



APPENDIX 10: CITY OF SELMA

Fresno Multi-Jurisdictional 2023-2031 Housing Element

Adoption Draft
October 2024
Resolution #: TBD



A Regional Plan for Addressing Housing Needs

Fresno County • Coalinga • Firebaugh • Fowler • Fresno City • Huron • Kerman
Kingsburg • Mendota • Orange Cove • Parlier • Reedley • San Joaquin • Sanger • Selma



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APPENDIX 10: CITY OF SELMA

TABLE OF CONTENTS

Summary of Needs and Conditions	10-1
Housing Needs Assessment	10-1
Analysis of Needs and Resources to Meet the Needs	10-2
Housing Constraints	10-5
Housing Resources	10-6
Section 10-1: Action Plan	10-7
Regional Collaboration	10-7
Adequate Sites	10-9
Affordable Housing Development and Preservation	10-13
Removal of Governmental Constraints	10-22
Housing Quality	10-28
Housing Assistance	10-31
Place-Based Revitalization	10-37
Quantified Objectives	10-39
Section 10-2: Sites Inventory	10-41
Regional Housing Needs Allocation	10-41
Planned or Approved Projects	10-42
Hazards and Other Potential Site Constraints	10-46
Accessory Dwelling Unit Potential	10-61
Annexations	10-61
RHNA Summary	10-76
Availability of Infrastructure and Services	10-78
Section 10-3: Local Assessment of Fair Housing	10-79
Introduction	10-79
Outreach	10-80
Fair Housing Issues	10-84
Sites/Fair Housing Analysis	10-152
Contributing Factors	10-167
Section 10-4: Constraints	10-169
Land Use Controls	10-169
Growth Management	10-172
Density Bonus	10-173
Residential Development Standards	10-173

Zoning for a Variety of Housing Types	10-180
On- and Off-Site Improvement Standards	10-186
Fees and Exactions.....	10-187
Processing and Permit Procedures	10-190
Building Codes	10-193
Constraints on Housing for Persons with Disabilities	10-193
At-Risk Analysis	10-194

Section 10-5: Review of Past Accomplishments10-201

Effectiveness of Programs for Special Housing Needs.....	10-201
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Section 10-6: Public Outreach and Engagement.....10-215

Joint Planning Commission/City Council Study Session.....	10-215
Community Workshop	10-216
Stakeholder Interviews	10-217
Public Comments	10-221
Comment Letter	10-221
Noticing of Study Sessions and Community Workshops	10-222
Noticing of the Draft Housing Element.....	10-222
Summary of Public Input Incorporated into the Housing Element	10-222

Attachment A: Owner Comment Letter

TABLES

Table 10-1: Quantified Objective Summary	10-39
Table 10-2: Regional Housing Needs Allocation, 2023-2031	10-42
Table 10-3: Pending Projects	10-45
Table 10-4 Realistic Capacity Project Examples.....	10-50
Table 10-5: Vacant Sites, Adequately Zoned.....	10-53
Table 10-6: Pending Annexations.....	10-63
Table 10-7: Vacant and Nonvacant Sites, Rezone Sites.....	10-71
Table 10-8: Summary of Ability to Meet RHNA	10-77
Table 10-9: Fresno County Jurisdictions AllTransit Performance Scores.....	10-107
Table 10-10: School Performance Scores for Selma Unified School District, 2019.....	10-117
Table 10-11: Cost Burden in Selma, 2010–2018	10-123
Table 10-12: Demographic Characteristics of the Homeless Population, 2022	10-130
Table 10-13 Services to Address Homelessness.....	10-131
Table 10-14 Farmworker Housing Facilities in Selma	10-135
Table 10-15: RHNA Capacity by Census Tracts in Selma	10-153
Table 10-16: Factors Contributing to Fair Housing Issues	10-168
Table 10-17: Land Use Designations.....	10-169
Table 10-18: Residential Development Standards.....	10-175
Table 10-19: Residential Parking Requirements.....	10-176
Table 10-20: Residential Uses Permitted by Zone.....	10-180
Table 10-21: Potential Emergency Shelter Sites.....	10-183
Table 10-22: Selma Permit Processing Fees.....	10-187
Table 10-23: Development Impact Fees	10-188
Table 10-24: Prototypical Construction Fees	10-189
Table 10-25: Approvals and Processing Times for Typical Developments.....	10-192
Table 10-26: Assisted Housing Developments, Selma	10-196
Table 10-27: Review of Past Accomplishments	10-204

FIGURES

Figure 10-1: Selma Sites Inventory.....	10-57
Figure 10-2: Selma Sites Inventory, Downtown Detail	10-58
Figure 10-3: Selma Sites Inventory, Northern Detail	10-59
Figure 10-4: Selma Sites Inventory, Southwest Detail	10-60
Figure 10-5: Location of Sites to be Rezoned.....	10-73
Figure 10-6: Current Zoning of Rezone Sites.....	10-74
Figure 10-7: Proposed Zoning of Rezone Sites	10-75
Figure 10-8: Local TCAC/HCD Opportunity Areas	10-88
Figure 10-9: Local Median Income	10-89
Figure 10-10: Local TCAC/HCD Economic Domain Score.....	10-92
Figure 10-11: Local Poverty Rates	10-93
Figure 10-12: Local Racial Demographics	10-96
Figure 10-13: Single-Parent Female-Headed Households with Children	10-99
Figure 10-14: Percentage of the Population with a Disability	10-102
Figure 10-15: Selma AllTransit Performance Score	10-106
Figure 10-16: Transit Routes and Stops	10-109
Figure 10-17: Jobs Proximity Index	10-114
Figure 10-18: Zoning in Selma	10-115
Figure 10-19: Local TCAC/HCD Educational Domain Score.....	10-118
Figure 10-20: CalEnviroScreen Scores.....	10-120
Figure 10-21: Overcrowding	10-122
Figure 10-22: Percentage of Renters Overpaying.....	10-124
Figure 10-23: Percentage of Homeowners Overpaying	10-125
Figure 10-24: Elevated Displacement Risk	10-142
Figure 10-25: Vulnerable Community Designation.....	10-143
Figure 10-26: Census Tracts in Selma.....	10-155
Figure 10-27: Percentage of Unit Capacity by TCAC Resource Category	10-157
Figure 10-28: Percentage of Unit Capacity by Median Household Income	10-158
Figure 10-29: Percentage of Unit Capacity by Percentage of Residents with Incomes Below the Poverty Level	10-159
Figure 10-30: Percentage of Unit Capacity by Percentage of Residents Non-White ...	10-160
Figure 10-31: Percentage of Unit Capacity by Percentage of Children in Female- Headed Households.....	10-161
Figure 10-32: Percentage of Unit Capacity by HUD Jobs Proximity Index Rating	10-162
Figure 10-33: Percentage of Unit Capacity by CalEnviroScreen 4.0 Percentile	10-163
Figure 10-34: Percentage of Unit Capacity by Percentage of Households Overcrowded.....	10-164

Figure 1O-35: Percentage of Unit Capacity by Percentage of Renter Households
Overpaying.....1O-165

Figure 1O-36: Percentage of Unit Capacity by Percentage of Owner Households
Overpaying.....1O-166

Figure 1O-37: Percentage of Unit Capacity by Community Vulnerable to
Displacement1O-167

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APPENDIX 10: CITY OF SELMA

SUMMARY OF NEEDS AND CONDITIONS

Housing Needs Assessment

As part of the Housing Element, the City prepared a detailed Needs Assessment (Section 2) analyzing Selma's demographics. The Needs Assessment identified a number of trends that informed the goals and policies of the updated Housing Element, including:

- The city's population increased by 1.2 percent on average between 2000 and 2022, which was lower than the countywide average annual growth rate of 2.0 percent. On average, the number of households in Selma increased by 1.3 percent each year between 2010 and 2020 while the countywide number of households grew 0.7 percent each year.
- Approximately equal shares of residents in Selma were either school-age children (5 to 17 years, 29.1 percent of residents) or young adults (25 to 44 years, 28.7 percent of residents).
- More than three-quarters of Selma residents, 82.6 percent, identified as Hispanic or Latino of any race.
- The median household income in Selma in 2020 was \$42,059, notably lower than the countywide median income of \$57,109.
- Selma had an over-representation of very low-income families compared to other jurisdictions in the county, with 17.4 percent of families having incomes in this category.
- In 2020, the most common industry for employment in Selma was educational services, and health care and social assistance, with 22.2 percent of employed residents working in this field.
- In 2022, 5.4 percent of Selma residents were unemployed, among the lowest rates of unemployment in Fresno County.
- More than half of all households in Selma (54.9 percent) were homeowners as of 2020.
- Selma's vacancy rate in 2022 was 4.1 percent across all housing units, owned and rented. This was a notable decrease from its 2010 vacancy rate of 5.8 percent.
- Just over half of all housing units in Selma (64.1 percent) were built more than 30 years ago, and 33.8 percent were built more than 50 years ago. These rates of older housing stock are similar to the county as a whole.
- Selma had a higher rate of households overpaying for housing than the county as a whole in 2018, with 42.0 percent of all households in the city overpaying for housing compared to 37.8 percent across the county. Similarly, the number of lower-income households overpaying for housing was higher in Selma (72.3 percent in Selma compared to 70.6 percent countywide).

