and even cars.[24] This type of failure is especially dangerous because it can move at speeds in excess of 10 miles per hour, is capable of crushing buildings, and can strike with very little warning. As with soil slips, the development of debris flows is strongly tied to exceptional storm periods of prolonged rainfall. Ground failure occurs during an intense rainfall event, following saturation of the soil by previous rains. Relatively small amounts of debris can cause damage from inundation and/or impact. According to the General Plan, the Planning Area is relatively flat. Therefore, risk of hazard due to mudflow is less than significant.

24 California Geological Survey, CGS Note 33. Hazards from Mudslides. http://www.conservation.ca.gov/cgs/information/publications/cgs_notes/note_33/Pages/index.aspx [December 3, 2015]

10. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

A) **No Impact.** Communities form neighborhoods within a broader assemblage of land uses, acting as physically bounded and typically culturally and economically homogenous social networks that often define a person's local sense of place and help shape an individual's social and cultural perspective, particularly as a youth. Such communities typically are self-policing groups with internal codes of conduct and social norms that help define community character while ensuring individuals do not unduly upset the fabric and spirit that perpetuate the community in operating as a social unit. A significant impact would occur if proposed Inventory Sites are sufficiently large or configured in such a way so as to create a physical barrier within an established community. The proposed Housing Element identifies Inventory Sites throughout the city of Kerman. The Inventory Sites rely on existing land use designations to accommodate new residential and mixed-use development, and no changes are proposed. The General Plan does not designate any established communities defined by a Specific Plan that would be affected by implementation of the proposed Housing Element; therefore, implementation of the proposed Housing Element will not create any physical barrier within the community. Furthermore, project implementation will not require new infrastructure systems such as roadways or flood control channels. As such, the Housing Element update will not divide or disrupt neighborhoods or any other established community elements. No impact will occur.

B) **No Impact.** The Housing Element update sets forth policies to encourage housing development consistent with adopted land use policies established in the General Plan. No changes in land use or development intensities are proposed. The Housing Element does not include any goals, policies, or programs that would conflict with adopted General Plan goals and policies to mitigate impacts due to effects generated by development within the Planning Area. No impact will occur.

C) **No Impact.** Please see Section 4.F for a discussion of biological resources planning efforts and analysis of potential impacts related to the proposed Housing Element.

11. MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
B) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

A-B) **No Impact.** Fresno County has produced an abundance of minerals due to the wide variety of mineral resources that are present in the County.[25] Extracted resources include aggregate products (sand and gravel), fossil fuels (oil and coal), metals (chromite, copper, gold, mercury, and tungsten), and other minerals used in construction or industrial applications (asbestos, high-grade clay, diatomite, granite, gypsum, and limestone). The Fresno County General Plan Background report illustrates the general distribution of minerals throughout the County in Figure 7-7 (Mineral Resource Locations). It should be noted that the California Division of Mines and Geology (CDMG) has not performed a comprehensive survey of all potential mineral resource locations nor classified other locations within the County into Mineral Resource Zones (MRZ). According to the General Plan Conservation, Open Space, Parks and Recreation Element, there are no significant mineral resources within the Planning Area and no known mining of mineral resources has occurred within the Planning Area. No impact will occur.

[25] Fresno County. General Plan Update Draft Environmental Impact Report. February 2000

12. NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
B) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
C) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
D) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
E) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
F) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

A) **Less than Significant Impact.** The City has not adopted an ordinance or regulation that otherwise addresses noise compatibility. The General Plan Noise Element includes policies, standards, criteria, programs, diagrams, and maps related to protecting public health and welfare from excessive noise exposure. General Plan Goals and Policies together with Municipal Code Chapter 9.26 standards for noise control are incorporated into the land use planning process to reduce noise and land use incompatibilities.

CONSTRUCTION NOISE

Construction activity is typically short-term in nature and is generally limited to daylight hours. Future development will be subject to review by the Planning Division to ensure conformance with City policies and regulations. When impacts to sensitive noise receivers are anticipated, an acoustical analysis may be required during the entitlement process.

OPERATIONAL NOISE

The primary contributor to ambient noise in the planning area is traffic, particularly from major roadways such as Madera Avenue, Kearney Boulevard, and Whitesbridge Avenue. General Plan Noise Element Policies and action items listed below will minimize impacts due to transportation noise sources.

General Plan Policies

1. New development of noise-sensitive land uses shall not be permitted in areas exposed to existing or projected future levels of noise from transportation noise sources which exceed 60 dB Ldn in outdoor activity areas or 45 dB Ldn in interior spaces.
   a. The City shall review new public and private development proposals to determine conformance with the policies of the Noise Element.
   b. Where the development of a project may result in land uses being exposed to existing or projected future noise levels exceeding the levels specified by the policies of the Noise Element, the City shall require an acoustical analysis early in the review process so that noise mitigation may be included in the project design. For development not subject to environmental review, the requirements for an acoustical analysis shall be implemented prior to the issuance of a building permit.
2. Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed 60 dB Ldn within outdoor activity areas and 45 dB Ldn within interior spaces of existing noise-sensitive land uses.
   a. The City shall develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the development review and building permit processes.
   b. The City shall request the California Highway Patrol, the sheriff's office and the police department to actively enforce the California Vehicle Code sections relating to adequate vehicle mufflers and modified exhaust systems.

Future housing developments on the proposed Inventory Sites are subject to the policies of the existing General Plan designed to minimize noise impacts to noise-sensitive properties. Future Housing Development will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed, should noise impacts be identified. Potential impacts will be less than significant with implementation of existing standards and regulations.

B) **Less than Significant Impact.** Vibration is sound radiated through the ground. The rumbling sound caused by the vibration of room surfaces is called groundborne noise. The ground motion caused by vibration is measured as particle velocity in inches per second, and in the U.S. is referenced as vibration decibels (VdB).

The background vibration velocity level in residential and educational areas is usually around 50 VdB. The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity level of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors cause most perceptible indoor vibration. Typical outdoor sources of perceptible groundborne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the groundborne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, and 100 VdB, which is the general threshold where minor damage can occur in fragile buildings.

The general human response to different levels of groundborne vibration velocity levels is described in Table 8 (Human Reaction to Vibration).

Table 8
Human Reaction to Vibration

Vibration Velocity Level	Human Reaction
65 VdB	Approximate threshold of perception for many people.
75 VdB	Approximate dividing line between barely perceptible and distinctly perceptible. Many people find that transportation-related vibration at this level in unacceptable.
85 VdB	Vibration acceptable only if there are an infrequent number of events per day.

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment, May 2006

Groundborne vibration can result in impacts from minor annoyances to people to major shaking that damages buildings. The primary source of groundborne vibration within the City would be railroad and heavy construction activities. According to the Caltrans *Transportation- and Construction-Induced Vibration Guidance Manual*, transportation sources are not a significant source of vibration and therefore are not discussed below.

Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack-hammering, and demolition-related activities. Next to pile driving, grading activity has the greatest potential for vibration impacts if large bulldozers or large trucks are used. The construction of future potential housing developments could utilize machinery that would generate substantial amounts of ground vibration because multiple-lot housing developments generally require mass grading. Construction of future development is not likely to require rock blasting considering the built-out character of the area. Table 9 (Common Construction Vibration) summarizes vibration levels from common construction equipment. Impacts to structures can occur from 0.08 PPV to 2.00 PPV depending on the duration of the vibration and the age of the structure. Similarly, human annoyance to vibration can occur from 0.01 PPV to 2.00 PPV depending on the duration.

Table 9
Common Construction Vibration

Equipment	PPV (in/sec at 25 ft.)
Crack-and-Seat Operations	2.400
Vibratory Roller	0.210
Large Bulldozer	0.089
Caisson Drilling	0.089
Loaded Trucks	0.076
Jackhammer	0.035
Small Bulldozer	0.003

Source: California Department of Transportation 2004

Vibration impacts are temporary and rare except in cases where large equipment is used near existing, occupied development.

With regard to railroad operations, noise and vibration impacts would be evaluated on a project-by-project basis pursuant to CEQA and the City's local implementation procedures. Because the proposed Housing Element indentifies Inventory Sites in close proximity to the rail corridor, potential future development and redevelopment to occur within the area may be exposed to rail noise.

Vibration is difficult to control, and the best methods for mitigation are avoidance. Typical vibration mitigation includes routing and placement of equipment to maximize distance to receptors and use of alternative equipment, such as use of drilled pile drivers as opposed to impact drivers. Subsurface dampeners can also be utilized to reduce groundborne vibration. Impacts related to exposure to groundborne vibration would be less than significant with implementation of local environmental review procedures. No impacts will be associated with vibration as no policy changes, developments, or infrastructure improvements are proposed as part of the Housing Element update.

C) **Less than Significant Impact.** Residential land uses typically do not produce excessive noise either individually or cumulatively that could substantially increase existing, ambient noise levels. The future development of the Inventory Sites could increase ambient noise levels due to increased traffic generation in the project vicinity. Thus, development of the Inventory Sites will partially contribute to the noise volumes identified in the General Plan. The proposed Housing Element does not include changes to land uses and intensities designated in the current General Plan. The Housing Element does not propose any specific development or any land use changes that would invalidate this prior finding or further increase traffic levels beyond those included in the General Plan. Project-specific increases in ambient noise levels due to future development on each Inventory Site will be evaluated as development is proposed over the long term pursuant to existing policies and procedures. With these existing policies and procedures in place, impacts related to increases in ambient noise levels will be less than significant.

D) **Less than Significant Impact.** The proposed Housing Element update does not authorize the development or redevelopment of any particular site but does include policies that could facilitate development of future housing. Temporary increases in local noise levels will be associated with construction activities. The updated Housing Element will not result in any new or more severe temporary noise impacts associated with residential construction, as the Housing Element does not propose land uses or intensities not already designated in the General Plan. Continued enforcement of the City's noise restrictions will reduce temporary noise impacts to less-than-significant levels.

E-F) **No Impact.** According to the General Plan, Fresno-Yosemite International Air Terminal is located 20 miles east of Kerman and Fresno-Chandler Airport is located ten miles east of Kerman. Bland Field, a private use airport, is located approximately 0.8 miles southeast of Kerman. The runway surface is natural soil and is approximately 1800 feet by 60 feet. Because this is a private-use airport, permission is required for all aircraft before landing. Considering that permission is required to land and that size of Bland Field, noise impacts due to aircraft utilizing Bland Field is not anticipated. No specific new development is associated with the proposed Housing Element update, and no changes to safety policies related to air traffic are proposed. No impacts will occur.

13. POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
B) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
C) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

A) **No Impact.** Adoption and implementation of the Housing Element will not, in and of itself, directly result in population growth. Population growth is a complex interaction of immigration, emigration, births, deaths, land use, and economic factors of which the General Plan and Housing Element are only a part. Regional models of population growth and change, accounting for these complexities, are developed by the California Department of Housing and Community Development (HCD) and Fresno Council of Governments (COGs). The proposed Housing Element update is designed to guide and accommodate the City's share of the projected regional population growth and associated housing over the next eight years. Pursuant to Government Code 65584, the California Department of Housing and Community Development (HCD) is required to determine the Regional Housing Needs Allocation (RHNA), by income category, for Council of Governments (COGs) throughout the State. The RHNA is based on the California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. COGs are required to allocate to each locality a share of housing need totaling the RHNA for each income category. The RHNA is based on the California Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. COGs are required to allocate to each locality a share of housing need totaling the RHNA for each income category. The population in the County is projected to increase by 443,229 residents between 2010 and 2040. As discussed in the project description, housing need is projected to grow by 1,332 units over the next eight years to accommodate the projected population growth. Based on a RHNA allocation of 1,332, the Housing Element update will result in an increase of approximately 4,649 new residents (based on Kerman's average household size of 3.49 for renter-occupied units).[26] The proposed Housing Element is the direct implementation of State requirements to account for population growth and housing needs. The proposed Housing Element and Inventory Sites are projected to meet the City's housing demand as identified in the RHNA (1,332 units). Considering that the Housing Element identifies adequate land and planning mechanisms to accommodate the future housing needs of the growing population derived directly from the population growth estimates for the region, the proposed housing Element could not induce population growth. No impact will occur.

B-C) **No Impact.** The proposed Housing Element update is intended encourage and facilitate housing development and preserve and enhance existing housing stock. The natural recycling of land will not result in the loss of housing units because such redevelopment will result in the development of new housing units. Thus, the availability of residential units in response to increases in population is supported by the Housing Element. Considering residential units will increase naturally as guided

[26] United States Census. American FactFinder. Profile of General Population and Housing Characteristics: 2010 – Kerman, California. http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=CF [December 21, 2015]

by the goals and policies of the proposed Housing Element, no impacts related to the displacement of housing or people could occur.

14. Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Fire protection?	☐	☐	☒	☐
B) Police protection?	☐	☐	☒	☐
C) Schools?	☐	☐	☒	☐
D) Parks?	☐	☐	☒	☐
E) Other public facilities?	☐	☐	☒	☐

A) **Less than Significant Impact.** The North Central Fire Protection District provides fire protection emergency services to the City. The District headquarters and main station are located on the west side of Kerman along the north side of Kearney Boulevard, west of Del Norte Avenue. This station is staffed by two full-time personnel and two medical personnel. The station is equipped with two 1,250 gallons per minute fire engines, a 65-foot aerial ladder, as well as a paramedic rescue vehicle. The General Plan does not indicate the need for additional stations to serve anticipated growth. The effects of constructing and operating a new fire station are typical of any development project, such as pollutant emissions from use of construction equipment and staff vehicle trips, changes in the visual character of the station site in the context of the neighborhood, and increased vehicle trips on local roadways. Fire stations also result in the specific effect of generating periodic increases in noise from use of fire engine and emergency vehicle sirens. Construction and operation of a new fire station will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future fire facilities will be less than significant with implementation of existing regulations.

B) **Less than Significant Impact.** The Kerman Police Department provides police protection services to the City. The Department is staffed by a chief, four sergeants, one detective, 13 full-time sworn officers, and three Community Service Officers. The Kerman Police Department maintains a Temporary Holding Facility that houses two holding cells which are used for holding arrested persons prior to transporting them to the Fresno County Jail in Fresno. Kerman has a mutual aid agreement with the Fresno County Sherriff's Department, which also services Kerman. The General Plan does not indicate the need for additional facilities to serve anticipated growth. The effects of constructing and operating a new police station are typical of any development project, such as pollutant emissions from use of construction equipment and staff vehicle trips, changes in the visual character of the station site in the context of the neighborhood, and increased vehicle trips on local roadways. Police stations also result in the specific effect of generating periodic increases in noise from use of sirens, although typically sirens will be initiated while on patrol as opposed to directly initiating from the substation. Construction and operation of a new substation will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future police facilities will be less than significant with implementation of existing regulations.

C) **Less than Significant Impact.** The Kerman Unified School District is a public school system that provides kindergarten through 12th grade education for the City of Kerman. The effects of schools that can result in environmental impacts are

specific and include peak traffic levels occurring in the morning and early afternoon, playground noise, and field lighting. Furthermore, analyses of school impacts are unique in that any impacts resulting from the effects of schools are considered fully mitigated through the payment of development impact fees pursuant to the Leroy F. Green School Facilities Act; therefore, pursuant to State law and the payment of development impact fees, impacts will be less than significant.

D) **Less than Significant Impact.** Pursuant to State law, the City imposes parkland dedication or in-lieu fees on new development equivalent to four acres of parkland per 1,000 new residents. The proposed Housing Element will generate new or relocated residents that will require park and recreation facilities and associated programs, either through expansion of existing facilities or construction of new facilities. Construction or expansion of parks can result in nominal effects such as pollutant emissions from construction activities and operational trip generation potentially resulting in similarly nominal impacts to the environment. The City will continue to collect in-lieu fees or require construction of new or expanded parks from proponents of new housing to compensate for incremental increases in parks and recreation service demand, thus providing adequate, per-capita facilities for future residents. Construction and operation of new or expanded parks and recreation facilities will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future parks and recreation facilities will be less than significant with implementation of existing regulations.

E) **Less than Significant Impact.** New or relocated residents generated by the provision of new housing guided by the goals and policies of the proposed Housing Element will generate the incremental need for a variety of public and quasi-public services including libraries, medical clinics, urgent care facilities, hospitals, social service centers, senior centers, and other facilities. Construction and operation of new or expanded public service facilities will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future public service facilities will be less than significant with implementation of existing regulations.

15. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
B) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☒	☐

A-B) **Less than Significant Impact.** Pursuant to State law, the City imposes parkland dedication or in-lieu fees on new development equivalent to four acres of parkland per 1,000 new residents. The proposed Housing Element will generate new or relocated residents that will require park and recreation facilities and associated programs, either through expansion of existing facilities or construction of new facilities. Construction or expansion of parks can result in nominal effects such as pollutant emissions from construction activities and operational trip generation potentially resulting in similarly nominal impacts to the environment. The City will continue to collect in-lieu fees or require construction of new or expanded parks from proponents of new housing to compensate for incremental increases in parks and recreation service demand, thus providing adequate, per-capita facilities for future residents. Construction and operation of new or expanded parks and recreation facilities will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed. Potential impacts resulting from the effects of constructing and operating future parks and recreation facilities will be less than significant with implementation of existing regulations.

