

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

Adopted
April 2016

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 of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best use of limited resources.

Timeframe and Objectives:

- The County of Fresno Public Works and Planning Department, with assistance 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 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 168 lower-income units from the Fourth Cycle RHNA.

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).
- 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, Policy 1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 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 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 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:

- 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, 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 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.
- 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.
- 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 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 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.

Financing:	General Fund
Implementation Responsibility:	Planning and Development Services Department (Planning Division)
Relevant Policies:	Policy 2.6

Removal of Governmental Constraints

Program 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.

In addition, parking standards were identified as a potential constraint. The City will 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 “morals” 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 12: 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 14: Housing Rehabilitation Programs

The City of Kerman is a participating jurisdiction in the Fresno County Housing Assistance Rehabilitation Program, which provides loans to qualifying homeowners in the unincorporated County and participating cities for the improvement of their homes. Eligible improvements include energy efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications. Loan terms under this program vary according to household income and the improvements and repairs that are needed. 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: 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 16: 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 17: 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 18: 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 19: Energy Conservation

The City promotes energy conservation in housing development and rehabilitation.

Timeframe and Objectives:

- Consider incentives to promote green building techniques and features in 2017, and as appropriate adopt incentives 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 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 21: Fair Housing

Residents in the Central Valley, including Fresno County, can access fair housing services provided by the Fair Housing Council of Central Valley (FHCCC). FHCCC offers mediation, counseling, advocacy, research, and fair housing training and workshops for residents as well as housing providers. Other fair housing resources include the Fresno Housing Authority, Fair Housing and Equal Opportunity (FHEO) division of HUD, and the State Department of Fair Employment and Housing (DFEH). The City will assist in promoting fair resources available in the region.

Timeframe and Objectives:

- 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 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 Fourth Cycle 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.

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	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 218 moderate-income from the Fourth Cycle RHNA, for a total of 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 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 three underutilized sites zoned either R-3 or MU. These sites have been identified because the City’s 2007 General Plan envisions the sites being redeveloped as high density residential and mixed use. 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)*