- In 2020, the city had a higher rate of household overcrowding (9.0 percent of households) compared to the county as a whole (6.1 percent of households). The city's rate of severe household overcrowding (2.0 percent) was lower than the county's (3.6 percent)
- Selma had a higher rate of large households, those with five or more members, compared to the county as a whole (26.3 percent of households in Selma compared to 18.1 percent countywide).
- Between 2021 and 2022, the average sale price of a home in Selma increased by 10.1 percent. Average sale prices rose 15.4 percent in the county as a whole during the same period.
- In 2020, the percentage of Selma's population aged 65 or older was very similar to the percentage in the county as a whole (10.6 percent in Selma as compared to 12.0 percent of the county). Of the city's senior households, 69.8 percent were homeowners.
- Of the total number of seniors living in the city, 42.9 percent had a disability.
- The percentage of Selma households with single female heads of household was lower than the countywide rate (6.1 percent in the city compared to 7.3 percent in the county). Additionally, about 34.2 percent of single female-headed households in Selma were living under the poverty level, which is slightly higher than in the county as a whole (34.0 percent countywide).
- Selma had a lower rate of residents with disabilities than the county as a whole (11.2 percent compared to 12.9 percent across the county). Ambulatory difficulties were the most commonly reported disability.
- Estimates from the 2022 Point-in-Time count suggest that approximately 43 persons in Selma may have been experiencing homelessness.
- Of the 58,762 year-round and seasonal farmworkers across the county in 2017, 37,819 (64.3 percent) worked 150 days or more each year, and 35.7 percent worked less than 150 days per year. An estimated 12.5 percent of Selma's employed population worked in agriculture.
- Extremely low-income residents (those earning 30 percent or less of median income) made up 9.5 percent of the total households in Selma. Of those, 65.7 percent were renter households.

Analysis of Needs and Resources to Meet the Needs

As shown, Selma's population has increased by 4,856 people from 2000 to 2022 (annual average rate of 1.1 percent). In 2020, the average number of persons per household in Selma (3.4) was higher than the County as whole (3.1). Since 2010, the number of persons per household in Selma had decreased. The median income in the Selma was at the low end of the range in Fresno County in 2010 (\$41,817) this trend was similar in 2022 (\$42,059). Between 2010 and 2020, overcrowding among households was common in Selma with 16.7 percent of total households experiencing overcrowding in 2010 and 9.0 percent of total households experiencing overcrowding in 2020. The increase in population over time and high overcrowding for all households coupled with a low median income demonstrates the increasing need for more affordable housing with three or more bedrooms, and homelessness prevention.

In 2020, extremely low-income households represented 10.1 percent of total households in Selma, of which 8.1 percent were renter-occupied households and 1.5 percent were owner-occupied households. This indicates a greater need for rental housing to support extremely low-income households. For the same year, 8 percent of all extremely low-income households were overpaying for housing, a higher rate than very low-income households (14.6 percent) and low-income households (14.2 percent). In 2011, 10.0 percent of households had extremely low income in Selma, compared to 11.9 percent of households countywide. Overall, 42.1 percent of households in Selma were overpaying for housing. Given the significantly higher rates of overpayment among extremely low-, very low-, and low-income households, there is a great need for financial support and affordable units. In response to these needs, the City has included **Program 8** to work with housing developers to expand affordable housing, **Program 29** to increase the availability of information and access to Section 8 rental assistance and units, and **Program 11** to incentivize and encourage construction of units specifically targeting extremely low-income households to reduce displacement. Additional resources to fund affordable housing activities are described in the Regional Multijurisdictional Housing Element in Section 4, Opportunities for Residential Development in the subsection called Financial and Administrative Resources.

As stated, the PIT count estimated that 10 individuals in Selma were homeless in 2022, which was a decrease from the 2014 PIT count where 16 individuals were identified. However, according to local estimates approximately 30 persons were unsheltered, accounting for 0.8 percent of the population of Selma. Several services are available to homeless residents locally and in the region, including those provided by Catholic Social Services, Emergency Housing Center (Plaza Terrace), Evangel Home, Inc., United Way, Fresno Rescue Mission, and Marjaree Mason Center. A comprehensive list and description of resources is included in the Regional Multijurisdictional Housing Element in Section 2, Regional Housing Needs Assessment in the subsection called Homeless. The City has included **Program 3** to cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.

Given the significant size of the farmworker population in Selma, the housing needs for this group are significant. In 2020, 12.5 percent of the population was employed in agriculture, which has decreased since 2010 by 6 percent. Looking at the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Fresno County has decreased slightly from 2002 to 2017, from 18,751 farmworkers to 16,876 farmworkers. However, there was a slight increase from 2007 to 2012, from 14,873 farmworkers to 17,751 farmworkers. Therefore, to prioritize housing for farmworkers, the City has included **Program 9** to provide assistance in the form of letters of recommendation for grant applications and **Program 10** to require the developer to give qualified farmworker households a preference for 15 percent of the new units. Additional resources to assist farmworkers are listed in the Regional Multijurisdictional Housing Element in Table 2-45 Resources for Farmworkers.

Looking closer at special needs groups within the City of Selma, the number of persons with disabilities increased from 10.0 percent in 2013 to 11.2 percent in 2020. Seniors, persons with disabilities, and female headed households all saw anywhere from a 0.6 percent to a 4 percent decrease. While the need may not be

as high as it was in previous years, the need is still there. To address the needs of special needs groups in Selma, the City has included **Program 8: Affordable Housing Incentives**, **Program 10: Extremely Low-Income Households**, **Program 16: Housing for a Variety of Needs**, and **Program 17: Zoning Code Amendments**.

In 2020, Selma residents were primarily employed in educational services, health care and social assistance (22.2 percent of jobs), agriculture (12.4 percent of jobs), and retail trade (10.7 percent of jobs), which is consistent with data from 2011. This shows a consistent trend within the employment industry for over ten years. Unemployment in Selma as a whole decreased from 11.6 percent in 2014 to 5.4 percent in 2022.

The unit composition of Selma's housing stock has remained consistent since 2010, with the predominant housing types being single-family detached units, 79.0 percent in 2010 and 79.3 percent in 2020. Similarly, the proportion of multifamily units was stable, only increasing by 1.0 percent while the number of multifamily units changed by 57 units. As stated previously, owners account for 54.9 percent of households and renters account for 45.1 percent. Given that very few developers build market-rate, single-family units for rent, data suggests that many single-family units originally built as for-sale products have been converted to rental property over time. This trend is particularly relevant to Fresno County and it suggests that Selma renters rely on single-family units to accommodate a portion of the need for larger units. In 2010, it was estimated that 53 owner-occupied households (1.4 percent) lacked complete plumbing facilities and 11 renter-occupied households (0.5 percent) lacked complete plumbing facilities. As of 2019, the number of owner-occupied units lacking a complete kitchen or plumbing was estimated to be zero, while the number of renter-occupied units lacking a complete kitchen or plumbing had risen to 75 units. Of these, it is estimated that 45 are occupied by very low-income households and 10 by extremely low-income households. In response to this increase, the City has included **Program 26** to connect at least 10 households with rehabilitation resources and **Program 26** to continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes. Additional resources to assist with home rehabilitation are listed in the Regional Multijurisdictional Housing Element in Table 4-2 Financial Resources.

When considering overpayment rates, overcrowding, and recent development trends, both owners and renters appear to have a housing need for adequately sized and priced housing opportunities in the City of Selma. As stated above overcrowding rates are high in the City of Selma, with about 25.3 percent of renter-occupied households experiencing overcrowding in 2011 and 17.3 percent of owner renter households experiencing overcrowding in 2020. When comparing 2019 overpayment rates to 2010 rates from the 5th cycle Housing Element, overpayment for both owners and renters have decreased quite significantly. Overpayment among owner-occupied households decreased from 62.9 percent to 29.8 percent, while overpayment among renter-occupied households decreased 62.9 to 59.6 percent. Although overpayment has decreased, more than half of renters are overpaying for housing and approximately one third of owners are overpaying. This shows a need for affordable housing and homeowner assistance programs. For example, a down payment assistance loan program can help a household that can afford monthly mortgage payments and other housing related costs but due to their limited income, has difficulty saving enough

money for a down payment. In response to this need the City has included the following programs to increase housing mobility for lower income households: **Program 27** to provide Homebuyer Assistance to First-Time Homebuyers, **Program 8** to help facilitate the development of multifamily housing, **Program 13** to encourage construction of ADUs as a potential future affordable housing opportunity, **Program 16** to support affordable development in a range of sizes, and **Program 29** to improve access to Section 8 housing opportunities for renters.