16. TRANSPORTATION AND TRAFFIC

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
B) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
C) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
D) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
E) Result in inadequate emergency access?	☐	☐	☒	☐
F) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

A-B) **Less than Significant Impact.** The City is served by local transportation facilities including streets, railways, and bus routes in addition to non-motorized transportation facilities such as sidewalks, trails, and bikeways. These facilities provide options for travel modes that include passenger vehicles, trains, buses, bikes, and walking. This facilities and modes of travel comprise the circulation system for the City, and the broader system, designed with the goals of efficiently moving people and goods throughout the region by providing ease of access to multiple modes of travel.

Future housing development will primarily generate passenger vehicle trips that will disperse during the morning as residents drive to commercial, industrial, and institutional facilities for a variety of reasons but primarily for work and school. Some trips may be to transit centers, such that a portion of a resident's trip may include alternative transportation modes, while others may simply walk to their destination or to other transit options. The return leg of a trip is generally anticipated to be the reverse of the initial leg of the trip during the afternoon, albeit with higher likelihood of a portion of the trip being dedicated to accessing shopping, entertainment, or other uses. According to the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, single-family homes generate 9.52 daily trips per dwelling unit, with 7.6 percent of those trips occurring during morning peak

hours and 10.5 percent occurring during afternoon peak hours.[27] Apartments generate 6.65 daily trips per dwelling unit with 7.7 percent occurring during morning peak hours and 9.3 percent occurring during the afternoon peak hour. The concern regarding transportation facilities and their counterpart modes of travel is excessive use throughout the day or during morning and/or afternoon peak hours and the resulting effects on the performance of the facilities' ability to move people and goods. The direct effects of reduced circulation system performance are annoyance and stress, thereby decreasing the quality of life for the user. Direct failure or accelerated deterioration of circulation system facilities can also occur if the facility was not designed to function under increased loading. A variety of indirect impacts to human health and the environment are attributed specifically to excessive use of vehicles on local and regional roadways including effects related to air pollution and ambient noise.

Three planning efforts guide the long-term improvement of the circulation system at the regional and local levels. The Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS) is administered by the Fresno Council of Governments (COG) as a comprehensive assessment of all travel modes in Fresno County and the needs of travel and goods movement through the year 2040.[28] The Congestion Management Process (CMP) is also administered by Fresno COG in lieu of a congestion management program that was opted out of in 1997.[29] The CMP addresses congestion management through a process developed cooperatively throughout the metropolitan region that provides for safe and effective management and operation of existing and future transportation facilities through demand reduction and operations strategies. While the RTP/SCS addresses the broader goals of the transportation network, the CMP focuses on specific, regional facilities requiring funding for maintenance and improvements in order to meet the goals of the RTP/SCS. The CMP relies on local jurisdiction standards in determining the performance of the CMP network and notes that the Cities of Fresno and Clovis have adopted the Level of Service (LOS) D standard, and the County and other Cities have adopted the LOS C standard. *Level of Service* is a qualitative expression of the performance of a transportation facility, at an intersection or roadway segment, determined by the ratio of vehicles to the facility capacity or the length of delay a driver must wait to pass through a facility. In terms of the CMP, the volume-to-capacity (V/C) ratio at roadway and highway intersections is used. The COG is currently in the process of updating the CMP. The final effort is the City's General Plan Circulation Element that identifies long-term transportation improvements for local facilities. The General Plan includes goals and policies aimed to provide an efficient multi-modal circulation system in the city. General Plan policies also encourage the development of an efficient and safe bikeway and public transportation system. The City of Kerman has defined LOS C as its minimum acceptable roadway performance standard.

Local and regional planning efforts are designed to reduce the direct and indirect effects of travel so as to minimize or avoid resulting impacts on human health and the environment. The proposed Housing Element is consistent with the growth assumptions used in the development of the RTP/SCS and CMP and the does not include any land use changes to the General Plan; therefore, the Housing Element will not conflict with the goals of transportation planning efforts of the City or the COG. Implementation of General Plan Policies will avoid or reduce impacts of General Plan build out on the performance of the roadway system.

Based on this preceding analysis, future housing development will not impede local or regional efforts to ensure an efficient circulation system. Future Housing Development will be subject to preliminary environmental review pursuant to CEQA and if found not to be exempt, subject to full environmental analysis at which time all environmental issues will be vetted and appropriate mitigation incorporated, if needed, should transportation impacts be identified that are not covered under existing or future development impact fees. Potential impacts resulting from conflicts with local and regional transportation plans and performance requirements will be less than significant with implementation of existing standards and regulations.

C) **No Impact.** The updated Housing Element is focused on achieving local housing objectives and does not authorize any construction or permit increases in residential heights that would result in the need to redirect or otherwise alter air traffic patterns. No impacts wills occur.

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27 Institute of Transportation Engineers. Trip General Manual. 9th Ed. 2012

28 Fresno Council of Governments. Regional Transportation Plan and Sustainable Communities Strategy. June 2014

29 Fresno Council of Governments. Fresno County Congestion Management Process. October 2009

D) **No Impact.** The Housing Element update does not authorize the construction of any roadway and will result in no effects on the design of existing or future streets. No impacts will occur.

E) **Less than Significant Impact.** The project does not involve any road construction or any development activity and thus will not obstruct or restrict emergency access to or through the City. Future housing development facilitated by implementation of Housing Element policies will be subject to site plan review and approval during entitlement review and/or application for building permits. The Fire Department reviews all plans to ensure compliance with all applicable emergency access and safety requirements. Impacts involving emergency access will be less than significant with continued implementation of development review procedures.

F) **No Impact.** The project includes programs and policies in support of the development of new housing units to meet the City's regional fair share of housing, as required by State law. The Housing Element is consistent with regional and local transportation plans the promote a holistic transportation system that embodies all modes of travel; therefore, the Housing Element will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No impacts will occur.

17. Utilities and Service Systems

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
A) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
B) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
C) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
D) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
E) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
F) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
G) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

A) **No Impact.** Future housing will generate wastewater from bathroom and kitchen activities that will be conveyed via the sewer. Wastewater for the City of Kerman is treated at the City of Kerman wastewater treatment plant (WWTP), operated by the City. The Central Valley Regional Water Quality Control Board (RWQCB) issued wastewater treatment requirements for the WWTP in Order R5-2007-0115. The facility is subject to the permit requirements that establish pollutant limits for effluent discharges to receiving waters. A violation of the WWTP permit requirements would occur if effluent discharges exceeded adopted limits for one or more pollutants or if the daily maximum permitted treatment volume is exceeded and excess discharge is released into downstream water bodies. The Kerman wastewater treatment plant (WWTP) has a plant capacity of 2.0 mgd and was determined to be sufficient to accommodate anticipated growth until the year 2027.[30] Future housing development, consistent with current General Plan land use policy, will result in typical wastewater discharges and will not require new methods or equipment for treatment that are not currently permitted for the existing treatment facility. Furthermore, residential development is not subject to point-source discharge requirements. The Housing Element and future housing development will not affect compliance with RWQCB treatment requirements. No impact will occur.

[30] City of Kerman. Department of Public Works – Waste Water. http://cityofkerman.net/waste-water/ [December 21, 2015]

B, D-E) **No Impact.** The Kerman wastewater treatment plant (WWTP) has a plant capacity of 2.0 mgd and was determined to be sufficient to accommodate anticipated growth until the year 2027.[31] The Housing Element is consistent with the General Plan and regional population projections, and thus, the Housing Element is consistent with the master planning efforts of the Kerman Public Works Department to ensure adequate treatment capacity and technologies to serve existing plus future residents. Similarly, the Public Works Water Division had the capacity to pump 8.21 mgd of groundwater in the year 2011 and anticipates a capacity of 13.39 mgd by the year 2023. According to the Division's 2010 Urban Water Management Plan (UWMP), there is sufficient supply to accommodate demand in year 2025 under normal conditions. Under single-year and multiple-year dry conditions, adequate supply is also demonstrated.[32] The Housing Element is consistent with regional growth assumptions, and thus, the population accommodated by future housing has been accounted for in the 2010 UWMP. Considering adequate water supply and wastewater treatment capacity has been demonstrated over the next eight to ten years, new water or wastewater treatment facilities will not be required solely to serve the project. Considering no new facilities will be required to be constructed or supply to be acquired, no impacts will occur.

C) **No Impact.** Current National Pollution Discharge Elimination System (NPDES) regulations focus on low impact development standards in addition to the standard "no net increase in runoff into the storm drain system". Any incremental increases in urban runoff generated from future housing development will be required to be retained or otherwise stored on site; therefore, no increase in stormwater flows will occur that will require the need to expand or construct any storm drain or flood control facility. No impacts will occur.

F) **Less than Significant Impact.** The City of Kerman contracts with a third party to provide solid waste collection services to the City. Solid waste that is not diverted due to recycling is primarily disposed of at the American Avenue Disposal Site followed by the Avenal Regional Landfill.[33] There are a variety of other landfills that serve he City on a much more limited basis. According to the *Remaining Lifetime Landfill Capacity Data Sheet* prepared by the California Department of Resources Recycling and Recovery (CalRecycle) for Fresno County, landfill capacity in the year 2025 is projected at 11,822,751 tons to accommodate an estimated 583,039 tons of solid waste; therefore, there is sufficient landfill capacity to serve the County and any future housing development over the life of the Housing Element. Impacts will be less than significant.

G) **No Impact.** All new development will be required to comply with State mandates and City regulations regarding reduction/recycling of household waste. None of the proposed housing strategies in the proposed Housing Element update will have any effect upon or result in any conflicts with solid waste disposal regulations, as the scope of these revisions does not increase development capacity. No impact will occur.

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31 City of Kerman. Department of Public Works – Waste Water. http://cityofkerman.net/waste-water/ [December 21, 2015]

32 City of Kerman. 2010 Urban Water Management Plan. April 2012

33 California Department of Resources Recycling and Recovery. Disposal Reporting System: Jurisdiction Profile: Fresno – Reedley. http://www.calrecycle.ca.gov/LGCentral/Reports/Viewer.aspx?P=ReportYear%3d2014%26ReportName%3dReportEDRSJurisDisposalByFacility%26OriginJurisdictionIDs%3d400 [December 8, 2015]

18. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

A) **Less than Significant Impact with Mitigation Incorporated.** The results of the preceding analysis indicate that the proposed project will have less-than-significant impacts with respect to historical resources. The proposed project will have less-than-significant impacts with respect to sensitive biological, archaeological, and paleontological resources with implementation of Mitigation Measures BIO-1 and C-1 through C-3. Impacts to scenic vistas and visual character and resources will be less than significant. Considering the project will not authorize any development plan, redevelopment of any existing sites, or construction of new infrastructure, and will not change existing City land use policy regarding locations or intensities of development, it will not result in any effects that would degrade the quality of the environment. The City finds that impacts related to degradation of the environment will be less than significant with mitigation incorporated.

B) **Less than Significant Impact.** Cumulative effects resulting from full implementation of City land use policies were evaluated as part of the General Plan Update process. The proposed Housing Element update will not change any of these policies and does not propose any specific development or redevelopment project that could contribute to short-term or long-term cumulative impacts that were not sufficiently addressed previously . The proposed project does not include any changes to land use designations and thus is consistent with the General Plan. The City hereby finds that the proposed Housing Element's individual contribution to potentially significant cumulative impacts is not considerable.

C) **Less than Significant Impact.** As supported by the preceding environmental evaluation, the project will not result in substantial adverse effects on human beings. It has been determined through quantitative and qualitative analysis supported by substantial evidence that the proposed Housing Element has been determined to have little or no adverse impacts on people or the environment as evaluated in the 17 preceding environmental topics. The City hereby finds that direct and indirect impacts on human beings will be less than significant.

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October 9, 2015

Mr. Tony Boren, Executive Director
Fresno Council of Governments
2035 Tulare Street, Suite 201
Fresno, CA 93721

Dear Mr. Boren:

RE: Review of the Fresno County Multi-Jurisdictional 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting the multi-jurisdictional draft housing element for Fresno County and the cities of Clovis, Coalinga, Fowler, Huron, Kerman, Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma. The housing element was received for review on August 12, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. In addition, the Department considered comments from Leadership Council for Justice and Accountability pursuant to GC Section 65585(c).

The Department commends the collaborative efforts of Fresno Council of Governments (Fresno COG) and the participation of all of its member jurisdictions in the multi-jurisdictional housing element process. The Department appreciates the opportunity to partner and work with Fresno COG through the planning and implementation process. While the draft element addresses many statutory requirements, revisions will be necessary to comply with State housing element law (GC, Article 10.6). The findings listed in the body of this letter apply to all jurisdictions contained in the multi-jurisdictional element. This letter also includes a separate appendix for each jurisdiction for specific findings that apply only to that jurisdiction. The findings applicable to all jurisdictions in the main body of the draft housing element are as follows:

1. *Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element (Section 65588 (a) and (b)).*

   The review requirement is one of the most important features of the element update. The review of past programs should analyze the jurisdiction's accomplishments over the previous planning period, evaluate the effectiveness of actions and revise current programs as appropriate based on this evaluation.

While the draft housing element contains various data toward addressing this statutory requirement, the element should be revised to show how programs are being modified based on the evaluation of past progress and effectiveness of efforts to address the housing needs of the community. The essential piece of this requirement is to reflect on past efforts and additional efforts that can improve future results. The element does not seem to provide a connection between review of previous programs and current programs. For example, in some cases, past programs were effective and appropriate to continue but have not been included in the element. In other cases, a program was not implemented due to reasons such as a lack of resources but an appropriate response is not apparent in the current program. As a result, applicable current programs should be revised based on the review of past efforts.

2. *An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (GC 65583 (a)(2)).*

   The element identifies the age of the housing stock (page 2-28). However, it must include an estimate of units in need of rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, the code enforcement agency, or from knowledgeable profit or nonprofit developers or organizations. For additional information, see http://www.hcd.ca.gov/hpd/housing_element2/EHN_HousingStockChar.php.

3. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

   Zoning for Lower-Income Households: The element identifies 15 units per acre as being appropriate to accommodate housing for lower-income households. However, the element may need additional analysis, as follows:

   - *For jurisdictions utilizing densities less than 20 units per acre to accommodate the housing needs of lower-income households*, the element must include analysis to support the density assumption for lower income affordability. For example, the element relies upon a listing of developments and their affordability but does not provide sufficient analysis of the listing such as the age of the property and/or description of experience in the zone to determine affordability to different income groups. Further, the analysis includes a generic statement about construction and land costs but should also relate that statement to financial feasibility at the identified densities and include discussion of land costs at various densities. The analysis could also consider additional information from developers of housing affordable to lower-income households regarding financial feasibility.

- *For jurisdictions utilizing densities of at least 20 units per acre*, no analysis is required other than identifying sufficient sites to accommodate the RHNA for lower-income households (Section 65583.2(c)(3)).

Suitability and Availability of Infrastructure: The housing element includes a general description of public facilities throughout the County; however the element must describe the existing and planned infrastructure availability and capacity within each jurisdiction. Furthermore, the element must include a description of how the infrastructure capacity associated with the identified development potential in each jurisdiction can accommodate all the regional housing need. For your consideration, choosing a regional approach to this requirement may involve meeting additional planning requirements as described below under Other Elements of the General Plan.

Also, for your information, GC Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority water and sewer service to developments with units affordable to lower-income households. The statute also requires local governments to immediately deliver the housing element to water and sewer providers. In providing service providers a copy of the housing element, the Department recommends including a cover memo describing the housing element, including housing needs and share of the regional housing need.

4. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter (Section 65583(a)(7)).*

   Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households. (GC Section 65583(c(2)).

   The element contains a general analysis and estimation of the number of farmworkers in the region. However, the element should supplement the analysis with additional data in order to better quantify the number of farmworkers and analyze their special housing needs. Local officials, special needs service providers or representatives, and City and County social and health service providers may be able to assist with information to complete the analysis. For additional information, please see the enclosed data for your consideration and B*uilding Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/HN_SHN_home.php.

   In addition, although each jurisdiction has an Affordable Housing Incentive program, given the extent of needs throughout the region, each jurisdiction should include programs to address the housing needs of farmworkers. The program must include specific actions and timeframes. For additional information, see the Building Blocks at our Department's website at http://www.hcd.ca.gov/hpd/housing_element2/PRO_assist.php.

5. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land-use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions (Section 65583(c)).*

   The element notes that most jurisdictions participating in the multi-jurisdictional effort lack staff and resources (page 1A-9). The Department acknowledges these challenges in terms of preparing the plan and the crucial work of implementing the plan. For these reasons, the Department encourages the multi-jurisdictional effort to recognize and explore methods to address these challenges. Potentially, these challenges represent an opportunity to enhance and continue the collaborative efforts of the multi-jurisdictional effort and the Department is committed to assist Fresno COG and its participating members.

6. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing (Section 65583(c)(1)).*

   Some jurisdictions have pending zoning amendments to facilitate a variety of housing types such as emergency shelters and transitional and supportive housing. In some cases, the element includes a program to complete the zoning amendments and in other cases, the housing element appears to anticipate the zoning amendments being completed prior to adoption by the statutory due date. For those jurisdictions with pending zoning amendments and no accompanying program, the element may need to add a program if the zoning amendments are not going to be completed as anticipated. Regarding the requirement for local governments to identify a zone permitting emergency shelters, the Department may not be able to find the jurisdiction in full compliance with housing element law.