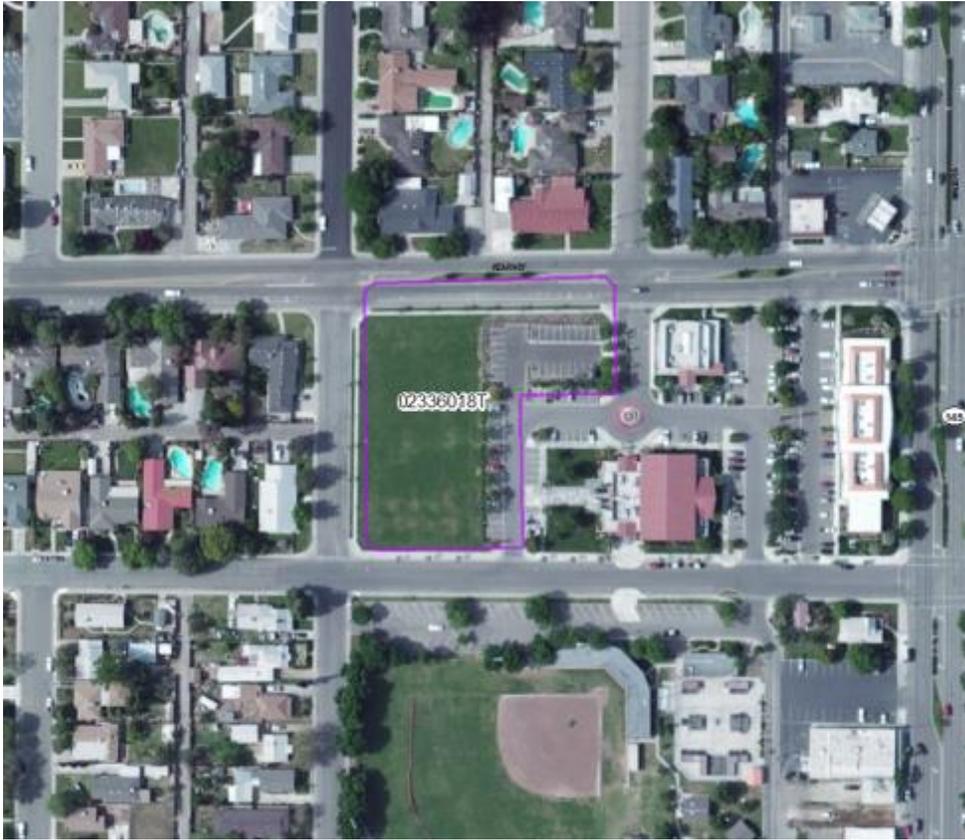


Underutilized Site #2

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 944 units, including 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	0.27	HDR	R-3	Storage shed on half;	20	17			No	
2303041	0.20			Storage shed on half;						
2303044S (portion)	0.64			Vacant						
<i>Subtotal</i>	<i>1.11</i>									
02331210S	1.04	HDR	R-3	Vacant	20	16			No	
02303045S	2.23	MU	MU	Vacant	20	82			No	
02303046S	0.17			Vacant						
02303007S	1.98			Vacant						
02303008S	1.11			Vacant						
<i>Subtotal</i>	<i>5.49</i>									
02303049S	2.14	MU	MU	Older single family home	20	56			No	
02303047S	0.20			Older apartment buildings						
02303048S	1.41			Older single family home						
<i>Subtotal</i>	<i>3.75</i>									
02336018T	1.79	MU	MU	Mostly vacant site with parking on small portion.	20	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
02322034S	10.91	RC	GC	Vacant	20	100			No	Capacity limited to 100 multifamily unit to reflect

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		
										City policy
02513095	3.70	RC	GC	Vacant	20	44			No	
02012027S	3.60	RC	GC	Vacant	20	43			No	
02303052	1.38	GC	GC	Vacant	20	16			No	
02302068ST	0.98	GC	GC	Vacant	20	11			No	
02339015S	0.94	GC	GC	Vacant	20	11			No	
02303055	0.53	RC	GC	Vacant	20	53			No	
02303054	0.52									
02303057	0.50									
02303056	0.46									
02303053	0.46									
02303058	1.96									
<i>Subtotal</i>	<i>4.43</i>									
02339020S	0.42	GC	GC	Vacant	20	31			No	
02339019S	0.41									
02339018S	1.28									
02339021S	0.54									
<i>Subtotal</i>	<i>2.65</i>									
02310008S	0.31	RC	GC	Vacant	20	8			No	
02310004S	0.21									
02310007S	0.13									
02310029S	0.09									
<i>Subtotal</i>	<i>0.74</i>									
02340502S	0.62	HDR	R-3	Vacant	20		9		No	
02310024S	0.33	HDR	R-3	Vacant	20		5		No	
02330213S	0.21	HDR	R-3	Vacant	20		3		No	
02347203S	0.19	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		
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	
02372203S	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		
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	
02033310S	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		
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	
02033305S	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		
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	
02032076S	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		
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	
02033101S	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		
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	
02371056S	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		
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	
02033306S	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		
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	
02033420S	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		
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	
02033424S	0.20	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		
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	
02371041S	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		
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	
02035009S	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		
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	
02035022S	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		
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	
02034007S	0.43	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		
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						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 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.

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).

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	-	-	-	218	-	218
2013-2023 RHNA	119	119	211	202	258	909
Total RHNA	119	119	211	420	258	1,127
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)	647			36	350	1,119
Surplus/(Remaining Need)²	198			(384)	345	0*

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.