Housing Constraints

While the City has made extensive efforts to encourage development of affordable and market-rate housing, there are many governmental and nongovernmental constraints that can make housing development more difficult. Governmental constraints are typically rules that apply to all development and are intended to meet other community interests.

- The City will encourage and facilitate the development of ADUs.
- The City's Zoning Code provides for a range of housing options. Updates will be required to bring the code into line with State law, including changes to the zones that permit ADUs, low-barrier navigation centers, residential care facilities, farmworker and employee housing, single-room occupancy units, transitional and supportive housing, and manufactured homes.
- The City's Affordable Housing Density Bonus will need to be updated to be consistent with State law. (Note: the required update was completed as part of the June 2024 Zoning Code Update.)
- The City will revise its Growth Management system as necessary as part of its upcoming General Plan amendment to eliminate or balance categories for allocations to provide equal opportunity for all housing types in the city and to meet its RHNA.
- Fees charged by the City as part of the development process, along with fees charged by regional agencies, are not considered a constraint to development but will be monitored by the City. Fees will be reduced if they are found to be a constraint to development after additional feedback is solicited from developers. Additionally, the City will offer deferred or reduced fees to facilitate affordable housing development, as appropriate.
- Current standards for on-site and off-site improvements are not considered a barrier to housing production.
- The City will amend existing development standards and establish managerial standards for emergency shelters.
- The City will establish formal procedures for permit processing consistent with the requirements of SB 330 and will establish an application process related to SB 35.
- 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.

- The City will amend its Zoning Ordinance to update the definitions of “family” and “emergency shelter.”

Nongovernmental constraints include challenges such as water access, the desire to preserve land for agricultural use, availability of financing, and the high cost of land in the city and across the region. A number of the goals and policies in the Housing Element are aimed at eliminating or lessening constraints to development of housing.

Housing Resources

A major component of the Housing Element is an analysis of sites that are available for the development of housing to meet the City’s RHNA. The Housing Element identifies sites in Selma where zoning is in place to allow for housing development, including higher-density housing sites that are suitable for affordable housing development.

- The City has identified sufficient housing sites to meet its lower-, moderate-, and above-moderate housing allocation.
- The City partners with Fresno County to provide several programs designed to help residents find affordable housing. These programs include the Fresno County Housing Assistance Rehabilitation Program (HARP), the Fresno County Rental Rehabilitation Program (RRP), and the Fresno County Homebuyer Assistance Program (HAP).
- The City will encourage the development of ADUs by educating the public about this housing type and providing informational materials to all discretionary land use applicants.

SECTION 10-1: ACTION PLAN

Regional Collaboration

Program 1: Regional Collaboration on Housing Opportunities

The Multijurisdictional 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 15 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. The following efforts will be made to further regional collaboration:

- The City will continue to participate in the countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues, including disadvantaged unincorporated communities (Senate Bill [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 County of Fresno Public Works and Planning Department, with assistance from the Fresno Council of Governments (FCOG), will take the lead in coordinating biannual committee meetings.
- The Housing Element Technical 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 Housing Element Technical Committee will advocate on behalf of the Fresno region for more grant funding for affordable housing and infrastructure improvements.
- The City will 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.
- The City will develop a directory of services and resources for lower-income households available in the region, and review and update it annually. The directory will be available on City/County websites and at City/County offices.
- The City will encourage the countywide Housing Element Technical Committee to establish a list of local labor unions and apprenticeship programs that member jurisdictions can post on their websites. The City will encourage developers and contractors to hire local labor.

Financing:	General Fund
Time Frame:	Continue to meet with the Housing Element Technical Committee twice per year; meet with HCD annually. Develop a directory of services and resources by December 2025, update annually as needed.
Implementation Responsibility:	Community Development Department (Planning Division)
Relevant Policies:	Policy 1.3, Policy 1.4, Policy 1.10, Policy 2.1, Policy 4.2

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 to preserve agricultural land. The MOU standards for annexation require that a minimum of 25 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 city limits depends on private developers requesting 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.

The County of Fresno and cities within the county shall work together at least once during the planning period to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the City/County MOU.

Financing:	General Fund
Time Frame:	Meet with the County by December 2026 to review the MOU standards and update within a year if changes are needed.
Implementation Responsibility:	Community Development Department (Planning Division)
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4

Program 3: Homeless/Unhoused Needs

The City will cooperate with neighboring cities, the County, and other agencies in completing the Point-in-Time (PIT) count every other year and the development of programs aimed at providing homeless shelters and related services. During this coordination, the City will distribute information about local service providers, agencies, and other community organizations that provide services for unhoused individuals and families. The City will monitor the demographic composition of the unhoused population to identify needs

for targeted resources and determine what efforts to take, such as providing education on financial assistance and programs available.

Financing:	General Fund
Time Frame:	Distribute information through the City’s website and reach out to potential partner organizations by July 2024 and hold strategy meetings six months prior to scheduled PIT counts.
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 4.6
Quantified Objective:	Conduct a biannual PIT count and assist with program development and funding identification that will assist at least five homeless persons.

Adequate Sites

Program 4: Provision of Adequate Sites

The City of Selma will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 1,492 units. As part of this Housing Element update, the City has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards in place and their ability to facilitate the development of housing to meet the needs of the City’s current and future residents, pursuant to State laws. The City will:

- Maintain and annually update the inventory of residential land resources for internal purposes.
- Monitor the availability of sites appropriate for lower-income housing in keeping with State “no net loss” provisions (Government Code Section 65863). If development projects are approved at densities lower than anticipated in the sites inventory, the City will make written findings that the remaining sites identified are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the sites inventory list failing to accommodate the remaining RHNA by income level, the City will identify and make available (including rezoning, if needed) additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced-density project. The City will ensure that there is sufficient higher-density residential land available in areas throughout the city to deconcentrate poverty.
- Monitor and report residential development through the HCD annual report process.
- Actively participate in the development of the next RHNA Plan to ensure that the allocations are reflective of the regional and local land use goals and policies.

Financing:	General Fund
Time Frame:	Annually monitor as projects are processed.
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Program 5: Site Inventory Rezoning and Underutilized Sites

Rezoning: As shown in **Table 10-8: Summary of Ability to Meet RHNA**, the City has a remaining lower-income RHNA of 556 units, a remaining moderate-income RHNA of 219 units, and a remaining above moderate-income RHNA of 38 units. Concurrently with adoption of this Housing Element:

The City will identify a minimum of 27.8 acres of vacant or developable underutilized land from sites 83 through 95 and 101 in **Table 10-7: Vacant and Underutilized Sites, Rezone Sites** to accommodate the remaining lower-income RHNA of 556 units, comply with Government Code Section 65583.2(h) and take the following actions regarding this land by December 31, 2024:

1. Rezone to R-4 and re-designate to High Density Residential; and
2. Require a minimum of 20 units per acre to a maximum of 24 units per acre; and
3. Allow exclusively residential uses; and
4. Permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households; and
5. Ensure that each site has the capacity to accommodate at least 16 units; and
6. If needed, include new or revised development standards (e.g. setbacks, heights, and lot coverage) in the City's Zoning Code to facilitate achieving allowable maximum densities; and
7. Ensure that each site will be available for development in the planning period where water, sewer, and dry utilities can be provided.

It is expected that the rezone to accommodate lower-income RHNA will affect approximately 36.97 acres, also creating additional capacity for 154 units housing affordable to moderate-income households and 10 units of housing affordable to above moderate-income households. To accommodate the remaining moderate-income RHNA of 65 units ($219 - 154 = 65$), the City will identify a minimum of 3.25 acres of vacant or developable underutilized land from sites 77 and 94 in **Table 10-7**. To accommodate the remaining above moderate-income RHNA of 28 units ($38 - 10 = 28$) the City will identify a minimum of 1.4 acres of vacant or developable underutilized land from sites 93 and 103 in **Table 10-7**. For sites to accommodate the remaining moderate and above-moderate RHNA, the City will take the following actions regarding this land by December 31, 2024:

8. Rezone to R-4 and re-designate to High Density Residential; and
9. If needed, include new or revised development standards (e.g. setbacks, heights, and lot coverage) in the City's Zoning Code to facilitate achieving allowable maximum densities; and
10. Ensure that each site will be available for development in the planning period where water, sewer, and dry utilities can be provided.

Underutilized Sites:

To facilitate the development of housing on the three identified nonvacant parcels that will be included in the rezone, the City will proactively work with site owners and developers to encourage and facilitate residential development on these sites, including any or all of the following actions, as needed:

1. Identifying and removing barriers to the development of housing on these sites,
2. Assisting developers with technical assistance as needed,
3. Supporting funding applications,
4. Applying priority project processing and deferral of development impact or permit fees for proposals that provide low-income, special needs, and/or farmworker housing on these sites.