7. *The housing program shall promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color (Section 65583(c)(5)).*

   Fair Housing Programs must demonstrate a process to address fair housing complaints and describe how fair housing information is disseminated in a variety of methods and locations throughout each jurisdiction and the timing of education efforts. Some housing elements do not contain all these components and should be revised as appropriate. In addition, jurisdictions could consider additional actions facilitating consistency with requirements to affirmatively further fair housing, including regional approaches through the Fresno multi-jurisdictional effort. For additional information and a sample program, see the Building Blocks at our Department's website at http://www.hcd.ca.gov/hpd/housing_element2/PRO_eho.php.

8. *The housing element shall describe the means by which consistency will be achieved with other general plan elements and community goals (Section 65583(c)(7)).*

   The element states that general plan consistency must be maintained during the planning period; however, the element should describe how jurisdictions intend to maintain consistency throughout the planning period. For example, the element could include a program to conduct an internal consistency review of the General Plan as part of the annual General Plan implementation report required by Section 65400. The annual report can also assist future updates of the housing element. For additional information and a sample program, see the Building Blocks at http://www.hcd.ca.gov/hpd/housing_element2/OR_coastal.php

9. *Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (Section 65583(c)(8)).*

   While the housing element includes a general summary of the public participation process and some comments, it should describe how those comments are incorporated into the document. For example it appears in many cases, particularly related to comments on the draft, that revisions were not incorporated to address public comments. The Department encourages the multi-jurisdictional effort to work collaboratively with its stakeholders to better address the housing and community development needs of the region. Also, during the period between this draft element and the adoption of the final housing element, the multi-jurisdictional effort and each jurisdiction must continue efforts to achieve public participation including from low and moderate income households, special needs populations or representative organizations such as those commenting on this draft.

In addition, the Department encourages the multi-jurisdictional effort to consider the San Joaquin Valley Fair Housing and Equity Assessment as part of the housing element update and utilize various resources available to the County, including mapping and GIS services. The multi-jurisdictional collaborative effort is a tremendous opportunity to regionally evaluate demographic patterns and potential strategies to further fair housing. Department staff are available to work with Fresno COG and the multi-jurisdictional effort toward developing innovative approaches to the region's housing and community development needs. For more information, please contact the Department and see our website at http://www.hcd.ca.gov/housing-policy-development/docs/san-joaquin-fair-housing020915.pdf.

10. Other Elements of the General Plan: Various elements of the general plan are now required to be updated upon adoption or revision of the element. For example, safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard and management information and the land-use element must address disadvantaged communities. Internal consistency must be evaluated upon amendment of the general plan. For information, refer to www.hcd.ca.gov/hpd/hrc/plan/he/ab_162_stat07.pdf and the Governor's Office of Planning and Research at website opr.ca.gov/docs/SB244_Technical_Advisory.pdf.

    Also, on or before the next adoption of the housing element, GC Section 65302.10(b) (SB 244) requires that each city and county review and update the Land-Use Element of its general plan. The update shall be based on available data, including, but not limited to, the data and analysis developed pursuant to GC Section 56430, of unincorporated island, fringe, or legacy communities inside or near its boundaries. The Department encourages the multi-jurisdictional effort to jointly consider these timing provisions and welcomes the opportunity to facilitate innovative methods to meet these requirements. For additional information, please see the Technical Advisory issued by the Governor's Office of Planning and Research at http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf.

The enclosed Appendices describe findings that apply to individual jurisdictions. Once the findings applicable to multi-jurisdictional draft element and the individual appendices are revised and adopted to address the requirements identified by the Department, the element will comply with State housing element law.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008), each local government must adopt the element within 120 calendar days from the statutory due date of December 31, 2015 for Fresno COG. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on adoption requirements, please visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

The Department commends the leadership efforts of Fresno COG and all local governments in participating in the multi-jurisdictional effort. Multi-jurisdiction coordination and participation can result in benefits to the region and its communities and can serve as a model for similarly situated regions throughout California. The Department is committed to continue working with Fresno COG and its participating jurisdictions and welcomes the opportunity to meet in Fresno and discuss alternatives to meeting statutory requirements. If you have any questions or need additional technical assistance, please contact Tom Brinkhuis, of our staff, at (916) 263-6651.

Sincerely,

Glen A. Campora
Assistant Deputy Director

Enclosure

cc: Dwight Kroll, Director, City of Clovis
Sean Brewer, Assistant Director, City of Coalinga
Corina Burrola, Planning Secretary, City of Fowler
Alan Weaver, Director, Fresno County
Jack Castro, City Manager, City of Huron
John Kunkel, Interim City Manager, City of Kerman
Bryant Hemby, Assistant Planner, City of Selma
Holly Owen, Director, City of Kingsburg
Matt Flood, City Planner, City of Mendota
Shun Patlan, Director, City of Parlier
Kevin E. Fabino, Director, City of Reedley
Dan Spears, Director, City of Sanger
Lupe Estrada, City Planner, City of San Joaquin

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

October 9, 2015 ****CORRECTED****

Mr. John Kunkel, Interim City Manager
City of Kerman
850 S. Madera Avenue
Kerman, CA 93630

Dear Mr. Kunkel:

RE: Review of Kerman's 5th Cycle (2015-2023) Draft Housing Element

Thank you for submitting Kerman's draft housing element through the Fresno County multi-jurisdictional effort. The element was received for review on August 12, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. In addition, the Department considered comments from Leadership Council for Justice and Accountability pursuant to GC Section 65585(c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State housing element law (GC, Article 10.6). Please refer to the Appendix of this letter and enclosed letter to Fresno County Council of Governments (Fresno COG) which describes the Departments findings. Once the element is revised and adopted to address these requirements, the element will comply with State housing element law.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008), Cities must adopt the housing element within 120 calendar days from the statutory due date of December 31, 2015 for Fresno COG. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on adoption requirements, please visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

The Department is committed to continue working with Kerman and Fresno COG. If you have any questions or need technical assistance, please contact Tom Brinkhuis, of our staff, at (916) 263-6651.

Sincerely,

Glen A. Campora

Glen A. Campora
Assistant Deputy Director

Enclosure

APPENDIX
CITY OF KERMAN

The following changes, in addition to those listed above, would bring Kerman's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at www.hcd.ca.gov/hpd. Among other resources, the Housing Element section contains the Department's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at www.hcd.ca.gov/hpd/housing_element2/index.php and includes the Government Code addressing State housing element law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

   Unaccomodated Need From the Previous Planning Period: The element indicates an unaccommodated need from the prior planning period of 168 units of lower income households. Because the City failed to make adequate sites available to accommodate the regional housing need in the prior planning period, the City must zone or rezone sites to accommodate any unaccommodated need within the first year of the 2015-2023 planning period (Section 65584.09). To demonstrate adequate sites were made available in the prior planning period, the element must include an analysis or programs demonstrating compliance with the statutory requirements. For information, see Department's AB 1233 Memorandum at http://www.hcd.ca.gov/hpd/hrc/plan/he/ab_1233_final_dt.pdf and the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/GS_reviewandrevise.php.

   Realistic Capacity: For sites zoned Mixed Use and General Commercial, the element must describe how the estimated number of residential units for each site was determined. The estimate may rely on established minimum density standards or include analysis demonstrating how the number of units for each site was determined (Section 65583.2(c)). In addition, the estimate must also account for land-use controls such as allowing 100 percent nonresidential uses. To demonstrate the likelihood for residential development in nonresidential zones, the element could describe any performance standards mandating a specified portion of residential and any factors increasing the potential for residential development such as incentives for residential use, and residential development trends in the same nonresidential zoning districts. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php.

Suitability of Non-Vacant Sites: The element identifies non-vacant sites to accommodate the regional housing need for lower-income households. The element must describe the methodology used to determine the development potential of non-vacant sites. The methodology must consider factors including development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. For sites with residential uses, the inventory could also describe structural conditions or other circumstances and trends demonstrating the redevelopment potential to more intense residential uses. For nonresidential sites, the inventory could also describe whether the use is operating, marginal or discontinued, and the condition of the structure or could describe any expressed interest in redevelopment. For information and sample analysis, see the *Building Blocks* at: http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#nonvancant.

Sites with Zoning for a Variety of Housing Types:
Emergency Shelters: The element (page 2F-41) indicates a bed limit of six persons for emergency shelters, however, based on conversations with the City's consultant, the bed limit is 30 beds. The element should identify the actual bed limit or include analysis and programs to address the six bed limit as a constraint.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land-use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7) (Section 65583(a)(5)).*

   Land-Use Controls: The housing element describes residential development standards for most zoning districts (page 2F-38). However, it must also describe the development standards including parking, of the Mixed Use (MU) and General Commercial (GC) zones. In addition, the element should describe whether the MU and GC zones allow a one hundred percent residential development or if they require a minimum percentage of commercial or residential uses in a development.

   Table 2F-10 – Residential Uses Permitted by Zone (page 2F-41) should be revised to clarify how transitional housing and supportive housing are permitted and programs should be included as appropriate.

   Fees and Exaction: Clarify whether Table 2F-13 – Typical Fees includes applicable County or Regional impact fees.

Local Processing and Permit Procedures: The element indicates multifamily development in the Mixed Use and General Commercial zones permitting multifamily development requires a Conditional Use Permit (CUP). The element must analyze the CUP process as a potential constraint on housing supply and affordability. The analysis should identify findings of approval for the CUP and their potential impact on development approval certainty, timing, and cost. The element must demonstrate this process is not a constraint or it must include a program to address and remove or mitigate the CUP requirement. For additional information, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/CON_permits.php.

Design Review: The element must describe and analyze the design review community design plan, guidelines, and process (page 2F-51), including approval procedures and decision-making criteria, for their impact as potential constraints on housing supply and affordability. For example, the analysis could discuss whether objective standards and guidelines improve development certainty and mitigate cost impacts. The element must demonstrate this process is not a constraint or it must include a program to address this permitting requirement, as appropriate. For additional information and sample analysis, see the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/CON_permits.php

B. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land-use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. The program shall include an identification of the agencies and officials responsible for the implementation of the various actions (Section 65583(c)).*

   To address the program requirements of GC Section 65583)(c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:

   Program 2: Monitoring of Residential Capacity. Include a timeline for completing any necessary rezoning to accommodate an identified shortfall of sites. For example, all rezones will be completed within two years of identifying a shortfall of sites.

   Program 3: Affordable Housing Incentives. Describe the following:
   - How developers will be assisted in identifying affordable housing opportunities;

- How an affordable housing development qualifies for flexible development standards and other incentives. For example, must fifty percent of the units be affordable to lower income households;
- How will the jurisdiction promote density bonus, flexible development standards, and other incentives;
- What flexible development standards and other incentives offered; and
- If the density bonus offered is in addition to state density bonus law.

The program could also include quantified objectives for housing for persons with special needs.

Program 4: Preservation of Assisted Housing. The element indicates the City has 100 units at-risk of conversion to market rate. Where appropriate, identify specific timelines/benchmarks for the implementation or completion of each program action and include a quantified objective for preserving the at-risk units.

Program 11: Energy Conservation. The program could describe the following:

- Next steps after "consider incentives" and timelines for the next steps. For example, consider incentives and adopt, as appropriate, identified incentives by 2018;
- How the jurisdiction promotes PG&E programs
- Any other energy conservation programs the jurisdiction promotes; and
- What are "alternative energy devices?"

Program 12: Housing Choice Vouchers (HCV). The element could describe how and where the jurisdiction will "encourage landlords" to participate in the HCV Program.

Include quantified objectives or benchmarks for each program action.

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, and emergency shelters and transitional housing. Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

   As noted in Finding A1, the element does not include a complete site analysis and therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a

variety of housing types. In addition, the element should be revised as follows:

In addition, Program 1 should be revised to address the unaccommodated need from the prior planning period including meeting requirements pursuant to GC Section 95583.2(h) and (i). Also, given the importance of promoting infill development and the City's infill growth policies, the Department encourages the City to identify candidate sites for rezoning within the City boundaries. If the City must rely on annexation to accommodate its regional housing need, the element must include a program committing to completing the annexation. In addition, the element must also include an evaluation of the suitability of the annexed sites, including the following information:

- Consistency with LAFCO policies;
- Actions to pre-zone prior to annexation;
- Descriptions of the zone, density, development standards and design requirements;
- The anticipated housing capacity allowed by each site;
- Timeline and steps to complete annexation which is early enough in the planning period to facilitate development of annexed sites (e.g., within the first two years of the planning period);
- Analysis of the suitability and availability of sites including identification of any sites currently under Williamson Act contracts; and
- Demonstrate compliance with the requirements of the adequate sites program requirements of GC Section 65583.2(h) and (i).

4. *The housing element shall contain programs which address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing (Section 65583(c)(3)).*

   As noted in Finding A2, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

REPLY TO
ATTENTION OF

January 25, 2016

Regulatory Division SPK-2016-00063

City of Kerman
Planning and Development Services Department
Attn: Mr. Luis Patlan
850 South Madera Avenue
Kerman, California 93630

Dear Mr. Patlan:

We are responding to your January 6, 2016, request for comments on the City of Kerman 2015-2023 Housing Element Update project. The project site is located in the City of Kerman, Fresno County, California.

The Corps of Engineers' jurisdiction within the study area is under the authority of Section 404 of the Clean Water Act for the discharge of dredged or fill material into waters of the United States. Waters of the United States include, but are not limited to, rivers, perennial or intermittent streams, lakes, ponds, wetlands, vernal pools and marshes. Project features that result in the discharge of dredged or fill material into waters of the United States will require Department of the Army authorization prior to starting work.

To ascertain the extent of waters on the project site, the applicant should prepare a wetland delineation, in accordance with the "Minimum Standards for Acceptance of Aquatic Resource Delineation Reports" and "Final Map and Drawing Standards for the South Pacific Division Regulatory Program" under "Jurisdiction" on our website at the address below, and submit it to this office for verification. A list of consultants that prepare wetland delineations and permit application documents is also available on our website at the same location.

The range of alternatives considered for this project should include alternatives that avoid impacts to wetlands or other waters of the United States. Every effort should be made to avoid project features which require the discharge of dredged or fill material into waters of the United States. In the event it can be clearly demonstrated there are no practicable alternatives to filling waters of the United States, mitigation plans should be developed to compensate for the unavoidable losses resulting from project implementation.

Please refer to identification number SPK-2016-00063 in any correspondence concerning this project. If you have any questions, please contact Evan Kreklow Carnes at our California South Regulatory Branch, 1325 J Street, Room 1350, Sacramento, California 95814-2922, by email at *Evan.G.KreklowCarnes@usace.army.mil*, or telephone at 916-557-7506. For more information regarding our program, please visit our website at *www.spk.usace.army.mil/Missions/Regulatory.aspx.*

Sincerely,

Kathleen A. Dadey, PhD
Chief, California South Branch
Regulatory Division

cc:
Mr. Matthew Scroggins, Central Valley Regional Water Quality Control Board,
MScroggins@waterboards.ca.gov

January 29, 2016

Luis Patlan, Director
City of Kerman
Planning and Development Services Department
850 South Madera Avenue
Kerman, California 93630

Dear Mr. Patlan:

Subject: City of Kerman 2015-2023 Housing Element Update, Fifth Round

Thank you for including the Fresno Local Agency Formation Commission (LAFCo) in the environmental review process for the subject project. On behalf of LAFCO, the following comments are provided for your agency's consideration.

LAFCO's is authorized by the Legislature to assist local governmental agencies to advantageously plan for their current and future needs of by appropriately matching growth with municipal services and resources. The Legislature recognized that providing housing for persons and families of all incomes is necessary for the social and fiscal well-being of the state.[1]

Pursuant to Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH), Fresno LAFCo regulates, through approval or denial, of boundary changes proposed by a local agency or individuals. LAFCo's objectives are to:

- Encourage orderly formation and development of agencies;
- Encourage consistency with spheres of influence and recommend reorganization of agencies;
- Encourage orderly urban development and preservation of open space patterns;
- Encourage conservation of prime agricultural lands and open space areas;
- Identify and address disadvantaged unincorporated communities; and,
- Conduct service reviews of municipal services provided in the county.

CKH provides that LAFCOs consider regional growth goals and polices established by "collaboration of elected officials only, formally representing their local jurisdictions in an official capacity on a regional or sub-regional basis."[2] The result of this is to not only to involve LAFCO in housing issues by specifically emphasizing fair share housing needs, but to also give LAFCO the formal ability to consider regional growth goals as established by regional agencies, such as the Council of Governments (COG). LAFCo

[1] Government Code Section 56001.
[2] Government Code Section 56668.5.

praises the City's collaboration with its fellow local agencies on the Fresno Multi-Jurisdictional 2015-2023 Housing Element coordinated by the Fresno COG.

Because the Commission regulates City growth, it is to the City's benefit that its long-range planning efforts, as well as municipal service planning, take the Commission's objectives into consideration. Future applications made LAFCo will be evaluated based on the request's consistency with CKH, and the Commission's Policies, Standards and Procedures. You are encouraged to review these documents and incorporate their requirements and standards into the future applications to the Commission. Links to these documents are provided below in footnotes.[3,4]

Thank you for the opportunity to review and comment on the City of Kerman 2015-2023 Housing Element Update, Fifth Round. Please feel free to contact this office with any questions or comments.

Sincerely,

George W. Uc
LAFCo Analyst

[3] http://fresnolafco.org/documents/cortese%20knox%20act.pdf.
[4] http://www.fresnolafco.org/documents/PSP-FINAL.pdf

DEPARTMENT OF TRANSPORTATION
DISTRICT 6
1352 WEST OLIVE AVENUE
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TTY 711
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Serious drought.
Help save water!