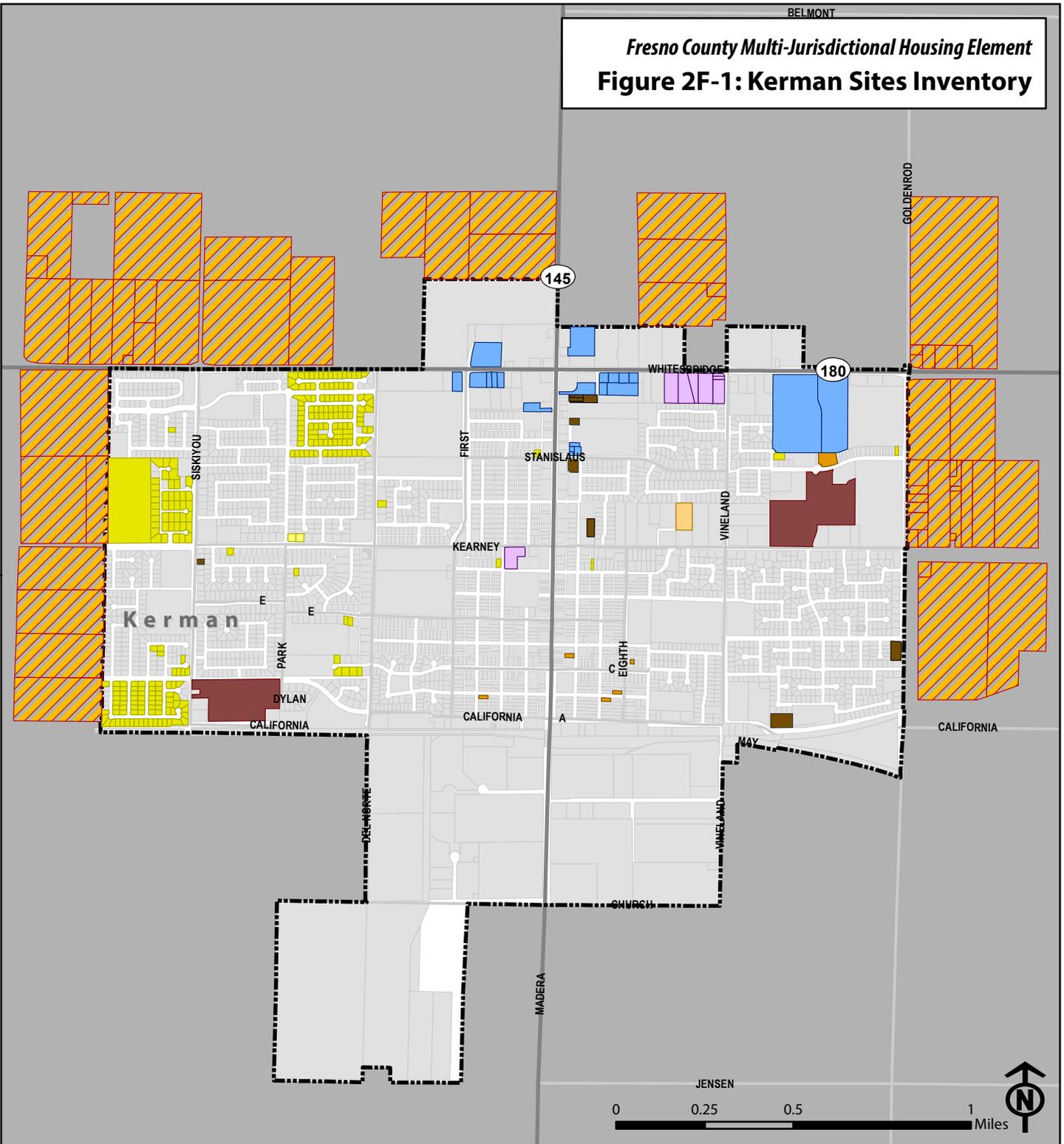
* The 198-unit surplus in the lower-income category and the 345-unit surplus in the above moderate-income category can apply to the moderate-income category to meet all of the remaining need.

Source: City of Kerman, 2014.

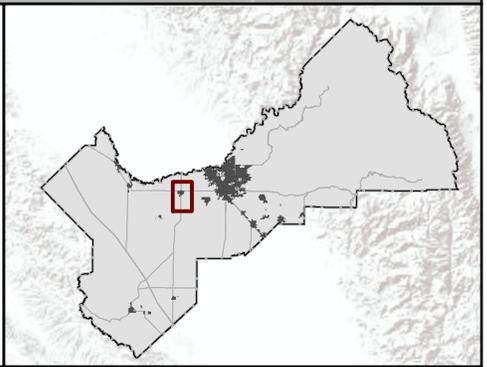
APPENDIX 2F: CITY OF KERMAN

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Fresno County Multi-Jurisdictional Housing Element
Figure 2F-1: Kerman Sites Inventory



- | | | |
|---------------|----------|------------------------------------|
| City Limits | SD-R-4.5 | Approved Tentative Tracts |
| Highways | R-2 | Outside City Limits Designated MDR |
| Zoning | R-3 | |
| R-1-12 | M-U | |
| R-1-7 | GC | |



APPENDIX 2F: CITY OF KERMAN

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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
	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.

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	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 (30 or fewer)	-	-	-	-	-	-	-	-	-	-	-	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	C	C	C	C	C	C	-	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.