The City will monitor redevelopment of these sites on an ongoing basis. If redevelopment on any of the underutilized sites has not been initiated by December 2026, the City will either identify additional development incentives or additional rezone sites and implement them within six months.

Financing:	General Fund
Time Frame:	Complete amendments to the Zoning Code at the same hearing where the Housing Element is adopted. Sites rezoned/redesignated by December 31, 2024. For sites that are underutilized, the City will begin proactive outreach to site owners in December 2024 and will conduct outreach on at least an annual basis until sites redevelop with residential uses, taking the actions listed above on an ongoing basis, as needed. If redevelopment on any of the underutilized sites has not been initiated by December 2026, the City will identify additional development incentives and implement them within six months. If needed, the City will identify additional rezone sites to create additional capacity in 2027 and complete the rezone within six months.
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

Quantified Objective:	Create opportunity for at least 556 units of multifamily housing for lower-income households, 219 units of housing for moderate-income households, and 38 units of housing for above moderate-income households through rezoning and, where applicable, facilitation of development on underutilized sites.
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Program 6: Water and Wastewater Service

The development viability of the sites in the inventory is directly linked to the availability and capacity of public facilities and services. The California Water Service Company provides water services to Selma. The Selma-Kingsburg-Fowler County Sanitation District (SKF), a Joint-Power Authority, provides sewer service and wastewater treatment to the City of Selma as well as to the cities of Fowler and Kingsburg. The City will provide the updated Housing Element to California Water Service Company and SKF upon adoption and will continue to coordinate with California Water Service Company and SKF to ensure priority for the provision of these services for proposed developments that include housing units affordable to lower-income households consistent with the provisions of California Government Code Section 65589.7. As described in SECTION 10-2: SITES INVENTORY, there is adequate water and wastewater capacity to meet the City's RHNA; however, the City will meet with California Water Service Company, SKF as well as the Cities of Fowler and Kingsburg by January 2025 and every two years thereafter to identify whether there is a need for expansion. If a need for expansion is identified, the City will seek funding as necessary and/or take other appropriate action within one year.

Financing:	General Fund, Community Development Block Grant (CDBG)
Time Frame:	Adopt a policy by July 2025. Meet with California Water Service Company, SKF, and the Cities of Fowler and Kingsburg by January 2025, then coordinate with California Water Service Company and SKF at least once every two years. Seek funding as necessary and/or take other appropriate action within one year if the need for expansion is identified.
Implementation Responsibility:	Community Development Department and Public Works Department
Relevant Policies:	Policy 1.7

Program 7: Use of Sites in Previous Cycles

Pursuant to Government Code Section 65583.2(c), any nonvacant sites identified in the prior 5th Housing Element Cycle or vacant sites identified in two or more consecutive planning periods, shall allow densities of 20 dwelling units to the acre and a project shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households.

Financing:	General Fund
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Time Frame:	Within one year of the start of the planning period (by December 2024).
Implementation Responsibility:	Community Development Department (Planning Division)
Relevant Policies:	Policy 1.1, Policy 1.2

Affordable Housing Development and Preservation

Program 8: Affordable Housing Incentives

The City continues to have needs for affordable housing for lower-income households, especially for seniors, persons with disabilities (including persons with developmental disabilities), farmworkers, female-headed and single-parent households, persons experiencing homelessness, and extremely low-income households. The City will continue to work with housing developers to expand affordable housing opportunities by doing the following:

- Continue to seek partnerships and meet at least every other year with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing, with an emphasis on housing opportunities for very low- and extremely low-income households, as well as special-needs populations, such as seniors, persons with disabilities (including developmental disabilities), farmworkers, female-headed and single-parent households, persons experiencing homelessness, and extremely low-income households. Identify development opportunities for affordable housing on an annual basis. Meet more frequently if development rates increase.
- Work with public or private sponsors to identify candidate sites for new construction of housing for special-needs populations and take all actions necessary to expedite processing of such projects.
- When affordable projects are developed in moderate, high, or highest-resource areas (i.e. the City's north and east sides), require developers to conduct extended marketing efforts in areas of High Segregation and Poverty in the City's south and west sides.
- Pursue partnerships with the Central Valley Regional Center to identify funding opportunities and promote housing for persons with disabilities.
- Continue to offer fee reductions and deferral of development impact fee payments to facilitate affordable housing development and special-needs housing projects, particularly those on infill sites.
- Continue to promote the State density bonus and provide streamlined processing to facilitate affordable housing development and provide for additional flexibility for affordable housing and special-needs housing through the minor deviation process. The City will promote this program by publicizing the incentives on the City's website and by conducting pre-application consultation with developers regarding available incentives. Examples of flexible development standards

include reduced parking requirements; reduced requirements for curb, gutter, and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.

- Provide incentives to builders to provide housing with multiple bedrooms affordable to lower- and moderate-income households, aiming for construction of at least 20 units that meet these sizes, to meet the needs of female-headed, single-parent, and large-family households of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).
- 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.
- Monitor HCD’s website annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households.
- Work with developers of multifamily and affordable housing projects to identify site opportunities on an annual basis for high-density construction in higher-resource areas and areas with higher median incomes to reduce concentrations of poverty (e.g., in the Northside neighborhood north of Hillcrest Street, east of South Thompson Avenue, and west of McCall Road) and improve access to resources.
- To prevent displacement, work with the Fresno Housing Authority to identify and apply for funding opportunities to provide workforce housing opportunities and/or rental assistance programs to support the development of housing with rents affordable to moderate-income households.

Financing:	HOME, CDBG, Low-Income Housing Tax Credit (LIHTC), Multifamily Housing Revenue Bond, and other funding sources, as available.
Time Frame:	Ongoing, as projects are processed by the City. Annually apply for funding and engage with Central Valley Regional Center and the Fresno Housing Authority at least every two years. Identify development opportunities annually. Apply for workforce housing/rental assistance funding opportunities as they become available.
Implementation Responsibility:	Community Development Department

Quantified Objective:	Expand the City’s affordable housing inventory by 586 units over the next eight years, 201 extremely low-income, 202 very low-income, and 183 low-income units, at least 50 of which include accessibility modifications to facilitate housing mobility for lower-income households and special-needs groups. Identify site opportunities in higher-resource areas and areas with higher median incomes to reduce concentrations of poverty (e.g., Northside neighborhood north of Hillcrest Street, east of South Thompson Avenue, and west of McCall Road). Prevent displacement of 25 residents during the planning period.
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.7, Policy 4.3, Policy 4.4, Policy 5.2

Program 9: Support Funding for Farmworker Housing

The farming industry is the foundation of the County’s economy base. According to the United States Department of Agriculture (USDA) 2017 Census of Agriculture, about 37,819 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.

The City will provide technical support and offer incentives to housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including HCD (e.g., Joe Serna grant program) and USDA Rural Development loans and grants and other programs administered by California's Office of Migrant Services (OMS), and other funding sources that may become available. The City will also continue to offer incentives such as density bonuses, streamlined processing, and the minor deviation process to facilitate development of farmworker housing. The City will identify development opportunities for farmworker housing at least twice in the planning period.

The City will annually monitor the status of farmworker housing as part of their annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the provision of farmworker housing. If appropriate, the City will make necessary changes to enhance opportunities and incentives for farmworker housing development.

Additionally, the City will connect property owners of farmworker housing with rehabilitation resources (see Program 24) such as the Fresno County Rental Rehabilitation Program (see Program 25).

Financing:	General Fund
Time Frame:	Meet with farmworker housing developers and advocates on a biannual basis to discuss their needs and offer assistance in the form of letters of recommendation for grant applications, assistance with site identification and grant opportunities, and discuss incentives for constructing farmworker

	housing. Identify development opportunities at least twice in the planning period. At least twice during the planning period, identify opportunities for farmworker housing development and conduct outreach to developers about these opportunities.
Implementation Responsibility:	Community Development Department
Quantified Objective:	Support and incentivize development of 40 lower-income units for farmworkers and their families to reduce displacement risk for this population. Particular focus will be given to encouraging housing mobility by facilitating development of farmworker units in higher-opportunity areas, including the Northside neighborhood north of Hillcrest Street, east of South Thompson Avenue, and west of McCall Road. Connect at least two farmworker property owners to rehabilitation resources.
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.4, Policy 2.5, Policy 4.2, Policy 4.3

Program 10: Farmworker Preference in New Affordable Housing

For new affordable housing projects developed with City assistance, incentives, and/or subject to City requirements, the City will require that the developer give qualified farmworker households a preference for 15 percent of the new units. Should demand from farmworker households be insufficient to fill the set-aside units, then the units will be made available to other qualified households. The City will annually reach out to affordable housing developers to gather interest and input on how to best implement this program and will provide information on available funding, prioritizing efforts in higher-resources areas such as the far east side of the city and central areas north of Rose Avenue and east of Thompson Ave. The City will monitor the effectiveness of the preference policy and if it is not found to be effective, will identify and implement other approaches to meeting the need for housing for farmworker households.