February 9, 2016

06-FRE-GEN-GEN
Housing Element
City of Kerman

Ms. Olivia Pimentel
Planning Technician
City of Kerman
850 S. Madera Avenue
Kerman, CA 93630

Dear Ms. Pimentel:

Thank you for the opportunity to review and comment on the Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration for the 2015-2023 Housing Element for the City of Kerman. Caltrans has the following comments:

- General Plan land uses, circulation and housing elements should be internally consistent and compatible with each other and externally compatible with Caltrans transportation facilities, their operations, safety and any regional or system plans.
- Housing placements that facilitate bicycle and pedestrian circulation for short distance trips are encouraged. Apply Americans with Disabilities Act (ADA) standards in all developments.
- The City should preserve adequate right-of-way for new and expanded transportation facilities. Long-range planning documents are being prepared for the State Highway System within Fresno County. Caltrans will work with the County and or City to protect the State Highway System.
- The Fresno Regional Transportation Mitigation Fees are paid to ensure that future development contributes toward the cost to mitigate cumulative and indirect regional transportation impacts. If not already in place, the City should consider collecting traffic mitigation fees to mitigate impacts to major roads and intersections.

If you have any further questions, please contact David Padilla, Associate Transportation Planner, Transportation Planning at (559) 444-2493.

Sincerely,

MICHAEL NAVARRO, Chief
Planning North Branch

State of California - Natural Resources Agency
DEPARTMENT OF FISH AND Wildlife
1416 9th Street
Sacramento, CA 95814
http://www.dfg.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director

CEQA Filing Fee No Effect Determination

Applicant: City of Kerman
850 South Madera Avenue
Kerman, CA 93630
Attention: Olivia Pimentel

CEQA Lead Agency: same as applicant

Project Name: City of Kerman General Plan 2015-2023 Housing Element

CEQA Document Type: Mitigated Negative Declaration

State Clearing House Number and/or local agency ID number: SCH 2016011015

Project Location: area contained within Kerman city limits, Fresno County

Brief Project Description: The Project involves the adoption and implementation of the City of Kerman (City) General Plan 2015-2023 Housing Element which addresses existing and future housing needs in the City and serves as a blueprint for decision-makers and the public in understanding and meeting those housing needs. The Housing Element does not propose, allow, or approve any actual development and therefore does not itself result in any impacts to the environment. All future development under the General Plan would be reviewed under the City's discretionary permitting process.

Determination: Based on a review of the Project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish and G. Code § 711.4(c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the Project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at time of filing of the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to FGC Section 711.4(c)(3).

CDFW Approval By: [illegible] Date: 8/5/2016

Title: Environmental Program manager

Conserving California's Wildlife Since 1870

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Edmund G. Brown Jr.
Governor

Ken Alex
Director

RECEIVED
Kerman Planning Dept
COMMENTS/OK: [illegible]
DATE: 2/11/16

February 9, 2016

Olivia Pimentel
City of Kerman
850 S. Madera Avenue
Kerman, CA 93630

Subject: Kerman 2015-2023 Housing Element Update
SCH#: 2016011015

Dear Olivia Pimentel:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on February 8, 2016, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2016011015
Project Title Kerman 2015-2023 Housing Element Update
Lead Agency Kerman, City of

Type MND Mitigated Negative Declaration

Description The project is the adoption and implementation of the Kerman General Plan 2015-2023 Housing Element. The Housing Element is one of seven required elements of the General Plan. It addresses existing and future housing needs of persons of all economic segment groups, and serves as a tool for decision-makers and the public in understanding and meeting housing needs in Kerman. While the law does not require local governments to construct housing to meet identified needs, it does require that the community address housing needs in its discretionary planning actions by creating opportunities for housing in the land use plan and facilitating housing development through policy.

Lead Agency Contact

Name Olivia Pimentel
Agency City of Kerman
Phone 559-846-9386 **Fax**
email
Address 850 S. Madera Avenue
City Kerman **State** CA **Zip** 93630

Project Location

County Fresno
City Kerman
Region
Lat / Long 36° 43' 49" N / 120° 03' 37" W
Cross Streets West Kearney Blvd and South Madera Avenue
Parcel No.
Township 14S **Range** 17/18E **Section** many **Base** MD

Proximity to:

Highways 145, 180
Airports
Railways Multiple
Waterways Multiple
Schools Multiple
Land Use Multiple

Project Issues Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Minerals; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Other Issues; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 4; Office of Historic Preservation; Department of Parks and Recreation; Central Valley Flood Protection Board; Department of Water Resources; California Highway Patrol; Caltrans, District 6; Department of Housing and Community Development; Air Resources Board; Regional Water Quality Control Bd., Region 5 (Fresno); Department of Toxic Substances Control; Native American Heritage Commission; Public Utilities Commission

Date Received 01/08/2016 **Start of Review** 01/08/2016 **End of Review** 02/08/2016

Note: Blanks in data fields result from insufficient information provided by lead agency.

Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Edmund G. Brown Jr.
Governor

clear 2/8/16

January 22, 2016

Governor's Office of Planning & Research

JAN 27 2016

STATE CLEARINGHOUSE

Mr. Christopher Brown
Director of Environmental Services
MIG
1500 Iowa Avenue, Suite 110
Riverside, California 92507

NOTICE OF PREPARATION AND INITIAL STUDY FOR THE 2015-2023 HOUSING ELEMENT SCH#s: 2016011012, 2016011013, 2016011016, 2016011015, 2016011014, 2015121061, 2015121059, 2015121060, 2015121062, 2015121063, 2015121064

Dear Mr. Brown:

The Department of Toxic Substances Control (DTSC) has reviewed a few of the above documents that you prepared for twelve central valley cities*. If you are aware that any are using former agricultural (ag) property for residential housing, please forward this letter to them. Also please include this letter's information in your future CEQA documents for such ag land housing.

DTSC recommends that additional research be conducted to determine whether pesticides were used on these ag land development sites. The sites should be evaluated to determine if and where storage, mixing, rinsing and disposal of pesticides may have occurred and whether contamination exists.

In addition, although DTSC does not regulate pesticides legally applied to crops, if pesticides have historically been used on the property, we strongly recommend that these areas be tested for environmentally persistent pesticides such as organic pesticides and metals prior to development. The results of any testing should be evaluated to determine if concentrations present in soils will be protective of residents and workers.

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
CITY COUNCIL MEETING
COUNCIL MEETING DATE: APRIL 6, 2016

To: Mayor and City Council

From: John Kunkel, City Manager

Subject: Resolution Submitting to City Voters at Next Regular Election To Be Held on November 8, 2016, a Ballot Measure to Adopt an Ordinance Approving a Three Quarter Cent (.75%) Retail Transactions and Use Special Tax for Capital Projects for Public Safety, Parks, and Downtown Revitalization and Introduction of Ordinance.

RECOMMENDATIONS

Council by motion:
(1) Adopt resolution submitting ballot measure regarding Special Sales Tax to City Voters by a 2/3 vote of all members of the City Council (4 votes);

2) Designate two members of the Council to author the ballot argument in favor of the measure. The designation will be inserted into the adopted resolution; and

3) Introduce and waive full reading of Ordinance of the City of Kerman Adding Chapter 3.16A to the Kerman Municipal Code to Approve a Special Three Quarter Cent (.75%) Transactions and Use Tax for Capital Projects for Public Safety, Parks, and Downtown Revitalization

EXECUTIVE SUMMARY

At the March 16, 2016 Council meeting, Council approved placing a measure on the November 8, 2016, ballot which if approved, will add .75% to the transaction and use tax ("sales tax") currently collected in the City. As part of the process, the Council is required to adopt a resolution such as that attached submitting the ballot measure to the voters. The Council is also required to adopt the ordinance prior to the election by a 2/3 vote of the entire Council. The voters would be approving the Ordinance attached to the Resolution which enacts the special tax, specifies the purposes for which the special tax may be used, and includes accountability language as well as text required by the Board of Equalization.

If the resolution is adopted and the ordinance is introduced, the ordinance will be brought back to the Council for a second reading and adoption. If approved by the voters by a 2/3 vote, the ordinance will be added to the Kerman Municipal Code.

The City Attorney has drafted the Resolution and Ordinance and can answer any questions Council might have regarding the process and required language. Staff will answer questions regarding the proposed use and amounts to be generated by the special tax.

DISCUSSION

Ordinance

Under the State Revenue and Taxation Code if the Council wishes to increase the City's sales tax, the City Council must approve an ordinance establishing the sales tax by a 2/3 vote of the Council. The proposed ordinance is attached to the Council resolution calling for the election. Thereafter, the voters would vote on the ordinance via the ballot measure. Approval requires a 2/3 vote of the electorate. The ordinance designates the specified uses and purposes as directed by the Council on March 16, includes accountability language (annual audit, report, and a Citizens Oversight Committee) and includes text required by the Board of Equalization.

If the local revenue sales tax measure passes and the ordinance is adopted, Kerman will enter into two contracts with the State: the first to set up the tax and the second for ongoing administration. The tax will not be operative until the first day of the first calendar quarter commencing more than 110 days after the adoption of this ordinance at the election. This means that a tax passed in November 2016 would not be imposed and collected until February 2017. The ordinance would also be part of the Kerman Municipal Code.

Ballot Measure Resolution.

The Elections Code has specific requirements for placing a ballot measure on the ballot. The attached resolutions includes text required by the Elections Code as to the placement on the ballot, consolidation of Election, arguments, the ballot question, synopsis of the measure, and requirements of the Elections Office, City Clerk, and City Attorney.

The attached resolution proposes to place on the November ballot an ordinance that would implement a local transactions and use tax in the amount of ¾ cent (0.75). This will be a special tax, legally restricting the funds generated from the tax exclusively to the purposes set forth in the Ordinance. Passage requires a two-thirds vote of the electorate, and the City Council must determine by a two-thirds vote to place it on the ballot. Voters will be voting on adoption of the entire Ordinance, but the ballot question to be placed before the voters is limited by statute to 75 words or less, and reads as follows:

> MEASURE __
>
> SALES TAX ORDINANCE FOR CAPITAL PROJECTS FOR PUBLIC SAFETY, PARKS, AND DOWNTOWN REVITALIZATION.
> Shall the City of Kerman approve a ¾ cent sales tax dedicated and expended only for capital projects for Public Safety and Parks such as: new police station, senior center, youth center, animal kennel, parks development and up to 10% of the tax for downtown revitalization capital projects subject to annual audit, review, and Citizen Oversight Committee?

The entire Ordinance will be accessible to the public via the County Elections Office, the City's website, and the Kerman City Clerk's Office.

Council Preparation of Argument in Support of Measure.

Under Elections Code section 9282, a ballot argument on this City Council-sponsored measure may be authored by the City Council, or any members of the Council authorized by that body, or any individual voter who is eligible to vote on the measure, or bona fide association of citizens, or any combination of voters and associations. The City

Council is asked to designate, by motion, two of its members to author the ballot argument in support of the measure. The two names will be included in the resolution. The argument may not exceed three hundred (300) words. Those two members may solicit up to three additional signatories.

Impartial Analysis.

As required by the Elections Code, the City Attorney will prepare an impartial analysis of the measure, not to exceed five hundred (500) words in length, showing the effect of the measure on the existing law and the operation of the measure, and transmit the impartial analysis to the Elections Division by the deadline set by the Elections Office.

Roles and Limitations During Ballot Measure Campaign Period.

The City can provide educational materials to the public, informing them about the Measure. But the City cannot expend any time, money, staff resources, or effort advocating a position supporting passage of the ballot measure. Councilmembers and staff can work on the campaign on their own time and at their own expense, provided it is made clear that they are doing so on their own time and not with City resources. The City Attorney will provide further guidance on this if the Resolution is adopted.

OUTSTANDING ISSUES

None

FISCAL IMPACT

Cost of placing initiative on the ballot: $4,000-$6,000.

Potential revenue of $550,000-$750,000 annually.

PUBLIC HEARING

If the proposed resolution is adopted and the ordinance is introduced, the ordinance will be considered for adoption at a public hearing.

Attachment:

A. Resolution w/Exhibit

Attachment 'A'

RESOLUTION NO. 16 -__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KERMAN, CALIFORNIA, SUBMITTING TO CITY VOTERS AT THE NEXT REGULAR MUNICIPAL ELECTION TO BE HELD NOVEMBER 8, 2016, A BALLOT MEASURE TO ADOPT AN ORDINANCE APPROVING A RETAIL TRANSACTIONS AND USE SPECIAL TAX FOR CAPITAL PROJECTS FOR PUBLIC SAFETY, PARKS, AND DOWNTOWN REVITALIZATION AND REQUESTING THAT THE BOARD OF SUPERVISORS CONSOLIDATE THAT ELECTION WITH THE STATEWIDE ELECTION HELD ON THAT SAME DATE.

WHEREAS, the City of Kerman provides essential public safety and park services to the residents of Kerman; and

WHEREAS, a vibrant and healthy downtown promotes economic well-being and growth for the City and encourages new business development in the City; and

WHEREAS, the City General Fund lacks funds for capital projects such as a new police department, animal kennel, senior center, youth center, park development, and similar projects; and

WHEREAS, the City Council has held meetings on March 2, March 16, and April 6, 2016, to discuss and consider a potential sales tax for designated purposes; and

WHEREAS, the City Council has reviewed its economic forecast and determined that without an additional revenue source, the City will be unable to provide essential capital projects for public safety and parks; and

WHEREAS, at its meeting of April 6, 2016, the Council considered a staff report, public testimony, and deliberated on the matter regarding submitting a ballot measure to the voters concerning a Special Sales Tax; and

WHEREAS, the City Council desires to submit to the voters of the City of Kerman a ballot measure proposal to add Chapter 3.16A to Title 3 of the Kerman Municipal Code to impose a .75% transactions and use tax on retail sales in the City pursuant to California Revenue and Taxation Code Sections 7251 et seq., and 7285.9 et seq.; and

WHEREAS, the proposed special tax will be dedicated exclusively to capital projects for public safety and parks as well as a nominal percent for downtown revitalization; and

WHEREAS, the State Board of Equalization shall collect the tax from retailers subject to the tax and remit the funds to the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kerman as follows:

SECTION 1. The City Council submits to the voters of the City of Kerman at its next regular municipal election to be held on November 8, 2016, a ballot measure for consideration of an ordinance for establishment of a Special Sales Tax for Public Safety and Parks Capital Projects and Downtown Revitalization.

SECTION 2. The City Council requests the Fresno County Board of Supervisors that the election for this measure be consolidated with the statewide election also held on November 8, 2016.

SECTION 3. The question to be submitted to the voters with respect to the ballot measure shall be printed on the election ballot with the title and in the form set forth as follows:

MEASURE __ SALES TAX ORDINANCE FOR CAPITAL PROJECTS FOR PUBLIC SAFETY, PARKS, AND DOWNTOWN REVITALIZATION. Shall the City of Kerman approve a ¾ cent sales tax dedicated and expended only for capital projects for Public Safety and Parks such as: new police station, senior center, youth center, animal kennel, parks development and up to 10% of the tax for downtown revitalization capital projects subject to annual audit, review, and Citizen Oversight Committee?	YES NO

SECTION 4. The following constitutes the synopsis of the measure to be voted on for purposes of meeting the publication requirements of Elections Code Section 12111:

MEASURE TO BE VOTED ON

Notice is hereby given that the following measure is to be voted on at the general municipal election to be held in the City of Kerman, on Tuesday, the 8th day of November, 2016.

ADOPTION OF ORDINANCE APPROVING A THREE QUARTER CENT (.75%) TRANSACTIONS AND USE TAX FOR CAPITAL PROJECTS FOR PUBLIC SAFETY, PARKS AND DOWNTOWN REVITALIZATION.

The proposed ordinance would approve a ¾ cent (.75%) sales tax dedicated and expended only for capital projects for Public Safety and Parks such as a new police station, senior center, youth center, animal kennel, parks development. Up to ten percent of the proposed ordinance revenues may also be expended for downtown revitalization. The sales tax would be subject to an annual audit and annual review report as well as a Citizens Oversight Committee.

_____
City Elections Official

Dated: _____

City of Kerman

SECTION 5. The full text of the ordinance submitted to the voters is attached as Exhibit 'A'. The full text of the proposed ordinance is not required to be printed in the Sample Ballot and Voters Pamphlet. However, the full text of the measure shall be made available at the Office of the Fresno County Clerk/Registrar of Voters and the Kerman City Clerk's Office.

SECTION 6. Passage of this measure requires a two-thirds majority of votes.

SECTION 7. The City of Kerman requests that the Fresno County Clerk/Registrar of Voters conduct the election and canvass the returns, and the City consents to reimburse the Registrar of Voters for all costs incurred by said services.

SECTION 8. In all particulars not recited in this resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 9. Arguments in favor or against the proposed measure are permissible and shall be filed with the Fresno County Clerk/Registrar in accordance with Elections Code Section 9282. _____ and _____ are authorized to prepare and file a written argument in favor of the proposed measure not to exceed 300 words on behalf of the City Council. The City Manager is authorized to provide input to the Fresno County Clerk/Registrar in determining a letter designation for this measure. In the event that an argument is filed against the Measure, _____ and _____ are also authorized to submit a rebuttal argument on behalf of the City Council.