Source: City of Kerman Zoning Ordinance, 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 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 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
<i>Planning and Application Fee</i>	
Site Plan Review (major)	\$1,400
Site Plan Review (minor)	\$500
Variance Review	\$1,000
Conditional Use Permit (major)	\$1,300
Conditional Use Permit (minor)	\$500
General Plan Amendment	\$1,500
Specific Plan	Consultants Cost +15%
Lot Line Adjustment	\$350
Minor Deviation	\$100
Fire Department Review	\$247
<i>Environmental Fees</i>	
Categorical Exemption	\$100
Negative/Mitigated Negative Declaration	\$1,000
Environmental Impact Report	Consultants Cost + 15%
Environmental Mitigation Monitoring	\$500 min. deposit + staff hourly rate
<i>Subdivision Fees</i>	
Tentative Parcel Map (1-4 Lots)	\$900
Tentative Tract Map (5+ Lots)	\$2,000 (+\$26/lot)
Smart Development (SD)	\$1,800
Rezone/Prezone Map Amendment	\$1,300
Annexation	\$2,000
Deferred Improvement Agreement	\$785
Development Agreement	\$1,259

Source: City of Kerman Development Fee Schedule, 2014.

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.

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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 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 \$27,778, or approximately 7 percent of the estimated construction cost. The multi-family prototype is a 40-unit, two-story multi-family housing development. The estimated construction cost for 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 \$19,686 per unit. This constitutes approximately 9 percent of the estimated construction cost.

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	-	-	-	-
<i>Subtotal</i>	<i>\$4,847</i>	<i>\$48</i>	<i>\$247</i>	<i>\$6</i>
Environmental Fees				
Categorical Exemption	-	-	\$100	\$3
Mitigated Negative Declaration	\$1,000	\$10.00	-	-
Mitigation Monitoring	\$500	\$5	-	-
<i>Subtotal</i>	<i>\$1,500</i>	<i>\$15</i>	<i>\$100</i>	<i>\$3</i>
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
<i>Subtotal</i>				
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
<i>Subtotal</i>	<i>\$273,700</i>	<i>\$2,737</i>	<i>\$66,000</i>	<i>\$1,650</i>
Total	\$2,792,947	\$27,778	\$787,427	\$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).

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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 ANALYSIS

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 Assisted Housing Developments, 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
Kearny Palms Senior Apartments	14608 W. Kearney Street	Senior	LIHTC	81	80	2061	Not at risk
Kearny 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
Kearny Palms Senior Apartments, Phase III	14644 W. Kearney Blvd	Senior	LIHTC, HOME	44	43	2042*	Not at risk
Hacienda Heights	15880 W. Gateway	Non-targeted	LIHTC, HOME, RDA	69	68	2067*	Not at risk
Granada Commons	14570 California Avenue	Non-targeted	Public Housing	16	16	In perpetuity	Not at risk
Helsem Terrace	938 South 9th Street	Non-targeted	Public Housing	40	40	In perpetuity	Not at risk
Total				499	491		
Total At Risk				--	100		

Note: *At-risk year is estimated based on year built and funding programs. Actual affordable expiration date is not confirmed.

Source: California Housing Partnership, 2015.

As previously stated, there are three methods to preserve the at-risk units: acquisition and rehabilitation, replacement, or a rent subsidy.

Acquisition and Rehabilitation

The estimated total cost to acquire and rehabilitate each unit is \$117,225. Roughly, the total cost to acquire and rehabilitate the 100 at-risk units is \$11.7 million.

Replacement

To replace the 100 at-risk units, at \$170,370 per unit, would cost an estimated \$17 million.

Rent Subsidy

Rent subsidies vary based on a resident's income. As previously stated, the subsidy needed to preserve a unit at an affordable rent for extremely low-income households would be an estimated \$351 per month, or \$4,212 per year. For 30 years, the subsidy would be about \$126,360 for one household. Subsidizing all 100 units at an extremely low-income rent for 30 years would cost an estimated \$12.6 million.

The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated \$176 per month or \$2,112 per year. For 30 years, the subsidy would be about \$63,360 for one household. Subsidizing all 100 units at a very low-income rent for 30 years would cost an estimated \$6.3 million.

The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated \$293 per month, or \$3,516 per year. For 30 years, the subsidy would be about \$105,480 for one household. Subsidizing all 100 units at a low-income rent for 30 years would cost an estimated \$10.5 million.

APPENDIX 2F: CITY OF KERMAN

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