Financing:	General Fund, CDBG, HOME, USDA Rural Development
Time Frame:	Ongoing, as projects are processed through the Planning Division and Community Development Department; annually reach out to developers and determine next steps within six months. Monitor the effectiveness of the preference policy annually via the Housing Element Annual Progress Report. After the 2025 Annual Progress Report in Spring 2025, determine whether the policy has been effective in housing farmworker households. If the policy has not been effective, the City will identify and implement other methods for meeting the farmworker housing need and begin implementing them by the end of 2025.

Implementation Responsibility:	Community Development Department
Quantified Objective:	80 lower-income units set aside for farmworkers or other qualified households to reduce displacement risk, including 15 in higher-resources areas such as the far east side of the city and central areas north of Rose Avenue and east of Thompson Ave.
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 4.2, Policy 4.3

Program 11: Extremely Low-Income Households

Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. The City permits single-room occupancy (SRO) units in the RM-2, PO, and CS zones, which are often more affordable to those with extremely low incomes. To further support the development or rehabilitation of SRO units and/or other ownership and rental units affordable to extremely low-income households, such as supportive and multifamily units, the City will continue to seek and pursue State and federal funds to offer a variety of incentives or concessions, such as:

- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.
- Encourage the provision of affordable housing for young adults, particularly former foster youth and young mothers, through planning consultations, streamlined permit processing, and funding assistance.
- Encourage the development of SRO facilities, transitional and supportive housing, and other special housing arrangements, including committing City funds to help affordable housing developers provide SRO facilities consistent with the SRO Ordinance.

Financing:	General Fund, CDBG, HOME
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Time Frame:	Ongoing; as projects are processed by the Planning Division. By December 2024, conduct outreach to organizations that support extremely low-income residents to understand funding needs, and review and prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.
Implementation Responsibility:	Community Development Department
Quantified Objective:	Through regulatory and/or financial support, facilitate construction of 586 lower-income units, including 201 units for extremely low-income households to prevent displacement and provide housing mobility opportunities. Particular focus will be given to facilitating development of lower-income units in higher-opportunity areas, including the neighborhoods of Northside north of Hillcrest Street, east of South Thompson Avenue, and west of McCall Road.
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 4.2, Policy 4.6

Program 12: Preservation of At-Risk Housing Units

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Selma. The City must guard against the loss of housing units available to lower-income households. As of July 2023, there are 57 affordable units that are considered at risk of conversion to market rate in the next 10 years, all at the Saratoga Apartments. The City shall take the following steps in relation to the Saratoga Apartments and any other affordable units, if they become aware that they are at risk of converting to market rate:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City’s desire to preserve complexes as affordable housing.
- Assist with funding the continuation of affordability, if funding is available, or support applications for funding from State or Federal Sources.
- Create a plan of action when high-risk projects are identified to increase the likelihood of preservation. Coordinate with owners of projects at risk of converting three years ahead of the expiration date.
- Coordinate with owners of projects with expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide multi-lingual tenant education regarding tenant rights and conversion procedures pursuant to California law.

For complexes with affordability deed-restricted in perpetuity, the City shall:

- Contact California Housing Partnership Corporation (CHPC) annually to inquire about the status of Huntlee House Apartments, Leebar Village Apartments, Selma Elderly Apartments, Valley View Village, and Valley View Homes to determine whether these properties have any changes in ownership or expressed interest in changing ownership status. If any potential threat to affordability is identified, the City will contact the property owners immediately and take action, as described in this program.

Financing:	General Fund, LIHTC, Multifamily Housing Revenue Bond, and other funding sources as available.
Time Frame:	Annually monitor units at risk of converting; coordinate noticing as required per California law.
Implementation Responsibility:	Community Development Department
Quantified Objective:	Preserve at least 57 lower-income units as funding expires to reduce displacement risk.
Relevant Policies:	Policy 3.6

Program 13: Encourage and Facilitate Accessory Units

An accessory dwelling unit (ADU), sometimes called a “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. ADUs can be an important source of affordable housing given that they are typically smaller and have no associated land costs. The City will encourage the construction of ADUs, particularly in predominantly single-family neighborhoods with higher median incomes, such as the Northside neighborhood north of Hillcrest Street (e.g., Neighborhoods East of South Thompson Avenue, and west of McCall Road) through the following actions, which are aimed at providing an increased supply of affordable units throughout the city, thereby increasing access to resources and facilitating housing mobility opportunities for lower-income households:

- Continue to implement the public education program advertising the opportunity for ADUs by updating informational handouts and brochures about ADUs that are available on the City’s website and at the public counter annually, or as needed to reflect changes in State law. Reach out directly with the informational materials to homeowners, particularly in predominantly single-family neighborhoods with higher median incomes, such as the Northside neighborhood north of Hillcrest Street.
- Provide informational materials on ADU opportunities to all discretionary land use applicants.

- Publish informational materials at least annually pertaining to ADUs through a combination of media, including the City’s social media accounts, monthly newsletter, and direct mailing. Outreach will begin in October 2024 with the publication of the City’s monthly newsletter, which will include the sharing of informational documents relating to ADU Preapproved Plans, Informational Handouts, Frequently Asked Questions, and the City’s ADU Ordinance.
- By December 2024, identify and implement incentives for construction of ADUs with new development, which may include differing collection times for impact fees for the square footage associated with the ADU.

Financing:	General Fund
Time Frame:	Update ADU materials annually, or as needed to reflect changes in State law, and identify and implement incentives for construction by December 2024.
Implementation Responsibility:	Community Development Department (Planning Division)
Quantified Objective:	Encourage construction of six ADUs for lower-income households, three for moderate-income households, and three for above moderate-income households, with at least three lower-income ADUs in predominantly single-family neighborhoods with higher median incomes, such as the Northside neighborhood north of Hillcrest Street, to reduce concentrations of lower-income households (e.g., Neighborhoods East of South Thompson Avenue and west of McCall Road) to improve housing mobility opportunities and reduce displacement risk.
Relevant Policies:	Policy 1.3, Policy 2.1, Policy 2.6

Program 14: Establish an Accessory Dwelling Units Amnesty Program

In compliance with Senate Bill (SB) 13, the City will facilitate the process of bringing existing unpermitted ADUs into compliance with local regulations (including the building code) by owners of this type of unit.

- City staff will work closely with applicants to implement this program, providing information and application assistance to help them identify the necessary upgrades to bring the unit up to minimum building code health and safety standards. Target additional outreach in lower-income areas, such as the southwest and central areas of the city.
- The City will advertise the program widely, including providing a brochure in utility bills and ongoing web page information.

Financing:	General Fund
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Time Frame:	Allow legalization of ADUs on an ongoing basis. Monitor annually to determine need for additional outreach
Implementation Responsibility:	Community Development Department
Quantified Objective:	Facilitate the legalization of 10 ADUs, including 4 in lower-income areas, such as the southwest and central areas of the city
Relevant Policies:	Policy 1.3, Policy 2.1, Policy 2.6

Program 15: Replacement Units

To reduce displacement risk and in accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

This requirement applies to:

- Nonvacant sites;
- Vacant sites with previous residential uses that have been vacated or demolished.

Financing:	General Fund
Time Frame:	Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.
Implementation Responsibility:	Community Development Department (Planning Division)
Relevant Policies:	Policy 3.3, Policy 3.6

Program 16: Housing for a Variety of Needs

The City will encourage a variety of housing types to address the housing needs of a variety of household types, sizes, and incomes. This could include duplexes, townhomes, apartment buildings, and condominiums in neighborhoods and new subdivisions and will identify and implement innovative and alternative housing options that provide greater flexibility and affordability in the housing stock while promoting mixed-income development. This may include consideration for further reduction in regulatory barriers for community land trusts, tiny houses, microhomes, cottage homes, small lot subdivisions, and other alternative housing types, as well as exploration of a variety of densities and housing types in all zoning districts.

The City will use the findings of this program to target development of a variety of housing types in areas of predominantly single-family development and of concentrated overpayment to reduce displacement risk, promote inclusion, and support integration of housing types based on income.

Financing:	General Fund
Time Frame:	Identify innovative and alternative housing options to help further housing production by December 2025; amend the Zoning Ordinance as needed.
Implementation Responsibility:	Community Development Department (Planning Division)
Quantified Objective:	30 lower-income units, 30 moderate-income units, and 10 above moderate-income units to reduce displacement risk for all residents and facilities in income-integrated neighborhoods in areas of predominantly single-family development and of concentrated overpayment. 15 lower-income units and 15 moderate-income units in in higher-resource areas such as the far east side of the city and central areas north of Rose Avenue and east of Thompson Ave.
Relevant Policies:	Policy 1.2, Policy 2.1, Policy 4.4

Removal of Governmental Constraints

Program 17: Zoning Code Amendments

The City will amend the Municipal Code to address the following development standards and barriers to special-needs housing opportunities.