SECTION 10. The Fresno County Clerk/Registrar of Voters shall give the appropriate notices for the election and shall conduct the election pursuant to appropriate provisions of state law. The City of Kerman acknowledges the Fresno County Clerk/Registrar may conduct the election in accordance with Elections Code 10418.

SECTION 11. The City Attorney shall prepare an impartial analysis of the measure in accordance with Elections Code Section 9280 and file it with the Fresno County Clerk/Registrar of Voters.

SECTION 12. The City Clerk shall file a certified copy of this resolution with the Fresno County Clerk/Registrar of Voters as required by applicable law. The City Clerk is hereby authorized and directed to work with the Fresno County Clerk/Registrar of Voters and take all steps necessary to cause placement of the Measure on the ballot.

SECTION 13. The City Clerk and City Attorney are authorized to make any typographical, clerical, non-substantive corrections to this resolution as may be deemed necessary by the Fresno County Clerk/Registrar of Voters.

The foregoing City of Kerman Resolution was adopted at a regular meeting of the City Council of the City of Kerman held on the __ day of _____, 2016 and passed at said meeting by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing resolution is hereby approved.

_____
Stephen B. Hill
Mayor

ATTEST:

_____
Marci Reyes
City Clerk

Exhibit A'

ORDINANCE NO. 16-___

AN ORDINANCE OF THE CITY OF KERMAN ADDING CHAPTER 3.16A TO THE KERMAN MUNICIPAL CODE IMPOSING A SPECIAL THREE QUARTER CENT (.75 %) TRANSACTIONS AND USE TAX FOR CAPITAL PROJECTS FOR PUBLIC SAFETY, PARKS, AND DOWNTOWN REVITALIZATION

THE PEOPLE OF THE CITY OF KERMAN DO ORDAIN AS FOLLOWS:

SECTION 1. Chapter 3.16A is added to Title 9 of the Kerman Municipal Code to read as follows:

CHAPTER 3.16A

TRANSACTIONS AND USE TAX FOR CAPITAL PROJECTS RELATING TO PUBLIC SAFETY, PARKS, AND DOWNTOWN REVITALIZATION

Sections:
3.16.010A Title.
3.16.020A Operative Date.
3.16.030A Purpose.
3.16.040A Use of Tax Revenue-Deposit in Special Fund.
3.16.050A Annual Audit and Citizen Oversight.
3.16.060A Contract with State.
3.16.070A Transactions Tax Rate.
3.16.080A Place of Sale.
3.16.090A Use Tax Rate.
3.16.100A Adoption of Provisions of State Law.
3.16.110A Limitations on Adoption of State Law and Collection of Use Taxes.
3.16.120A Permit Not Required.
3.16.130A Exemptions and Exclusions.
3.16.140A Amendments.
3.16.150A Enjoining Collection Forbidden.
3.16.160A Severability

3.16.010A. Title. This ordinance shall be known as the Transactions and Use Tax Ordinance for Capital Projects Relating to Public Safety, Parks, and Downtown Revitalization. The City of Kerman hereinafter shall be called "City." This ordinance shall be applicable in the incorporated territory of the City.

3.16.020A. Operative Date. "Operative Date" means the first day of the first calendar quarter commencing more than 110 days after the adoption of this ordinance, the date of such adoption being as set forth below.

3.16.030A. Purpose. This ordinance is adopted to achieve the following, among other purposes, and directs that the provisions hereof be interpreted in order to accomplish those purposes:

A. To impose a retail transactions and use tax in accordance with the provisions of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code and Section 7285.91 of Part 1.7 of Division 2 which authorizes the City to adopt this tax ordinance which shall be operative if two-thirds of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose.

B. To adopt a retail transactions and use tax ordinance that incorporates provisions identical to those of the Sales and Use Tax Law of the State of California insofar as those provisions are not inconsistent with the requirements and limitations contained in Part 1.6 of Division 2 of the Revenue and Taxation Code.

C. To adopt a retail transactions and use tax ordinance that imposes a tax and provides a measure therefore that can be administered and collected by the State Board of Equalization in a manner that adapts itself as fully as practicable to, and requires the least possible deviation from, the existing statutory and administrative procedures followed by the State Board of Equalization in administering and collecting the California State Sales and Use Taxes.

D. To adopt a retail transactions and use tax ordinance that can be administered in a manner that will be, to the greatest degree possible, consistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, minimize the cost of collecting the transactions and use taxes, and at the same time, minimize the burden of record keeping upon persons subject to taxation under the provisions of this ordinance.

3.16. 040A Use And Expenditure of Tax Revenue-Deposit in Special Fund.

A. The proceeds of the tax imposed by this Chapter shall be placed in a special fund and shall be dedicated and used only for City Council approved purposes set forth in this Section B. The Director of Finance shall establish and keep such accounts as may be necessary to account for said taxes.

B. All of the taxes collected under this Chapter shall be expended only for the following purposes:

1. Capital Projects for Public Safety and Parks such as a new police station, a senior center, youth recreation center, an animal kennel, park development and other similar projects.

2. Downtown Revitalization so long as such expenditures do not exceed ten percent (10 %) of the revenue generated by the taxes.

3.16.050A Annual Audit, Report, and Citizen Oversight.

A. The revenues from the tax imposed by this Chapter shall be subject to the annual audit performed by the City's independent auditor of the City's books, records, accounts, and fiscal procedures and which is reported in the City's Comprehensive Annual Financial Report.

B. In addition to the annual audit, an Annual Review Report shall be prepared by the City setting forth the amount of revenues received from the tax imposed by this Chapter, amount of disbursements, and description of expenditures. The purpose is to assure accountability and the proper disbursement of the proceeds of the taxes collected under this ordinance. The Annual Review Report shall be filed in the City Clerk's Office not later than January 1 of each fiscal year in which the tax is collected.

C. A Special Sales Tax Oversight Committee comprised of City Residents shall be established by the City Council to review the Annual Review Report and related records and to make comments and recommendations to the City Council to ensure compliance with this ordinance.

3.16.060A Contract With State. Prior to the operative date, the City shall contract with the State Board of Equalization to perform all functions incident to the administration and operation of this transactions and use tax ordinance; provided, that if the City shall not have contracted with the State Board of Equalization prior to the operative date, it shall nevertheless so contract and in such a case the operative date shall be the first day of the first calendar quarter following the execution of such a contract.

3.16.070A Transactions Tax Rate. For the privilege of selling tangible personal property at retail, a tax is hereby imposed upon all retailers in the incorporated territory of the City at the rate of three quarter cent (.75 %) of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in said territory on and after the operative date of this ordinance.

3.16.080A Place of Sale. For the purposes of this ordinance, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to an out-of-state destination or to a common carrier for delivery to an out-of-state destination. The gross receipts from such sales shall include delivery charges, when such charges are subject to the state sales and use tax, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the State or has more than one place of business, the place or places at which the retail sales are consummated shall be determined under rules and regulations to be prescribed and adopted by the State Board of Equalization.

3.16.090A Use Tax Rate. An excise tax is hereby imposed on the storage, use or other consumption in the City of tangible personal property purchased from any retailer on and after the operative date of this ordinance for storage, use or other consumption in said territory at the rate of three quarter cent (.75 %) of the sales price of the property. The sales price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made.

3.16.100A Adoption of Provisions of State Law. Except as otherwise provided in this ordinance and except insofar as they are inconsistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, all of the provisions of Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code are hereby adopted and made a part of this ordinance as though fully set forth herein.

3.16.110A Limitations on Adoption of State Law and Collection of Use Taxes. In adopting the provisions of Part 1 of Division 2 of the Revenue and Taxation Code:

A. Wherever the State of California is named or referred to as the taxing agency, the name of this City shall be substituted therefor. However, the substitution shall not be made when:

1. The word "State" is used as a part of the title of the State Controller, State Treasurer, Victim Compensation and Government Claims Board, State Board of Equalization, State Treasury, or the Constitution of the State of California;

2. The result of that substitution would require action to be taken by or against this City or any agency, officer, or employee thereof rather than by or against the State Board of Equalization, in performing the functions incident to the administration or operation of this Ordinance.

3. In those sections, including, but not necessarily limited to sections referring to the exterior boundaries of the State of California, where the result of the substitution would be to:

a. Provide an exemption from this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not otherwise be exempt from this tax while such sales, storage, use or other consumption remain subject to tax by the State under the provisions of Part 1 of Division 2 of the Revenue and Taxation Code, or;

b. Impose this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not be subject to tax by the state under the said provision of that code.

4. In Sections 6701, 6702 (except in the last sentence thereof), 6711, 6715, 6737, 6797 or 6828 of the Revenue and Taxation Code.

B. The word "City" shall be substituted for the word "State" in the phrase "retailer engaged in business in this State" in Section 6203 and in the definition of that phrase in Section 6203.

3.16.120A Permit Not Required. If a seller's permit has been issued to a retailer under Section 6067 of the Revenue and Taxation Code, an additional transactor's permit shall not be required by this ordinance.

3.16.130A Exemptions and Exclusions.

A. There shall be excluded from the measure of the transactions tax and the use tax the amount of any sales tax or use tax imposed by the State of California or by any city, city and county, or county pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or the amount of any state-administered transactions or use tax.

B. There are exempted from the computation of the amount of transactions tax the gross receipts from:

1. Sales of tangible personal property, other than fuel or petroleum products, to operators of aircraft to be used or consumed principally outside the county in which the sale is made and directly and exclusively in the use of such aircraft as common carriers of persons or property under the authority of the laws of this State, the United States, or any foreign government.

2. Sales of property to be used outside the City which is shipped to a point outside the City, pursuant to the contract of sale, by delivery to such point by the retailer or his agent, or by delivery by the retailer to a carrier for shipment to a consignee at such point. For the purposes of this paragraph, delivery to a point outside the City shall be satisfied:

a. With respect to vehicles (other than commercial vehicles) subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, and undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code by registration to an out-of-City address and by a declaration under penalty of perjury, signed by the buyer, stating that such address is, in fact, his or her principal place of residence; and

b. With respect to commercial vehicles, by registration to a place of business out-of-City and declaration under penalty of perjury, signed by the buyer, that the vehicle will be operated from that address.

3. The sale of tangible personal property if the seller is obligated to furnish the property for a fixed price pursuant to a contract entered into prior to the operative date of this ordinance.

4. A lease of tangible personal property which is a continuing sale of such property, for any period of time for which the lessor is obligated to lease the property for an amount fixed by the lease prior to the operative date of this ordinance.

5. For the purposes of subparagraphs (3) and (4) of this section, the sale or lease of tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

C. There are exempted from the use tax imposed by this ordinance, the storage, use or other consumption in this City of tangible personal property:

1. The gross receipts from the sale of which have been subject to a transactions tax under any state-administered transactions and use tax ordinance.

2. Other than fuel or petroleum products purchased by operators of aircraft and used or consumed by such operators directly and exclusively in the use of such aircraft as common carriers of persons or property for hire or compensation under a certificate of public convenience and necessity issued pursuant to the laws of this State, the United States, or any foreign government. This exemption is in addition to the exemptions provided in Sections 6366 and 6366.1 of the Revenue and Taxation Code of the State of California.

3. If the purchaser is obligated to purchase the property for a fixed price pursuant to a contract entered into prior to the operative date of this ordinance.

4. If the possession of, or the exercise of any right or power over, the tangible personal property arises under a lease which is a continuing purchase of such property for any period of time for which the lessee is obligated to lease the property for an amount fixed by a lease prior to the operative date of this ordinance.

5. For the purposes of subparagraphs (3) and (4) of this section, storage, use, or other consumption, or possession of, or exercise of any right or power over, tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

6. Except as provided in subparagraph (7), a retailer engaged in business in the City shall not be required to collect use tax from the purchaser of tangible personal property, unless the retailer ships or delivers the property into the City or participates within the City in making the sale of the property, including, but not limited to, soliciting or receiving the order, either directly or indirectly, at a place of business of the retailer in the City or through any representative, agent, canvasser, solicitor, subsidiary, or person in the City under the authority of the retailer.

7. "A retailer engaged in business in the City" shall also include any retailer of any of the following: vehicles subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, or undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code. That retailer shall be required to collect use tax from any purchaser who registers or licenses the vehicle, vessel, or aircraft at an address in the City.

D. Any person subject to use tax under this ordinance may credit against that tax any transactions tax or reimbursement for transactions tax paid to a district imposing, or retailer liable for a transactions tax pursuant to Part

1.6 of Division 2 of the Revenue and Taxation Code with respect to the sale to the person of the property the storage, use or other consumption of which is subject to the use tax.

3.16.140A Amendments.

A. All amendments subsequent to the effective date of this ordinance to Part 1 of Division 2 of the Revenue and Taxation Code relating to sales and use taxes and which are not inconsistent with Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, and all amendments to Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, shall automatically become a part of this ordinance, provided however, that no such amendment shall operate so as to affect the rate of tax imposed by this ordinance. The foregoing amendments shall not require voter approval.

B. The following amendments to this ordinance must be approved by the voters of the City: (i) increasing the tax rate or revising the methodology for calculating the tax such that a tax increase would result; (ii) imposing the tax on transactions and uses not previously subject to the tax (unless such amendment occurs automatically by operation of preceding paragraph A); (iii) amending the purposes and/or use for which the tax is collected.

3.16.150A Enjoining Collection Forbidden. No injunction or writ of mandate or other legal or equitable process shall issue in any suit, action or proceeding in any court against the State or the City, or against any officer of the State or the City, to prevent or enjoin the collection under this ordinance, or Part 1.6 of Division 2 of the Revenue and Taxation Code, of any tax or any amount of tax required to be collected.

3.16.160A Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

SECTION 2. Compliance with the California Environmental Quality Act. The approval of this ordinance is exempt from the California Environmental Quality Act (Public Resources Code Sections 21000 *et seq*., "CEQA," and 14 Cal. Code Reg. Sections 15000 *et. seq*., "CEQA Guidelines"). This ordinance imposes a special tax that can be used only for any legitimate governmental purpose as specified in the ordinance. It is not a commitment to any specific project that may result in a potentially significant physical impact on the environment.

SECTION 3. Two-Thirds Voter Approval. The tax imposed by this ordinance is a special tax. This tax shall be effective only if approved by two-thirds of the City's voters voting thereon at the November 8, 2016, City election.

SECTION 4. Effective Date. This ordinance relates to the levying and collecting of the City transactions and use taxes and shall take effect immediately.

SECTION 5. Certification and Publication. The City Clerk shall certify the final approval of this Ordinance, publish the same as required by law, and forward a copy of the adopted Ordinance to the Board of Equalization.

****

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Kerman held on _____, 2016, and was passed and approved for placement on the ballot by a 2/3 vote of the City Council at a regular meeting of the City Council held on _____, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

The foregoing ordinance was adopted by the voters of the City of Kerman at the regular election held on November 8, 2016 by the following vote:

YES:

NO:

The foregoing ordinance is hereby approved.

_____
Stephen B. Hill
Mayor

ATTEST:

_____
Marci Reyes
City Clerk

Dear Prospective Sponsor,

Mothers. Fathers. Brothers. Sisters. Grandparents. Uncles and aunts. Friends. Coworkers. Cancer affects the lives of so many people close to us. In fact, 1.6 million people in the US will be newly diagnosed with cancer this year alone.

It is a staggering statistic. But there is hope.

On April 9th, more than 700 people in Kerman will come together to fight back against cancer through the American Cancer Society Relay For Life movement, the world's largest and most impactful fundraising event to end cancer. Dollars raised help the American Cancer Society save lives by supporting education and prevention efforts, funding groundbreaking cancer research, and providing free information and services for people with cancer who need them.

As a vital part of our community, we are asking for you to join us in our fight by becoming a Relay For Life sponsor. Your sponsorship will help the American Cancer Society save lives faster and allow your business to connect with community members in new and meaningful ways. There are many benefits - from brand recognition to increased employee morale when you engage them in your local Relay For Life event.

Cancer touches so many people in our community. The Relay For Life movement presents a great opportunity to celebrate people who have battled cancer, remember loved ones lost, and take action to finish the fight once and for all.

Enclosed you will find information about sponsorship opportunities for the Relay For Life of Kerman, held April 9th, 2016 at Kerman High School. We hope you will join us as a sponsor in 2016.

Together, we will finish this fight!

Paulina Lusk
Relay for Life Specialist
(559)760-2232
Paulina.Lusk@Cancer.org
2222 W Shaw Ave.
Fresno, CA 93711

RELAY FOR LIFE® SPONSORSHIP OPPORTUNITIES AT A GLANCE

THERE ARE MANY OPPORTUNTIES FOR YOU TO PARTNER WITH THE AMERICAN CANCER SOCIETY RELAY FOR LIFE MOVEMENT, WITH GREAT BENEFITS AT EACH LEVEL.