- **Density Bonus:** Adopt a Density Bonus provision in 2023 to comply with California’s density bonus law (California Government Code Section 65915, as revised) and promote the use of density bonuses for lower-income units by providing information through a brochure in City buildings and on the City’s website. (Note: the required update was completed as part of the June 2024 Zoning Code Update.)
- **Accessory Dwelling Units:** Amend the Zoning Code to be consistent with the latest State legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2.
- **Emergency Shelters:**
 - The City will remove the requirement that emergency shelters must be a certain distance from other emergency shelters.

- The City will review parking requirements to ensure that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii).
 - Update the City’s definition of “emergency shelter” to clarify that emergency shelters may include other non-permanent housing interventions, such as a navigation center, bridge housing, and respite or recuperative care in accordance with Government Code Section 65583(a)(4)(I). Continue to allow emergency shelters as a permitted use without a conditional use or other discretionary permit in at least one zoning district that allows residential uses.
- **Low-Barrier Navigation Centers:** Permit low-barrier navigation centers, defined as low-barrier, temporary service-enriched shelters to help homeless individuals and families to quickly obtain permanent housing by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; Assembly Bill [AB] 101).
 - **Definition of Family:** Adopt a broadened definition of “family” that provides zoning code occupancy standards specific to unrelated adults and complies with fair housing law.
 - **Residential Care Facilities:** Allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, and allow residential care facilities, regardless of size or licensing, with an administrative approval process, in all zones that permit residential uses of the same type, in accordance with the City’s definition of family.
 - **Employee Housing:** Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act, and allow for a streamlined, ministerial approval process for projects on land designated as agricultural or land that allows agricultural uses (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8).
 - **Single-Room Occupancy Units:** Define single-room occupancy units in compliance with Government Code Section 65583(c)(1) and identify at least one zone where they will be permitted.
 - **Transitional and Supportive Housing:** Permit transitional housing and supportive housing as residential uses only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). Additionally, allow supportive housing in the multifamily zone and C-O mixed-use zone (Government Code Section 65651).

- **Mobile and Manufactured Homes:** Allow and permit mobile and manufactured housing in the same manner and in the same zone as conventional or stick-built structures are permitted (Government Code Section 65852.3). (Note: the required update was completed as part of the June 2024 Zoning Code Update.)
- **Maximum Population Density:** Evaluate the maximum population density requirements in residential zones and non-residential zones that allow multifamily uses and revise as necessary to ensure that per-unit lot size requirements do not constrain development from reaching the maximum density.

Financing:	General Fund
Time Frame:	Complete remaining Zoning Ordinance amendments by December 2024. Annually review the effectiveness and appropriateness of the Zoning Ordinance and process any necessary amendments to remove or mitigate potential constraints to the development of housing.
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.1, Policy 2.7, Policy 5.2

Program 18: Growth Management System

Pursuant to State law, the City must ensure that its policies and regulations governing residential uses in the City do not preclude the City from meeting its RHNA for all income levels. The City has a policy to maintain a 4.0 percent growth rate over a 5-year period (Land Use Goal 20, General Plan Update 2035). Per Goal 20, the City could issue building permits for an average of 290 units over a 5-year period to achieve a 4.0 percent growth rate during that period, resulting in approximately 58 units per year. The City's total RHNA is 1,492, which is an average of 186.5 units per year over the 8-year planning period. The City will review Land Use Goal 20 and revise it, if needed, to ensure it is not a constraint to meeting its RHNA.

The City will monitor its annual and cumulative allocations to ensure that remaining allocations can accommodate its RHNA for all income levels. As part of the City's annual allocation process, monitor the remaining allocations available. As necessary to meet the City's RHNA for all income levels, consider prioritizing allocations to projects that help meet the City's RHNA.

Financing:	General Fund
Time Frame:	Annually monitor, and modify as appropriate, Land Use Goal 20 to ensure that the allocation process does not unduly constrain housing development in the community. If, by the end of 2025, Land Use Goal 20 is found to be a constraint, Land Use Goal 20 will be modified by the end of 2026 to address the identified constraints.

Implementation Responsibility:	Planning Department, Planning Commission, City Council
Relevant Policies:	Policy 1.2, Policy 1.6, Policy 2.7

Program 19: Reasonable Accommodations and Universal Design

The City will develop and formalize a general process that a person with physical and developmental disabilities can use to make a reasonable accommodation request to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the public counter and on the City's website.

The City will also implement State requirements (Sections 4450 to 4460 of the California Government Code and Title 24 of the California Code of Regulations) to include accessibility in housing and public facilities for persons with disabilities. The City will:

- Encourage housing developers to include mobility-impaired accessibility in their project designs and prioritize these types of projects to increase housing mobility opportunities for seniors and persons with disabilities.
- Review regulations and procedures for City-funded or operated housing programs to ensure that they do not exclude participation by persons with disabilities.
- Include accessibility considerations in the preparation of the City's capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods for persons with physical or developmental disabilities.

Financing:	General Fund, SB 2 Grant Funding, LEAP Grant Funding
Time Frame:	Develop and adopt a reasonable accommodations ordinance by December 2024; create brochures on universal design and the reasonable accommodations ordinance by July 2025 and update biannually, or as needed.
Implementation Responsibility:	Community Development Department
Quantified Objective:	Assist five residents with reasonable accommodation requests to reduce displacement risk and encourage three accessible units to improve housing mobility.
Relevant Policies:	Policy 4.1, Policy 4.5

Program 20: Lot Consolidation and Lot Splits

To create additional opportunities for infill development and affordable housing, the City will facilitate applications for lot consolidations and lot splits. Only 5.32 acres of the 12 acres on Site 83 are expected to develop for residential uses; the City will work with the property owner and developer to split this lot as needed and will help the property owner to identify an affordable housing developer if needed to help facilitate housing at affordable rates. Additionally, the City will facilitate an application for a lot split on sites 94 and/or 103 as needed to redevelop a portion of these parcels for residential uses, and help the property owner to identify a housing developer if needed to help facilitate the development of residential uses on these sites. The City will also help to facilitate lot consolidations to combine small lots identified as part of a larger site in the Housing Element into larger developable lots for housing, including the parcels in Site 77 or 100, if needed. The City will meet with local developers and property owners to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and consider additional incentives brought forth by developers. As developers and owners approach the City with interest in lot consolidation for the development of affordable housing, the City will defer certain fees, allow more height or additional stories, waive lot merger fees for certain small contiguous lots, and provide concurrent/fast tracking of project application reviews to developers who provide affordable housing. By 2026, the City will review the effectiveness of this program and revise as appropriate. The City will also evaluate grant funding for parcel assemblage land banking when it is available.

Financing:	General Fund (legislative efforts); Grant funding (implementation)
Timeframe:	Meet with developers and property owners starting in 2024 and annually thereafter. Based on the meetings with developers and property owners, facilitate one lot split and add incentives as appropriate within six months, and again each year after every annual meeting occurs. Support consolidation as applicable housing applications are received on an ongoing basis and pursue grant funding during the planning period if California legislation and/or programs enable a tax-increment or similar program that leads to funding for site assembly.
Implementation Responsibility:	Community Development Department
Relevant Policies:	Policy 1.1, Policy 1.2, Policy 1.4, Policy 1.5, Policy 2.4
Quantified Objective:	Meet with interested developers and property owners starting in 2024 and annually thereafter. Based on the meetings with developers and property owners, add incentives as appropriate within six months, and again each year after every annual meeting occurs. Support lot splits or consolidation as applicable housing applications are received on an ongoing basis to facilitate the development of 136 lower-income units, 74 moderate-income units, and 23 above moderate-income units. For sites estimated to accommodate lower-

	income units, pursue grant funding during the planning period if California legislation and/or programs enable a tax-increment or similar program that leads to funding for site assembly.
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Program 21: 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. The City will post fees online and analyze housing-related development fees, particularly for multifamily housing, on an annual basis to ensure they do not unduly constrain development. As part of the analysis process, meet with multifamily developers at least once by December 2024 to request input regarding constraints associated with fees. Based on feedback received, reduce fees if found to be a constraint. Further, the City will offer deferred or reduced fees to facilitate affordable housing development, as appropriate.

Financing:	General Fund
Time Frame:	Meet with multifamily developers by December 2024 and revise fees by bringing an updated fee schedule to the City Council, if necessary, by December 2025. Review fees annually.
Implementation Responsibility:	Community Development Department, City Council
Quantified Objective:	Facilitate construction of 150 multifamily units during the planning period, targeting missing-middle development in higher-resource areas and encouraging at least 50 of the units to be affordable to lower-income households.
Relevant Policies:	Policy 1.2, Policy 1.4

Program 22: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)

The City will develop a preliminary application form and procedure or will adopt the Preliminary Application Form developed by HCD, pursuant to SB 330. The City will also establish a written policy and/or procedure, and other guidance as appropriate, to specify the SB 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The applications will be available on the City's website for developers interested in pursuing the streamlined process or vesting rights.

Financing:	General Fund
Time Frame:	Develop or adopt HCD's SB 330 preliminary application form by December 2024. Develop an SB 35 streamlined approval process by June 2025 and implement as applications are received.

Implementation Responsibility:	Community Development Department
Quantified Objective:	Facilitate construction of 10 very low-income units and 10 low-income units to increase housing mobility opportunities, prioritizing new opportunities in higher-resource areas.
Relevant Policies:	Policy 1.4, Policy 2.3, Policy 2.4

Program 23: Objective Design Standards

The City will develop objective design guidelines and standards to provide clear and objective standards related to single-family, multifamily, and mixed-use residential developments. (Note: objective standards were developed as part of the June 2024 Zoning Code Update.)

Financing:	General Fund
Time Frame:	Adopt objective design standards by December 2025 and implement thereafter.
Implementation Responsibility:	Community Development Department
Quantified Objective:	50 units over the planning period; of these, 25 units in higher-opportunity areas to promote access to resources and mobility for target households.
Relevant Policies:	Policy 1.8, Policy 2.7

Housing Quality

Program 24: Fresno County Housing Assistance Rehabilitation Program (HARP)

This program provides loans to qualifying homeowners, including owners of mobile or manufactured homes, in the unincorporated county and participating cities for the improvement of their homes. The City of Selma is a participating jurisdiction. Eligible improvements include energy-efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications to reduce displacement risk and facilitate place-based revitalization. Loan terms under this program vary according to household income and the improvements and repairs that are needed. The City will:

- Promote available housing rehabilitation resources on the City’s website and at public counters.
- Seek funding for targeted assistance for property owners and landlords of rental properties throughout Selma.
- Conduct targeted outreach to inform property owners of rehabilitation assistance in neighborhoods with older housing units, such as the Whiston Street neighborhood, as well as to owners of older housing units, which are scattered throughout the city.

- Advertise HARP specifically to persons with disabilities who may need home accessibility modifications by partnering with the Central Valley Regional Center (see also **Program 8: Affordable Housing Incentives**).
- Refer interested households to County program.
- Target promotion through the City’s community webpage and in areas of need to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community.
- Provide information regarding home rehabilitation programs in English and Spanish to residents to encourage place-based revitalization.

Financing:	CDBG and HOME funds
Time Frame:	Update materials every other year, or as new information is provided by the County, and send out targeted promotion annually.
Implementation Responsibility:	Fresno County Public Works and Planning Department, Community Development Division, and City of Selma
Quantified Objective:	Connect at least 20 lower-income households with rehabilitation resources during the planning period. Facilitate rehabilitation of five housing units, three of these in areas of concentrated poverty or areas with older housing stock, such as the Whiston Street neighborhood, to facilitate place-based revitalization.
Relevant Policies:	Policy 3.2, Policy 4.1

Program 25: 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 to reduce displacement risk for renters. The City of Selma is a participating city in the RRP and provides information to property owners. Eligible improvements include repairing code deficiencies, completing deferred maintenance, lead-based paint and asbestos abatement, heating, ventilation, and air conditioning (HVAC) repairs, energy-efficiency upgrades, accessibility modifications, and kitchen and bathroom upgrades. The City will:

- Promote available housing rehabilitation resources on the City’s website and at public counters.
- Refer interested property owners.
- Advertise RRP specifically to persons with disabilities who may need home accessibility modifications by partnering with the Central Valley Regional Center (see also Program 8: Affordable Housing Incentives).

- Target promotion in the City’s community webpage and areas of concentrated renter households or older housing stock to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community. Additional targeting to owners of housing that serves farmworkers to improve housing conditions for this segment of the community.
- Provide information regarding home rehabilitation programs in English and Spanish to residents to encourage place-based revitalization.

Financing:	HOME funds
Time Frame:	Update materials every other year, or as new information is provided by the County, and send out targeted promotions annually.
Implementation Responsibility:	Fresno County Public Works and Planning Department, Community Development Division, and City of Selma
Quantified Objective:	Connect at least 10 property owners with rehabilitation resources during the planning period. Facilitate rehabilitation of five rental units, three of these in areas of concentration of lower-income households (e.g., Whitson Street neighborhood and the Washington neighborhood on the west side) to facilitate place-based revitalization.
Relevant Policies:	Policy 3.2, Policy 4.1

Program 26: Code Enforcement

The City’s Code Enforcement division will continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes. The Fire Department will also refer income-eligible households to County housing rehabilitation programs for assistance in making the code corrections. Targeted efforts to improve housing conditions in areas of need will facilitate place-based revitalization and assist in reducing displacement risk for residents by improving living conditions and enabling them to remain in their home and community.

Financing:	General Fund
Time Frame:	Make informational materials on rehabilitation assistance programs available by January 2024, to be provided on an ongoing basis when violations are confirmed, conduct code enforcement as complaints are received.
Implementation Responsibility:	Fire Department and Community Development Department (Building Division and Code Enforcement Division)

Quantified Objective:	Reduce displacement risk and encourage place-based revitalization by facilitating rehabilitation of 10 units by providing informational materials to owners in violation of City codes on available assistance programs and annually promote available assistance programs in areas of concentrated lower-income households.
Relevant Policies:	Policy 3.1, Policy 3.3

Housing Assistance

Program 27: Fresno County Homebuyer Assistance Program

The City of Selma participates in the County's Homebuyer Assistance Program (HAP), which is administered through the Fresno County Housing Authority. To reduce displacement risk of homeowners being priced out of the community and to facilitate housing mobility opportunities, 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 of the area median income (AMI) in unincorporated Fresno County and participating cities are eligible for this program. The City will:

- Promote available homebuyer resources on the City's website and at public counters.
- Refer interested households to the County program with the goal of assisting four households.
- Promote the availability of this program, particularly in areas with concentrations of renters, particularly lower-income renters, by providing multilingual informational materials at public buildings and community locations and will post the program on the City's website.

Selma residents also have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA), through the Fresno County Public Works and Planning Department, Community Development Division.

- Mortgage Credit Certificate (MCC): The MCC Tax Credit is a federal credit that can reduce potential federal income tax liability, creating additional net spendable income that 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 program is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of 3 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.

The City will promote all available homebuyer resources on the City’s website and at public counters and will annually review funding resources available at the State and federal levels and pursue as appropriate to provide homebuyer assistance.

Financing:	General Fund, HOME funds
Time Frame:	Ensure informational materials on all homebuyer resources are on the City’s website and available at public counters by June 2024. Update materials annually, or as new information is provided by the County, and send out targeted promotion at least every other year.
Implementation Responsibility:	Fresno County Public Works and Planning Department, Community Development Division
Quantified Objective:	Connect 20 prospective homebuyers with the County program to facilitate housing mobility opportunities in the city. Outreach will be focused on lower-income areas of the city with a higher concentration of qualifying households, including the east and west sides of the city, as well as parts adjacent to the San Joaquin Valley Railroad.
Relevant Policies:	Policy 2.1, Policy 2.4, Policy 2.5, Policy 2.8

Program 28: Energy Conservation

The City will continue to promote energy conservation in housing development and rehabilitation. The City will:

- Establish a high-efficiency washing machine/dryer rebate program for Selma residents by December 2024.
- Continue to promote California HERO and YGRENE programs by providing links on the City’s website and making brochures available at City counters.
- 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’s website and making brochures available at City counters.
- Expedite review and approval of alternative energy devices (e.g., solar panels).
- Assist lower-income households with energy efficiency through the County’s Housing Assistance Rehabilitation Program.

- Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency for new construction.

Financing:	General Fund
Time Frame:	Make information easily available on the City’s website and at public facilities by June 2025.
Implementation Responsibility:	Community Development Department
Quantified Objective:	Assist five low-income residents annually in need of assistance with energy-efficiency improvements to reduce displacement risk due to housing costs.
Relevant Policies:	Policy 6.1, Policy 6.2, Policy 6.3

Program 29: 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 United States Department of Housing and Urban Development (HUD), and what a tenant can afford to pay (i.e., 30 percent of household income). The Fresno Housing Authority administers the HCV program in Fresno County. The City will:

- Provide a link to the Fresno Housing Authority’s HCV program webpage on the City’s website by February 2024.
- Meet with the Fresno Housing Authority by June 2024 to discuss the process of developing printed informational materials, with the goal of making materials available at public counters by June 2025.
- Work with the Housing Authority to disseminate information to landlords and property owners on incentives for participating in the HCV program throughout the city to promote housing opportunities for all residents.
- Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.

Financing:	HUD Section 8
Time Frame:	Provide information on the City’s website by February 2024. Meet with the Housing Authority by June 2024 and develop informational materials by June 2025. Target outreach to property owners and landlords at least annually.