SPONSOR BENEFIT	$5,000 PRESENTING (Industry Exclusive)	$2,500 PLATINUM	$1,500 GOLD	$1,000 SILVER	$500 BRONZE	$250 SIGNATURE
Opportunity to have a Relay For Life kickoff at your company office to engage employees in the fight against cancer	✪					
Speaking opportunity at your local Relay For Life event, during your choice of ceremony and/or local event kickoff meeting	✪					
Sponsor logo featured on all participant thank-you emails (sent after event)	✪					
Your personal American Cancer Society employee wellness coach	✪	✪				
Verbal recognition during your Relay For Life event opening ceremony	✪	✪				
Complimentary promotional space at your Relay For Life event with an opportunity to provide giveaways (must be Society-approved)	✪	✪				
Recognition on your local Relay For Life event Facebook page	✪	✪	✪			
Sponsor logo featured on all event print promotional materials	✪	✪	✪			
Recognition in Society event news releases	✪	✪	✪			
Sponsor logo featured on a giant 4-foot ribbon sign displayed at your Relay For Life event	✪	✪	✪			

SPONSOR BENEFIT	$5,000 PRESENTING (Industry Exclusive)	$2,500 PLATINUM	$1,500 GOLD	$1,000 SILVER	$500 BRONZE	$250 SIGNATURE
Rights to promote sponsorship in company materials (Society to approve and provide images)	✪	✪	✪	✪		
Sponsor logo featured on the home page of your local Relay For Life event website	✪	✪	✪	✪		
Society-approved promotional announcements during local Relay For Life event	4	3	2	1		
Free American Cancer Society Content Subscription Service for timely cancer-related information	✪	✪	✪	✪	✪	
Opportunity to display banner(s) at your Relay For Life event (must be approved by the Society and be no larger than 4 x 6 feet)	2	2	1	1	1	
Sponsor name/logo featured on the event T-shirt for participants (names/logos to be sized and arranged according to level)	LOGO	LOGO	LOGO	LOGO	NAME	
Sponsor name/logo featured on the sponsor page of your local Relay For Life event website	LOGO	LOGO	LOGO	LOGO	NAME	NAME
A complimentary Relay For Life window cling to help advertise your sponsorship to customers and employees	✪	✪	✪	✪	✪	✪
Opportunity to connect with the community through participation at event kickoffs, meetings, and other gatherings, including participation on Event Leadership Team	SPEAKING OPPORTUNITY	SPEAKING OPPORTUNITY	SPEAKING OPPORTUNITY	✪	✪	✪
Opportunity to participate in sponsor recognition lap during local Relay For Life event	✪	✪	✪	✪	✪	✪
A recognition gift awarded post-event	CRYSTAL A ARD	CRYSTAL AWARD	CRYSTAL AWARD	CERTIFICATE		CERTIFICATE
Sponsor logo on two co-branded track signs to be displayed for duration of event						✪

STAY WELL | GET WELL | FIND CURES | FIGHT BACK | CANCER.ORG | 1.800.227.2345

American Cancer Society®

©2014 American Cancer Society, Inc. No. 01/1004

AMERICAN CANCER SOCIETY RELAY FOR LIFE®

SPONSORSHIP COMMITMENT FORM

RELAY FOR LIFE OF KERMAN

Business name: _____

Street address: _____

City: _____ State: _____ Zip: _____

Contact name: _____

Telephone number (business): _____ Fax number: _____

Email: _____ Web address: _____

COMMITMENT LEVEL

- ❑ $5,000 – Presenting
- ❑ $1,500 – Gold
- ❑ $500 – Bronze
- ❑ $100 – Business Card Supporter
- ❑ $2,500 – Platinum
- ❑ $1,000 – Silver
- ❑ $250 – Signature

METHOD OF PAYMENT

- ❑ Enclosed is my sponsorship check in the amount of $ _____
- ❑ Charge my credit card (please print clearly)

  Card Type: ❑ VISA ❑ MasterCard ❑ Discover ❑ AMEX

  Cardholder's name: _____

  Billing address: _____

  Card number: _____ Exp. date: _____ Security code: _____
- ❑ Please send invoice to: _____

We are unable to be a designated Relay For Life sponsor this year but enclosed is our donation of $ _____

Sponsor Signature: _____ Date: _____
(Please sign and retain a copy for your records.)

Please return form to the address below:
American Cancer Society
Attn: Paulina Lusk
2222 W Shaw Ave, Fresno, CA 93711

American Cancer Society, Inc.
Federal Tax ID #13-1788491
Organized under IRC 501(c)(3)

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: FINANCE
STAFF REPORT
CITY COUNCIL MEETING
COUNCIL MEETING DATE: APRIL 6, 2016

To: Mayor and City Council
From: Toni Jones, Finance Director
Subject: Proposed Utility Rate Changes for Fiscal year 2016/2017

RECOMMENDATION

Council review proposed utility rates and direct staff to schedule public hearing for June 1, 2016 to consider proposed utility rate changes.

EXECUTIVE SUMMARY

Each year staff reviews the revenue and expenditure projections for the Enterprise Funds in order to determine if utility rates need adjustments to cover projected expenditures. The Enterprise Funds include Water, Sewer, Solid Waste, Street Sweeping and Storm Drain. These funds are different than the General Fund because the cost of operations is paid for by user charges. The City of Kerman owns and operates its own utilities with the exception of street sweeping and refuse hauling/collection (Solid Waste), which are contracted with outside firms.

After a thorough review of current and future revenue requirements and reserve levels for the Enterprise Funds, staff is proposing the following rate increases for fiscal year 2016/17:

- Water .75 per user/month
- Sewer .75 per user/month
- Solid Waste .09 per user/month
- Street Sweeping .05 per user/month
- Storm Drain .05 per user/month

Total $1.69 per user/month for Non-Metered Customers

Staff is proposing .25 of the total .75 water base rate adjustment be set aside for future meter replacement costs.The proposed remaining .50 is needed to keep up with ongoing operational costs. Additionally a .02 increase per 1,000 gallons of water usage on metered customers is proposed, increasing to .83 from .81 per 1,000 gallons of usage. The proposed increase on 16,000 gallons average use is an additional 32 cents per month.

The proposed sewer rate increase is necessary to cover operational expenses for the Wastewater Treatment Plant. Operational expenses on the WWTP for maintenance, supplies and state fees continue to increase each year.

Other minor adjustments are recommended to cover additional operating expenses within the funds including a small increase to cover increased tipping fees and inflation based on the CPI as stipulated in the contract with Mid Valley Disposal. Overall, the proposed rate changes represent an additional $1.69 or 2.15% increase (from $78.92 per month to $80.61) for non-metered accounts and $2.01 or 2.62% (from $76.77 per month to $78.78) for metered customers that use 16,000 gallons of water per month (rates vary with water usage and meter size) for residential utility customers. Incremental adjustments to the utility rates each year are recommended in order to keep up with increases in operational costs and to avoid large rate adjustments in any given year.

The Proposed Utility Rates Summary (Attachment 'A') along with a survey of other agencies (Attachment 'B') are included with this report. As shown on the survey the City of Kerman continues to have one of the lowest utility rates compared to the other Fresno County cities in the survey. A summary of the Enterprise Funds (Attachment 'C') followed by the respective budgets are included with this report.

The presentation of proposed utility rates is the first of several steps necessary to review and authorize proposed utility rate increases pursuant to Prop 218. Should the Council direct staff to proceed with the utility rates, the City Clerk will publish a public hearing notice on May 18th in the Kerman News; Finance will mail letters to all property owners and utility customers by April 15th; the proposed rates will be published in the May and June Utility Newsletters; and a Public Hearing will be held on June 1, 2016. If approved by the City Council, the new utility rates will become effective July 1, 2016.

OUTSTANDING ISSUES

None.

PUBLIC HEARING

At the direction of the City Council, a public hearing will be scheduled for June 1, 2016 to consider adoption of the proposed utility rates for FY 2016/17.

Attachments:

A. Proposed Utility Rates
B. Utility Rate Survey
C. Enterprise Fund Summary and Budgets

Attachment 'A'

PROPOSED UTILITY RATE CHANGES - FISCAL YEAR 2016-17

Effective July 1, 2016

WATER RATES	Current Rate	Proposed Increase	Proposed Total Base Cost		Flow Cost	Total Cost
Residential (Non-metered)	29.53	0.75	30.28	+	$0.00	30.28
Multi-Family (Non-Metered) per unit	23.98	0.75	24.73	+	$0.00	24.73
Commercial (Non-Metered)	29.53	0.75	30.28	+	$0.00	30.28
Residential & Multi-Family (3/4" Meter)	14.42	0.75	15.17	+	Usage	Examples Below
Residential & Multi-Family (1" Meter)	22.04	0.75	22.79	+	Usage	
Commercial (Metered-Rate Determined by Meter Size)						
3/4" Meter	14.42	0.75	15.17	+	Usage	Examples Below
1" Meter	22.04	0.75	22.79	+	Usage	
1.5" Meter	41.05	0.75	41.80	+	Usage	
2" Meter	94.32	0.75	95.07	+	Usage	
3" Meter	174.24	0.75	174.99	+	Usage	
4" Meter	288.40	0.75	289.15	+	Usage	
6" Meter	573.79	0.75	574.54	+	Usage	
Water Cost per 1,000 Gallons	$ 0.81	0.02	$0.83			

WATER USE EXAMPLES	Base Cost		Flow Cost		Total Cost
16,000 gallons of usage	15.17	+	$13.28	=	$28.45
24,000 gallons of usage	15.17	+	$19.92	=	$35.09

SEWER RATES	Current Rate (Base + Flow)	Proposed Increase	Base Cost		Flow Cost		Total Cost
Residential (Metered/Non-metered)	30.86	0.75	9.20	+	22.41	=	31.61
Multi-Family Residential (Metered/Non-Metered) per unit	19.14	0.75	2.69	+	17.20	=	19.89
Commercial (Non-Metered)	30.86	0.75	9.20	+	22.41	=	31.61
Commercial (Metered)	8.45	0.75	9.20	+	Usage		
Low Strength					$1.10*		
Medium Strength					$1.43*		
High Strength					$2.74*		
*Cost per 1,000 Gallons of Water Usage							

SOLID WASTE	Current Rate	Proposed Increase	Total Cost
Residential Customers	16.03	0.09	16.12
Commercial Customers			1% Increase

STREET SWEEPING	Current Rate	Proposed Increase	Total Cost
Residential	0.95	0.05	1.00
Multi-Family Residential per unit	0.52	0.05	0.57

STORM DRAIN	Current Rate	Proposed Increase	Total Cost
Residential (Metered/Non-metered)	1.55	0.05	1.60
Commercial (Non-Metered)	1.55	0.05	1.60
Commercial (Metered) - Based on Flow @ .0736 per 1,000 Gallons of Water Usage			

RECAP	Current Rate	Proposed Increase	Total Cost	% Increase
Non-Metered Customers	78.92	1.69	80.61	2.15%
Metered Customers Estimated @ 16,000 gallons of usage with 3/4" meter	76.77	2.01	78.78	2.62%

Attachment 'B'

Municipality Utility Rate Survey
Fresno County Agencies
March 2016

Agency	Population	Deposit	Connect Fee	Shut Off Fee	Water Base	Usage	Sewer Flat/Flow	Solid Waste	Street Sweep	Storm Drain	Total Cost
Kerman	14,289	150.00	-	15.00	14.42	12.96	30.86	16.03	0.95	1.55	76.77
Current											
Kerman	14,314	150.00	-	15.00	15.17	13.28	31.61	16.12	1.00	1.60	78.78
Orange Cove	9,358	162.24	-	10.00	36.50	-	24.20	20.42	-	-	81.12
Fresno	520,159	160.00	-	15.00	9.30	23.36	25.75	17.86	6.00	-	82.27
Fowler	5,957	-	100.00	40.00	17.24	10.32	28.11	26.72	-	-	82.39
Parlier	15,095	154.41	-	40.00	16.00	23.52	27.50	21.86	-	-	88.88
Coalinga	16,529	-	-	55.00	20.83	27.06	15.68	23.56	2.26	-	89.39
San Joaquin	4,041	288.18	-	10.00	44.93	-	37.68	13.45	-	-	96.06
Kingsburg	11,711	-	-	25.00	30.50	4.00	28.11	39.20	2.10	-	103.91
Sanger	25,128	200.00	-	50.00	24.27	11.36	39.86	27.57	1.43	-	104.49
Mendota	11,211	150.00	10.00	10.00	45.40	6.40	37.00	16.60	-	-	105.40
Firebaugh	7,779	80.00	-	37.40	24.50	9.64	49.95	23.77	1.00	-	108.86
Huron	6,817	100.00	-	35.00	21.94	37.12	26.00	23.90	-	-	108.96
Tranquility	803	-	-	-	45.00	-	25.00	43.24	-	-	113.24
Selma	23,912	-	-	-	29.86	32.42	28.11	27.05	3.20	-	120.64
Reedley	25,488	320.00	30.00	125.00	26.71	14.03	49.35	43.86	-	-	133.95
Clovis	104,339	100.00	10.00	55.00	16.80	8.55	57.66	62.06	4.50	-	149.57

*Comparison on Metered Rates based on 16,000 gallons of usage

Attachment 'C'

SUMMARY OF ENTERPRISE FUND OPERATIONAL BUDGETS

Activity	Description	Audited 2013-2014	Audited 2014-2015	Adopted 2015-2016	2014/15 Estimated Year- End	Budget 2016-2017
	WATER FUND (410)					
	Total Water Fund Revenues	1,645,636	1,507,385	1,602,010	1,542,800	1,572,500
5005	Water Administration & Accounting	394,499	395,219	439,935	457,042	487,009
5006	Water - Debt Service	165,000	165,000	165,000	165,000	165,000
4041	Water Operations	859,445	844,657	946,106	871,806	912,979
	Total Water Fund Operations	1,418,943	1,404,876	1,551,040	1,493,848	1,564,988
	Revenue in Excess of Expenditures	226,692.51	102,509	50,970	48,952	7,512
	SEWER FUND (420)					
	Total Sewer Fund Revenues	1,434,170	1,504,402	1,534,300	1,548,747	1,566,500
5005	Sewer Administration & Accounting	351,511	319,652	347,988	365,079	388,720
5006	Sewer - Debt Service	202,286	332,728	265,908	265,908	268,407
4042	Sewer Operations	672,380	720,731	801,744	789,044	818,823
	Total Sewer Fund Operations	1,226,177	1,373,111	1,415,640	1,420,030	1,475,950
	Revenue in Excess of Expenditures	207,994	131,291	118,660	128,717	90,550
	SOLID WASTE (430)					
	Total Solid Waste Fund Revenues	1,088,410	1,122,250	1,147,659	1,145,600	1,149,806
5005	Solid Waste Administration & Accounting	1,042,768	1,088,653	1,101,816	1,118,199	1,125,745
	Total Solid Waste Fund Operations	1,042,768	1,088,653	1,101,816	1,118,199	1,125,745
	Revenue & Transfer in Excess of Expenditures	45,642	33,597	45,843	27,401	24,061
	STORM DRAIN OPERATIONS FUND (470)					
	Total Storm Drain Operation Revenues	67,192	69,983	73,345	72,525	74,400
4047	Storm Drain Maintenance & Operations	65,959	70,993	69,880	69,480	67,251
	Total Storm Drain Fund Operations	65,959	70,993	69,880	69,480	67,251
	Revenue in Excess of Expenditures	1,234	(1,010)	3,465	3,045	7,149
	TOTAL ENTERPRISE FUND REVENUE	**4,235,408**	**4,204,021**	**4,357,314**	**4,309,672**	**4,363,206**
	TOTAL ENTERPRISE FUND EXPENDITURES	**3,753,847**	**3,937,633**	**4,138,376**	**4,101,558**	**4,233,934**
	EXCESS (DEFICIT) REVENUE	**$ 481,561**	**$ 266,388**	**$ 218,938**	**$ 208,114**	**$ 129,272**

Enterprise Funds' Revenue Summary
410, 420, 430, & 470

Description	Audited 2013-2014	Audited 2014-2015	Adopted 2015-2016	Estimated Year- End	Budget 2016-2017
WATER FUND (410)					
410 0000 344 10 00 User Charges	1,587,999	1,447,115	1,556,010	1,500,000	1,531,500
410 0000 344 15 00 Meters	10,025	7,650	4,000	2,500	2,500
410 0000 361 01 00 Interest Earnings	16,135	13,134	12,000	10,000	7,500
410 0000 361 10 00 Penalties	31,118	28,531	30,000	30,000	31,000
410 0000 369 01 00 Miscellaneous	359	10,957	0	300	0
	1,645,636	1,507,385	1,602,010	1,542,800	1,572,500
SEWER FUND (420)					
420 0000 344 20 00 User Charges	1,351,121	1,411,376	1,457,800	1,460,000	1,491,500
420 0000 344 25 00 Septic Dumping Fee	23,513	21,565	15,000	15,000	15,000
425 0000 344 50 00 Del Norte Sewer Trunk	544	532	500	4,500	1,000
420 0000 361 01 00 Interest Earnings	7,514	5,644	5,000	5,000	4,000
420 0000 361 02 00 Property Rental	25,028	31,336	30,000	34,747	30,000
420 0000 361 10 00 Penalties	26,451	28,071	26,000	25,000	25,000
420 0000 362 07 00 Sale of Dirt	0	5,879	0	4,500	0
	1,434,170	1,504,402	1,534,300	1,548,747	1,566,500
SOLID WASTE FUND (430)					
430 0000 344 31 00 Solid Waste Collection	1,021,767	1,051,597	1,073,732	1,070,000	1,076,206
430 0000 344 32 00 Grant	5,000	0	0	5,000	5,000
430 0000 344 33 00 Waste Bin Charges	486	0	1,500	4,500	1,500
430 0000 345 00 00 Street Sweeping	37,563	46,914	49,427	48,000	50,100
430 0000 361 01 00 Interest Earnings	3,343	2,875	3,000	2,100	2,000
430 0000 361 10 00 Penalties	20,251	20,742	20,000	16,000	15,000
430 0000 369 01 00 Miscellaneous	0	122	0	0	0
	1,088,410	1,122,250	1,147,659	1,145,600	1,149,806
STORM DRAINAGE FUND (470)					
470 0000 344 70 00 User Charges	66,691	68,819	72,145	71,000	73,100
470 0000 361 01 00 Interest Earnings	237	194	200	125	100
470 0000 361 10 00 Penalties	0	970	1,000	1,400	1,200
470 0000 362 07 00 Sale of Dirt	265	0	0	0	0
	67,192	69,983	73,345	72,525	74,400

WATER ADMINISTRATION & ACCOUNTING

410 5005

						Description	Audited 2013-2014	Audited 2014-2015	Adopted 2015-2016	Estimated Year- End	Budget 2016-2017
		PERSONNEL									
410	5005	410	10	00		Salaries	134,385	123,731	163,362	163,362	183,964
410	5005	410	20	00		Part Time Salaries	6,224	17,289	0	1,919	0
410	5005	410	30	00		Overtime	89	589	0	0	0
410	5005	420	51	00		CalPERS Unfunded Liability	0	0	3,501	3,501	5,052
410	5005	420	00	00		Fringe Benefits	49,191	53,207	57,592	57,592	58,871
410	5005	420	11	00		FICA Tax Expense	8,278	7,802	9,211	9,211	9,921
410	5005	420	12	00		FICA MED Tax Expense	1,944	1,799	2,101	2,101	2,381
410	5005	420	40	00		Health Insurance Expense	15,705	17,432	25,683	25,683	24,831
410	5005	420	50	00		Retirement City Contribution	15,449	13,967	15,337	15,337	15,765
410	5005	420	52	00		Contra Pension Expense	0	7,548	0	0	0
410	5005	420	55	00		Worker's Compensation Expense	6,459	1,407	2,747	2,747	3,209
410	5005	420	60	00		SDI Expense	1,356	3,251	2,512	2,512	2,765
						Check Total	0	0	0	0	0
						TOTAL PERSONNEL	**189,888**	**194,816**	**224,455**	**226,374**	**247,887**
		OPERATIONS & MAINTENANCE									
410	5005	510	01	00		Contract Services	4,007	2,204	4,000	4,000	4,000
410	5005	510	10	00		Professional Services	4,300	4,800	5,500	20,700	28,100
410	5005	510	14	00		Professional Services-Finance Acct Software Maint	0	0	2,500	2,500	2,500
410	5005	521	01	00		Office Supplies	2,910	4,487	4,500	4,500	5,000
410	5005	521	07	00		Postage	12,777	8,901	10,000	10,000	10,250
410	5005	540	00	00		Lease Payment (PFA Bond)	43,340	42,802	42,862	42,862	43,412
410	5005	540	02	00		Equipment Rent - Lease	1,914	1,931	2,000	2,000	2,000
410	5005	550	00	00		Insurance	14,180	16,042	23,566	23,566	23,566
410	5005	551	02	00		Communications - Cellular Phone	180	0	0	0	0
410	5005	552	01	00		Public Notice	0	0	500	500	500
410	5005	554	01	00		Travel - Conferences - Meetings	364	198	750	750	1,500
410	5005	555	04	00		Taxes & Assessments (F.I.D.)	168	168	175	168	175
410	5005	555	05	00		Property Taxes - Fresno County	139	140	150	146	150
410	5005	565	00	00		Internal Service Funds	5,846	3,211	2,545	2,545	2,537
410	5005	560	00	00		Administration & Overhead	114,485	114,431	114,431	114,431	114,431
						TOTAL OPERATIONS & MAINTENANCE	**204,610**	**199,315**	**213,479**	**228,668**	**238,122**
		CAPITAL									
410	5005	600	04	00		Capital Outlay - Machinery & Equipment	0	1,088	2,000	2,000	1,000
						TOTAL CAPITAL EXPENDITURES	**0**	**1,088**	**2,000**	**2,000**	**1,000**
						TOTAL DEPARTMENT BUDGET	**394,499**	**395,219**	**439,935**	**457,042**	**487,009**
										Budget to Budget Increase/(Decrease)	**47,074**
										Percentage of Change	**10.7%**

Budget Highlights:

Annual Bond Lease Payment Breakdown is located in the PFA Budget.
Professional Services - Rate study estimated cost of $45,000 split 50/50 between water and sewer

WATER DEBT SERVICE

410 5006

					Description	Audited 2013-2014	Audited 2014-2015	Adopted 2015-2016	Estimated Year- End	Budget 2016-2017
410	5006	700	11	00	Debt Service - SRF Loan	165,000	165,000	165,000	165,000	165,000
					TOTAL NOTE PAYABLES	**165,000**	**165,000**	**165,000**	**165,000**	**165,000**
					TOTAL DEPARTMENT BUDGET	**165,000**	**165,000**	**165,000**	**165,000**	**165,000**
									Budget to Budget Increase/(Decrease)	**(0)**
									Percentage of Change	**0.0%**

Budget Highlights:

State Revolving Fund (SRF) Loan. The City entered into another contract with the State of California Department of Water Resources in 2003, which allowed the City to borrow up to approximately $3,300,000 for a major water project and repay the loan over 20 years without interest. Terms of the note now call for semi-annual payments of $82,500 beginning January 1, 2011 and the final payment to be made on January 1, 2028. The balance of the loan as of June 30, 2015 is $2,144,999.

WATER OPERATIONS

410 4041

					Description	Audited 2013-2014	Audited 2014-2015	Adopted 2015-2016	Estimated Year- End	Budget 2016-2017
		PERSONNEL								
410	4041	410	10	00	Salaries	257,868	241,322	257,281	257,281	249,477
410	4041	410	20	00	Part Time Salaries	154	8,916	20,000	20,000	20,000
410	4041	410	30	00	Overtime	7,780	6,150	7,500	7,500	7,500
410	4041	410	35	00	Stand By	7,973	8,455	7,747	7,747	7,838
410	4041	420	51	00	CalPERS Unfunded Liability	0	0	5,514	5,514	6,851
410	4041	420	00	00	Fringe Benefits	112,989	122,034	125,190	125,190	116,334
410	4041	420	11	00	FICA Tax Expense	16,260	21,717	17,765	17,765	17,276
410	4041	420	12	00	FICA MED Tax Expense	3,897	3,761	4,155	4,155	4,040
410	4041	420	40	00	Health Insurance Expense	37,617	38,771	41,638	41,638	34,314
410	4041	420	50	00	Retirement City Contribution	30,615	27,698	26,567	26,567	26,727
410	4041	420	55	00	Worker's Compensation Expense	21,866	25,936	30,742	30,742	29,776
410	4041	420	60	00	SDI Expense	2,734	4,151	4,323	4,323	4,200
					Check Total	0	0	0	0	0
					TOTAL PERSONNEL	**386,765**	**386,878**	**423,231**	**423,231**	**408,000**
		OPERATIONS & MAINTENANCE								
410	4041	510	01	00	Contract Services	24,819	34,450	40,000	30,000	40,000
410	4041	510	10	00	Professional Services	12,077	10,881	10,000	10,000	10,000
410	4041	510	11	00	Professional Services-GIS Maintenance	0	2,030	2,000	1,500	2,000
410	4041	510	12	00	Professional Services - Lab Services	10,705	9,584	14,000	8,900	11,000
410	4041	515	01	00	Utilities	283,760	260,714	250,000	230,000	250,000
410	4041	521	01	00	Office Supplies	1,301	1,471	1,500	1,200	1,500
410	4041	521	02	00	Special Supplies	52,290	15,701	15,000	15,000	15,000
410	4041	521	03	00	Special Supplies - Chlorine	0	31,360	40,000	30,000	40,000
410	4041	521	02	01	Water Meters	2,750	3,286	5,000	5,000	5,000
410	4041	521	06	00	Uniforms	985	1,271	1,300	1,300	1,300
410	4041	521	07	00	Postage	846	196	1,200	1,200	1,200
410	4041	540	02	00	Equipment Rental - Lease	1,089	1,676	2,500	2,500	2,500
410	4041	551	01	00	Communications - Telephone	2,767	2,779	2,500	2,500	2,500
410	4041	551	02	00	Communications - Cellular Phone	1,494	1,602	1,800	1,800	1,800
410	4041	552	01	00	Public notices/Consumer Conf. Report	100	35	300	300	300
410	4041	554	01	00	Training, Travel & Meetings	2,025	1,223	2,500	2,100	2,500
410	4041	555	01	00	State Fees & Permits	8,214	9,537	15,000	12,000	15,000
410	4041	555	02	00	Upper Kings Basin Water Forum	8,500	8,500	8,500	8,500	8,500
410	4041	565	00	00	Internal Service Funds	50,565	61,482	59,774	59,774	59,879
					TOTAL OPERATIONS & MAINTENANCE	**464,288**	**457,780**	**472,874**	**423,574**	**469,979**
		CAPITAL								
410	4041	600	03	00	Capital Improvements	8,392	0	0	0	0
410	4041	600	03	00	Water Conservation Measures	0	0	50,000	25,000	30,000
410	4041	600	03	05	Capital Improvements-Scada System Upgrade	0	0	0	0	0
410	4041	600	03		Capital Improvement - Update PLC	0	0	0	0	5,000
					TOTAL CAPITAL EXPENDITURES	**8,392**	**0**	**50,000**	**25,000**	**35,000**
					TOTAL DEPARTMENT BUDGET	**859,445**	**844,657**	**946,106**	**871,806**	**912,979**
									Budget to Budget Increase/(Decrease)	**(33,127)**
									Percentage of Change	**-3.5%**

Budget Highlights:
410.4041.600.03. - $5,000 Update Programable Logic Controller (PLC)

SEWER ADMINISTRATION & ACCOUNTING

420 5005

					Description	Audited 2013-2014	Audited 2014-2015	Adopted 2015-2016	Estimated Year- End	Budget 2016-2017
		PERSONNEL								
420	5005	410	10	00	Salaries	111,157	87,186	118,656	118,656	134,710
420	5005	410	20	00	Part Time Salaries	4,094	14,837	0	1,645	0
420	5005	410	30	00	Overtime	86	474	0	0	0
420	5005	420	51	00	CalPERS Unfunded Liability	0	0	2,543	2,543	3,699
420	5005	420	00	00	Fringe Benefits	40,850	40,541	41,828	41,828	41,462
420	5005	420	11	00	FICA Tax Expense	6,834	5,462	6,439	6,439	6,867
420	5005	420	12	00	FICA MED Tax Expense	1,606	1,274	1,453	1,453	1,667
420	5005	420	40	00	Health Insurance Expense	13,102	11,910	18,949	18,949	17,614
420	5005	420	50	00	Retirement City Contribution	12,929	10,049	11,145	11,145	10,926
420	5005	420	52	00	Contra Pension Expense	0	8,319			
420	5005	420	55	00	Worker's Compensation Expense	5,262	914	2,028	2,028	2,391
420	5005	420	60	00	SDI Expense	1,116	2,614	1,815	1,815	1,997
					Check Total	0	0	0	0	0
					TOTAL PERSONNEL	**156,186**	**143,038**	**163,027**	**164,671**	**179,871**
		OPERATIONS & MAINTENANCE								
420	5005	510	01	00	Contract Services	3,752	1,948	5,500	5,500	5,500
420	5005	510	10	00	Professional Services	4,000	3,500	3,800	19,000	26,400
420	5005	510	14	00	Professional Services - Finance Acct Software Maint	0	0	2,100	2,100	2,100
420	5005	521	01	00	Office Supplies	4,768	4,746	5,000	5,000	5,500
420	5005	521	07	00	Postage	5,000	5,378	6,000	6,000	6,250
420	5005	540	00	00	Lease Payment (PFA Bond)	34,672	34,241	34,290	34,290	34,730
420	5005	540	02	00	Equipment Rent - Lease	1,148	1,166	1,200	1,200	1,200
420	5005	550	00	00	Insurance	24,744	18,005	18,067	18,067	18,067
420	5005	551	01	00	Communications - Telephone	758	584	600	850	700
420	5005	552	01	00	Public Notice	0	530	500	500	500
420	5005	554	01	00	Training, Travel & Meetings	23	0	1,000	1,000	2,000
420	5005	555	04	00	Taxes & Assessments (Fresno Irrig. Dist.)	2,725	3,890	2,800	2,800	2,800
420	5005	555	05	00	Property Taxes - Fresno County	139	140	150	146	150
420	5005	565	00	00	Internal Service Funds	4,534	2,359	1,827	1,827	1,824
420	5005	560	00	00	Administration & Overhead	109,062	100,127	100,127	100,127	100,127
					TOTAL OPERATIONS & MAINTENANCE	**195,325**	**176,614**	**182,961**	**198,407**	**207,848**
		CAPITAL								
420	5005	600	04	00	Capital Outlay - Machinery & Equipment	0	0	2,000	2,000	1,000
					TOTAL CAPITAL EXPENDITURES	**0**	**0**	**2,000**	**2,000**	**1,000**
					TOTAL DEPARTMENT BUDGET	**351,511**	**319,652**	**347,988**	**365,079**	**388,720**
									Budget to Budget Increase/(Decrease)	**40,732**
									Percentage of Change	**11.7%**

Budget Highlights:

Annual Bond Lease Payment Breakdown is located in the PFA Budget.
Professional Services - Rate study estimated cost of $45,000 split 50/50 between water and sewer

SEWER - DEBT SERVICE

420 5006

					Description	Audited 2013-2014	Audited 2014-2015	Adopted 2015-2016	Estimated Year- End	Budget 2016-2017
420	5006	700	16	00	Debt Service - Rev. Bonds Principal	45,000	50,000	50,000	50,000	55,000
420	5006	700	26	00	Debt Service - Rev. Bonds Interest	23,836	16,664	14,164	14,164	11,664
420	5006	700	17	00	Debt Service - SRF Loan Principal	114,536	231,362	158,676	158,676	161,012
420	5006	700	27	00	Debt Service - SRF Loan Interest	18,914	34,702	43,067	43,067	40,731
					TOTAL NOTE PAYABLES	**202,286**	**332,728**	**265,908**	**265,908**	**268,407**
					TOTAL DEPARTMENT BUDGET	**202,286**	**332,728**	**265,908**	**265,908**	**268,407**
									Budget to Budget Increase/(Decrease)	**2,499**
									Percentage of Change	**0.9%**

Budget Highlights:

Revenue Bonds Payable. In 1981, the City of Kerman issued $1,200,000 of revenue bonds to construct additional sewer facilities. The City has pledged the revenue derived from these facilities to pay the debt service. Bond principal payments are made each April. Interest at 5.0% is paid semi-annually, each April and October. The outstanding principal balance at June 30, 2015 was $283,285. The bonds will be paid off in 2021.

SRF Loan - In 2011, the City of Kerman completed the expansion of its Waste Water Treatment Plant. This project was funded by $2 million of ARRA Grant money and a State Revolving Fund (SRF) Loan of nearly $5 million. The first annual loan payment was paid in September of 2012. Sewer Major Facilities (Fund 57) will pay $75,000 of total principle payment due for FY 16/17 in the amount of $236,012. Fund 42 will pay the remaining $161,012 of the principle payment along with the accrued interest due on the loan from operational reserves in fiscal year 2016/17. The remaining principle balance at June 30, 2015 was $4,306,737. The loan will be paid off in 2031.

SEWER OPERATIONS

420 4042

					Description	Audited 2013-2014	Audited 2014-2015	Adopted 2015-2016	Estimated Year- End	Budget 2016-2017
		PERSONNEL								
420	4042	410	10	00	Salaries	226,219	186,057	225,531	225,531	223,117
420	4042	410	30	00	Overtime	6,593	4,688	5,000	5,000	5,000
420	4042	410	35	00	Stand By	6,983	7,236	7,739	7,739	7,970
420	4042	420	51	00	CalPERS Unfunded Liability	0	0	4,833	4,833	6,127
420	4042	420	00	00	Fringe Benefits	90,395	87,152	104,565	104,565	98,068
420	4042	420	11	00	FICA Tax Expense	7,042	12,086	14,468	14,468	14,327
420	4042	420	12	00	FICA MED Tax Expense	3,417	2,827	3,384	3,384	3,351
420	4042	420	40	00	Health Insurance Expense	31,621	28,966	36,497	36,497	29,842
420	4042	420	50	00	Retirement City Contribution	26,785	21,157	22,985	22,985	23,597
420	4042	420	55	00	Worker's Compensation Expense	19,136	20,315	23,604	23,604	23,358
420	4042	420	60	00	SDI Expense	2,393	1,801	3,628	3,628	3,592
					Check Total	0	0	0	0	0
					TOTAL PERSONNEL	**330,190**	**285,133**	**347,668**	**347,668**	**340,282**
		OPERATIONS & MAINTENANCE								
420	4042	510	01	00	Contract Services	45,595	51,427	64,000	55,000	50,000
420	4042	510	10	00	Professional Services	9,437	2,573	10,000	5,500	10,000
420	4042	510	12	00	Professional Services-Laboratory Testing	4,796	4,550	7,000	5,200	7,000
420	4042	515	01	00	Utilities	132,281	218,310	220,000	225,000	225,000
420	4042	515	02	00	Utilities (Lift Station)	2,419	1,575	2,500	1,500	2,000
420	4042	521	01	00	Office Supplies & Postage	813	486	1,000	1,000	1,200
420	4042	521	02	00	Special Supplies	54,422	48,812	16,500	16,500	16,500
420	4042	521	03	00	Special Supplies-Polymer	0	0	19,000	18,000	19,000
420	4042	521	04	00	Special Supplies-Major Repairs	0	0	14,500	14,500	22,000
420	4042	521	06	00	Uniforms	886	1,010	1,100	1,200	1,200
420	4042	540	00	00	Equipment Rent - Lease	1,325	1,369	1,500	1,500	1,500
420	4042	550	00	00	Insurance	0	9,985	0	0	0
420	4042	551	01	00	Communications - Telephone	4,021	4,049	4,050	4,050	4,050
420	4042	551	02	00	Communications - Cellular Phone	926	979	1,100	1,100	1,200
420	4042	554	01	00	Training, Travel & Meetings	1,541	1,881	2,500	2,000	2,500
420	4042	555	01	00	State Fees & Permits	28,512	27,447	30,000	30,000	30,000
420	4042	555	05	00	Property Taxes - Fresno Co - Solar Array	0	372	375	375	375
420	4042	565	00	00	Internal Service Funds	49,294	56,573	53,951	53,951	57,016
					TOTAL OPERATIONS & MAINTENANCE	**336,266**	**431,397**	**449,076**	**436,376**	**450,541**
		CAPITAL								
420	4042	600	03	00	Capital Outlay	4,642	0	0	0	0
420	4042	600	03	06	Capital Outlay-HVAC System at WWTP	1,283	0	0	0	0
420	4042	600	03	08	Capital Outlay-Secondary Meter for Pumping Reclaim	0	4,201	0	0	0
420	4042	600	03	09	Capital Outlay-Cat Walk for FKC Sewer Sludge Press	0	0	5,000	5,000	0
420	4042	600	03		Capital Outlay-Pontoons for Biolac Barge	0	0	0	0	3,000
420	4042	600	03		Capital Outlay-Homa RAS Pump	0	0	0	0	10,000
420	4042	600	03		Capital Outlay-T-8 Gorman Rupp Pump	0	0	0	0	15,000
					TOTAL CAPITAL EXPENDITURES	**5,924**	**4,201**	**5,000**	**5,000**	**28,000**
					TOTAL DEPARTMENT BUDGET	**672,380**	**720,731**	**801,744**	**789,044**	**818,823**
									Budget to Budget Increase/(Decrease)	**17,079**
									Percentage of Change	**2.1%**

Budget Highlights:

420.4042.600.03. - $10,000 Purchase standby spare Return Activated Sludge (RAS) pump for WWTP for WAS tank.
420.4042.600.03. - $15,000 Replace worn out T-8 Gorman Rupp lift pump in headworks.
420.4042.600.03. - $12,000 Power economizing option for WWTP headworks lift pumps.

SOLID WASTE ADMINISTRATION

430 5005

					Description	Audited 2013-2014	Audited 2014-2015	Adopted 2015-2016	Estimated Year- End	Budget 2016-2017
		PERSONNEL								
430	5005	410	10	00	Salaries	96,519	90,838	101,312	101,312	111,866
430	5005	410	20	00	Part Time Salaries	3,961	12,264	0	1,370	0
430	5005	410	30	00	Overtime	218	582	1,000	1,000	1,000
430	5005	410	35	00	Standby Pay	94	93	203	250	96
430	5005	420	51	00	CalPERS Unfunded Liability	0	0	2,171	2,171	3,072
430	5005	420	00	00	Fringe Benefits	37,153	36,638	38,694	38,694	39,193
430	5005	420	11	00	FICA Tax Expense	5,991	7,610	6,131	6,131	6,558
430	5005	420	12	00	FICA MED Tax Expense	1,404	1,316	1,427	1,427	1,576
430	5005	420	40	00	Health Insurance Expense	12,924	14,205	17,373	17,373	16,400
430	5005	420	50	00	Retirement City Contribution	10,816	9,926	9,722	9,722	10,237
430	5005	420	55	00	Worker's Compensation Expense	5,028	1,892	2,472	2,472	2,721
430	5005	420	60	00	SDI Expense	990	1,688	1,568	1,568	1,703
					Check Total	0	0	0	0	0
					TOTAL PERSONNEL	**137,944**	**140,415**	**143,380**	**144,797**	**155,228**
		OPERATIONS & MAINTENANCE								
430	5005	510	01	00	Contract Services - (Mid Valley Disposal)	816,966	836,904	849,240	849,240	856,713
430	5005	510	06	00	Contract Services	1,309	495	1,500	1,500	1,500
430	5005	510	10	00	Professional Services-Audit	3,000	4,000	4,000	4,000	4,100
430	5005	510	14	00	Professional Services	0	0	1,600	1,000	1,000
430	5005	521	01	00	Office Supplies	861	917	2,000	2,000	2,500
430	5005	521	02	00	General Supplies - Recycling Grant	2,281	0	0	15,566	5,000
430	5005	521	06	00	Uniforms	24	110	150	150	150
430	5005	521	07	00	Postage	2,200	2,915	3,500	3,500	3,600
430	5005	540	00	00	Lease Payment (PFA Bond)	17,336	17,121	17,145	17,145	17,365
430	5005	540	02	00	Equipment Rent - Lease	765	783	1,000	1,000	1,000
430	5005	550	00	00	Insurance	1,736	5,238	7,855	7,855	7,855
430	5005	552	01	00	Public Notice		130	100	100	100
430	5005	565	00	00	Internal Service Funds	4,346	4,205	3,507	3,507	3,794
430	5005	560	00	00	Administration & Overhead	14,851	23,840	23,840	23,840	23,840
430	'0099	557	80	00	Transfer to Street Fund - St. Sweeping	39,149	47,447	41,000	41,000	41,000
					TOTAL OPERATIONS & MAINTENANCE	**904,825**	**944,106**	**956,437**	**971,402**	**969,517**
		CAPITAL								
430	5005	600	04	00	Capital Outlay - Machinery & Equipment	0	0	2,000	2,000	1,000
430	5005	600	03	99	Capital Outlay-New Accounting Software System	0	4,132	0	0	0
					TOTAL CAPITAL EXPENDITURES	**0**	**4,132**	**2,000**	**2,000**	**1,000**
					TOTAL DEPARTMENT BUDGET	**1,042,768**	**1,088,653**	**1,101,816**	**1,118,199**	**1,125,745**
									Budget to Budget Increase/(Decrease)	**23,929**
									Percentage of Change	**2.2%**

Budget Highlights:

Annual Bond Lease Payment Breakdown is located in the PFA Budget

STORM DRAIN OPERATIONS

470 4047

					Description	Audited 2013-2014	Audited 2014-2015	Adopted 2015-2016	Estimated Year- End	Budget 2016-2017
		PERSONNEL								
470	4047	410	10	00	Salaries	22,714	25,396	24,927	24,927	24,828
470	4047	410	20	00	Part Time	282	0	0	0	0
470	4047	410	30	00	Overtime	1,486	1,410	1,650	1,650	1,650
470	4047	410	35	00	Stand By	1,302	1,156	1,372	1,372	1,323
470	4047	420	51	00	CalPERS Unfunded Liability	0	0	534	534	682
470	4047	420	00	00	Fringe Benefits	10,917	12,801	13,211	13,211	12,884
470	4047	420	11	00	FICA Tax Expense	1,526	1,680	1,631	1,631	1,621
470	4047	420	12	00	FICA MED Tax Expense	357	393	381	381	379
470	4047	420	40	00	Health Insurance Expense	3,930	4,017	4,834	4,834	4,439
470	4047	420	50	00	Retirement City Contribution	2,702	2,918	2,669	2,669	2,771
470	4047	420	55	00	Worker's Compensation Expense	2,146	3,541	3,288	3,288	3,268
470	4047	420	60	00	SDI Expense	256	251	408	408	406
					Check Total	0	0	0	0	0
					TOTAL PERSONNEL	**36,701**	**40,762**	**41,695**	**41,695**	**41,368**
		OPERATIONS & MAINTENANCE								
470	4047	510	01	00	Contract Services	1,000	492	1,000	600	1,000
470	4047	515	01	00	Utilities	726	573	1,000	1,000	1,000
470	4047	521	01	00	Office Supplies	67	0	100	100	100
470	4047	521	02	00	General Supplies	2,496	3,307	2,000	2,000	2,200
470	4047	521	06	00	Uniforms	117	141	120	120	120
470	4047	521	07	00	Postage	800	989	500	500	500
470	4047	540	00	00	Lease Payment (PFA Bond)	1,734	1,712	1,714	1,714	1,736
470	4047	550	00	00	Insurance	4,920	3,928	3,142	3,142	3,142
470	4047	551	02	00	Communications - Cellular Phone	812	890	1,000	1,000	1,000
470	4047	555	04	00	Taxes & Assessments (Fresno Irrig. Dist.)	1,213	1,213	1,225	1,225	1,225
470	4047	555	05	00	Property Taxes - Fresno County	139	140	150	150	150
470	4047	565	00	00	Internal Service Funds	7,430	8,691	8,781	8,781	6,257
470	4047	560	00	00	Administration & Overhead	7,453	7,453	7,453	7,453	7,453
					TOTAL OPERATIONS & MAINTENANCE	**28,907**	**29,528**	**28,185**	**27,785**	**25,884**
		CAPITAL								
470	4047	600	03	99	Capital Outlay-New Accounting Software System	351	702	0	0	0
					TOTAL CAPITAL EXPENDITURES	**351**	**702**	**0**	**0**	**0**
					TOTAL DEPARTMENT BUDGET	**65,959**	**70,993**	**69,880**	**69,480**	**67,251**
									Budget to Budget Increase/(Decrease)	**(2,629)**
									Percentage of Change	**-3.8%**

Budget Highlights:

Annual Bond Lease Payment Breakdown is located in the PFA Budget.

LANDSCAPE & LIGHTING DISTRICT

750 4075

					Description	Audited 2013-2014	Audited 2014-2015	Adopted 2015-2016	Estimated Year- End	Budget 2016-2017
		PERSONNEL								
750	4075	410	10	00	Salaries	64,135	75,772	62,623	62,623	59,453
750	4075	410	20	00	Part Time Salaries	10,710	18,902	33,500	15,000	15,000
750	4075	410	30	00	Overtime	3,384	3,700	2,500	2,500	2,500
750	4075	410	35	00	Stand By	1,890	2,172	1,805	1,805	1,697
750	4075	420	51	00	CalPERS Unfunded Liability	0	0	1,342	1,342	1,633
750	4075	420	00	00	Fringe Benefits	31,925	43,977	33,063	33,063	27,344
750	4075	420	11	00	FICA Tax Expense	4,901	6,164	6,078	6,078	4,676
750	4075	420	12	00	FICA MED Tax Expense	1,147	1,436	1,388	1,388	1,067
750	4075	420	40	00	Health Insurance Expense	10,203	13,350	9,032	9,032	7,108
750	4075	420	50	00	Retirement City Contribution	7,549	8,626	6,632	6,632	6,338
750	4075	420	55	00	Worker's Compensation Expense	6,379	11,718	8,629	8,629	7,079
750	4075	420	60	00	SDI Expense	1,747	2,682	1,303	1,303	1,078
					Check Total	0	0	0	0	0
					TOTAL PERSONNEL	**112,044**	**144,523**	**134,833**	**116,333**	**107,627**
		OPERATIONS & MAINTENANCE								
750	4075	510	01	00	Contract Services	25	0	0	0	0
750	4075	510	10	00	Professional Services-Assessments	3,654	6,090	4,000	4,000	4,000
750	4075	510	11	00	Professional Services-GIS Mapping	0	1,910	0	0	0
750	4075	515	01	00	Utilities	30,534	31,751	30,000	31,000	31,500
750	4075	521	02	00	General Supplies	5,145	6,643	5,000	5,800	6,000
750	4075	521	06	00	Uniforms	514	460	500	550	550
750	4075	540	00	00	Lease Payment (PFA Bond)	2,600	2,600	2,572	2,572	2,605
750	4075	550	00	00	Insurance	2,894	3,274	2,357	2,357	2,357
750	4075	551	02	00	Communications - Cellular Phone	406	445	425	500	500
750	4075	555	04	00	Taxes & Assessments (F.I.D.)	63	63	65	65	65
750	0099	557	41	00	Transfer to Other Funds	895	0	0	0	0
750	4075	565	00	00	Internal Service Funds	14,795	23,697	24,922	24,922	29,469
750	4075	560	00	00	Administration & Overhead	7,956	7,956	7,956	7,956	7,956
					TOTAL OPERATIONS & MAINTENANCE	**69,482**	**84,888**	**77,797**	**79,722**	**85,001**
		CAPITAL								
750	4075	600	03	36	Capital Outlay-Bucket Truck	0	10,812	0	0	0
750	4075	600	03	99	Capital Outlay-New Accounting Software System	0	2,685	0	0	0
					TOTAL CAPITAL EXPENDITURES	**0**	**13,497**	**0**	**0**	**0**
					TOTAL DEPARTMENT EXPENDITURES	**181,526**	**242,908**	**212,630**	**196,055**	**192,629**
									Budget to Budget Increase/(Decrease)	**(20,002)**
									Percentage of Change	**-9.4%**

Budget Highlights:

Revenue: L & L assessments will generate approximately $213,000 in FY 2016/17

City of Kerman

"Where Community Comes First"

MAYOR	MAYOR PRO-TEM		DEPARTMENT: CITY CLERK
Stephen B. Hill	Gary Yep		STAFF REPORT
COUNCIL MEMBER	COUNCIL MEMBER	COUNCIL MEMBER	CITY COUNCIL MEETING
Rhonda Armstrong	Nathan Fox	Bill Nijjer	COUNCIL MEETING DATE: APRIL 6, 2016

TO: Mayor and City Council

FROM: Marci Reyes, City Clerk

SUBJECT: Council Appointment to the West County Solid Waste Planning Committee

RECOMMENDATION

Council by minute order appoint one principal, Council member and one additional alternate staff member to serve on the West County Solid Waste Planning Committee (WCSWPC).

EXECUTIVE SUMMARY

On August 23, 1977 the Cities of Mendota, Coalinga, Firebaugh, Kerman, Huron and San Joaquin, entered into a Joint Powers Agreement (JPA) for the disposal and processing of solid waste on the west side of Fresno County.

According to the JPA Article II Purpose, Consideration, and Powers. The parties hereto desire to jointly plan and manage the conveyance, disposal, and processing of solid waste on the West side of Fresno County.

OUTSTANDING ISSUES

The WCSWPC has not had a formal quorum present since July 15, 2010. With this, it leaves questions regarding the future role in regional planning.

FISCAL IMPACT

None

Attachments:

A. County of Fresno Letter

Attachment 'A'

County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
BERNARD JIMENEZ, INTERIM DIRECTOR

March 3, 2016

Marci Reyes, City Clerk
City of Kerman
850 S Madera Ave
Kerman, CA 93630-1741

SUBJECT: Re-convening the West County Solid Waste Planning Committee.

Dear Ms. Reyes,

In recent research efforts concerning regional solid waste planning, County staff has determined that a number of previously created commissions and committees, including the West County Solid Waste Planning Committee (WCSWPC), have not met for several years. The WCSWPC has not had a formal convocation (quorum present) since July 15, 2010. This leaves outstanding questions regarding the WCSWPC's future role in regional planning.

Following the *Solid Waste Management Resource and Recovery Act* (Nejedly-Z'ber-Bills, 1972), and the original, 1975 *Fresno County Solid Waste Management Master Plan*, a Joint Powers Agreement (JPA) was signed by the WCSWPC on August 23, 1977[1] between the cities of Coalinga, Firebaugh, Kerman, Huron, Mendota, San Joaquin, and the County of Fresno (County). This agreement created the *West County Solid Waste Planning Agency*, with a governing body to be known as the West County Solid Waste Planning Board.

On September 15, 1987[2], a new, superseding JPA was executed between the west area cities and the County. This new JPA created *the West County Solid Waste Planning Committee*, comprised of eight members: two from the County of Fresno Board of Supervisors (Board), and one representative each from the cities of Coalinga, Firebaugh, Kerman, Huron, Mendota, and San Joaquin.

Previously, the WCSWPC has been viewed as a strictly advisory agency. However, as reflected in the 1987 JPA, the WCSWPC shall "plan for the transfer, disposition, and

WCSWPC Convocation
March 3, 2016
Page 2

resource recovery of solid waste", and "implement the provisions of the Fresno County Solid Waste Management Plan".

We request that the Kerman City Council appoint one (1) principal, city council member and one (1) additional alternate member to serve on the WCSWPC, allowing for its convocation, and for the determination of its future role and activities. Each jurisdiction's alternate, appointed member may be a non-elected municipal staff member, and may provide a vote on behalf of their jurisdiction in WCSWPC meeting.

Please submit, via letter, the nominees you would wish to serve on the commission. Should you have any questions, please contact bfremming@fresno.co.ca.us or (559) 600-4259.

Please direct correspondence to:

County of Fresno
ATTN: Brent Fremming, Staff Analyst
Department of Public Works and Planning - Resources Division
2220 Tulare Street, 6th Floor
Fresno, CA 93721-2127

Sincerely,

Sally Lopez, Solid Waste Coordinator
Department of Public Works and Planning, Resources Division

Enclosure "A": Joint Powers Agreement

c: Bernard Jimenez, Interim Director
John Thompson, Deputy Director of Resources and Administration
John Hays, Principal Administrative Analyst – County Administrative Office