Implementation Responsibility:	Fresno Housing Authority
Quantified Objective:	100 lower-income units in high-opportunity areas to promote access to resources and mobility for target households.
Relevant Policies:	Policy 2.2

Program 30: Housing Discrimination Monitoring and Referral

The Fresno Housing Authority publicizes all information related to housing opportunities, programs fair-housing information and assistance in English, Spanish, Hmong, French, German, Chinese, Arabic, Dutch, Italian, Korean, Portuguese, and Russian. However, while all public notices and information on the Housing Authority website are translated to all of the previously mentioned languages, general circulation of information and secondary links, such as applications, are available only in English. The City will coordinate with the Housing Authority, Fresno Council of Governments (FCOG), and other Fresno County jurisdictions to develop Spanish-language printed materials to improve accessibility to fair housing resources for residents. If additional languages become more prevalent in the county, materials will be translated into those languages as needed.

The City will also:

- Establish a procedure to refer residents with fair housing questions or issues to the Fair Housing Council of Central Valley (FHC-CC), California Rural Legal Aid (CLRA), and other fair housing organizations.
- Provide fair housing information on the City’s website and in printed materials available in public buildings in both English and Spanish.
- Coordinate with local fair housing service providers to conduct biannual trainings in English and Spanish for landlords and tenants on fair housing laws, rights, and responsibilities and ongoing access to legal counseling.

Financing:	General Fund, grant funding
Time Frame:	Either individually or as part of the Countywide Housing Element Technical Committee (Program 1), meet annually with FC-CC to discuss fair housing issues and opportunities for education. Assist the Housing Authority to translate fair housing materials and resources into Spanish by December 2024. Make fair housing information available on the City’s website and in public buildings by June 2025. Coordinate with fair housing providers to conduct biannual, multi-lingual trainings for landlords and property owners.

Implementation Responsibility:	Community Development Division or Countywide Housing Element Technical Committee, Fresno Housing Authority
Quantified Objective:	Reduce displacement risk for 20 individuals or families resulting from language barriers and 10 from discrimination by landlords or property owners.
Relevant Policies:	Policy 5.1

Program 31: Improve Access to Resources

The City shall take the following actions to improve access to resources and opportunities citywide, but with a particular emphasis on neighborhoods with a concentration of lower-income residents who often face additional barriers in accessing resources:

- Work with Fresno County Rural Transit Agency (FCRTA) and other jurisdictions in the county to develop a fact sheet, or similar informational materials, of FCRTA programs to be posted on the City’s website, social media, and in public buildings by January 2026, and advertised annually in the City’s newsletter to help connect seniors and other residents to services in the city and throughout the county with the goal of reaching at least 100 community members with this information.
- Prioritize projects that facilitate place-based revitalization through the City’s Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas. On an annual basis, pursue funding for projects from the Capital Improvement Plan. Prioritize at least one project per year in lower-income areas, including the southwest side of the city.
- Facilitate place-based revitalization and promote healthy environments for new housing by implementing bikeways, trails, and sidewalk and intersection improvements as outlined in the 2018 Active Transportation Plan, including prioritized projects on the southwest side of the city. Apply for funding from programs such as the Active transportation Program, Safe Routes to School, Congestion Mitigation and Air Quality, or the Highway Safety Improvement Program as NOFAs are available, at least once per year. Complete an average of at least one active transportation infrastructure project per year in lower-income areas, including the southwest side of the city.
 - Implement the proposed project to convert the open-air Selma Branch Canal spanning from Valley View Street to Thompson Avenue to a bikeway and pedestrian trail.
- In accordance with the City’s 2011 ADA Self-Evaluation and Transition Plan, establish and maintain a “Resources Toolkit” of adaptive aids and human resources that should be available for use by individuals participating in City programs and make it available online in an accessible format. This can assist residents with disabilities in participating in public input processes and local decision-making bodies such as boards, committees, or task forces, along with participating in programs such as rehabilitation programming, Housing Choice Vouchers, and fair housing assistance. As necessary, ensure that public meetings for outreach or other local decision-making

bodies are accessible and that staff are knowledgeable about how to access assistive listening systems or American Sign Language interpreters.

- By December 2024, post information about flood-related resources on the City's website and provide public notices in utility bills or other direct methods citywide.
- Ensure program availability and funding announcements are made available in Spanish and translation is available at public meetings on an ongoing basis.
- Facilitate place-based revitalization and promote healthy environments for new housing by evaluating transitional buffers between residential and agricultural uses and highways and working with developers as projects are proposed to mitigate impacts associated with emissions from agricultural industries and traffic and facilitate access to healthy outdoor spaces. Complete this evaluation by December 2026. Include at least one project to reduce exposure to pollutants for new lower-income housing on the City's Capital Improvement Plan within the planning period.
- Meet with school district representatives by June 2025 to analyze whether housing security poses a barrier to student achievement. As affordable projects are completed, require developers to coordinate with the school district to conduct marketing to households with teachers or other school employees (not including projects that are exclusive to senior residents) with the goal of connecting at least 8 district households with affordable housing opportunity. Work with the school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide.
- Pursue funding as available to provide hazard mitigation assistance citywide, particularly to lower-income households, to mitigate flood damage in the event of dam failure and to assist developers pursuing projects in areas with potential landslide risk with the cost of incorporating landslide prevention design features or infrastructure. Review funding opportunities annually.
- Recruit at least two community members from areas of concentration of lower-income households (e.g., Whitson Street neighborhood and the Washington neighborhood on the west side), residents of affordable housing, and/or from farmworker communities to serve on local decision-making bodies such as boards, committees, or task forces as opportunities become available to promote place-based revitalization.
- To prevent displacement, coordinate with the Selma District Chamber of Commerce to increase visibility of the City's existing economic development incentives and resources. Conduct at least two related outreach efforts during the planning period. Identify and apply for at least one funding opportunity during the planning period that will allow the City to promote small business development or retention programs.
- See also Program 32.

Financing:	General Fund
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Time Frame:	Refer to each bulleted action for specific timeframes. Annually review funding opportunities. Apply as funding opportunities become available.
Implementation Responsibility:	Community Development Department
Quantified Objective:	Improve access to resources, facilitate place-based revitalization, facilitate environmental justice, and reduce displacement risk resulting from a variety of factors for at least 30 residents (refer to each bulleted action for specific metrics). Connect at least 8 local households with teachers or other school employees with affordable housing opportunity. Provide dam failure hazard mitigation assistance to at least 20 lower-income households and facilitate the development of 112 lower-income units, 14 moderate-income units, and 1 above moderate-income unit by providing financial assistance with the installation of landslide-prevention infrastructure or design features. Prevent displacement for 10 residents through small business development and/or retention programming.
Relevant Policies:	Policy 3.1, Policy 3.5, Policy 5.1, Policy 5.2

Place-Based Revitalization

Program 32: Neighborhood Improvements

The City shall promote environmental justice and maintain and revitalize neighborhoods citywide, with a particular focus on areas of lower opportunity and concentrated poverty, including the west and east sides of the city, as well as parts adjacent to the San Joaquin Valley Railroad. Targeted investment in neighborhood revitalization will focus on improving infrastructure, schools, employment, parks, transportation, and other community amenities. The City shall review funding opportunities on an annual basis and pursue funding opportunities as available in order to implement strategies from its General Plan 2035, which was adopted in 2010, including:

- Residential Land Use Policies and Standards 1.20 through 1.22 to promote green/sustainable building standards for private residential, multifamily, and commercial projects and protect residential neighborhoods or land uses that may have a negative impact on the residential living environment.
- Air Quality Policies and Standards 5.19 through 5.23 aiming to develop consistent procedures for evaluating project-specific and cumulative air quality impacts of projects, encouraging the provision of transit and a development pattern that is contiguous with existing developed areas of the city.

- Recreation Policies and Standards 5.24 through 5.34, which strive to provide adequate park facilities throughout the city to provide organized and informal recreation opportunities and open space for residents and seek available State and federal funds, and local grants for park improvements and recreational programs and land acquisition.
- The City will implement at least one General Plan strategy each year on the city's southwest side and in other lower-income areas.
- The City will submit at least one application for a Highway Safety Improvement Program project as part of the HSIP Cycle 12 funding process and will continue to implement roadway improvement projects as discussed in Section 10-3: Local Assessment of Fair Housing.

Additionally, the City will annually review funding opportunities available through agencies such as the San Joaquin Valley Air Pollution District (Valley Air District) and pursue funding as available to fund projects such as bike paths and plug-in electric vehicle chargers on City-owned land. The City will publicize grant programs available through these partner agencies with the goal of distributing this information to 100 households citywide, 60 percent of which will be on the city's southwest side. The City will conduct outreach to owners of multi-family housing buildings at least twice during the planning period to support interested owners with funding applications for programs such as EV charging grants from the Valley Air District.

See also Program 31.

Financing:	General Fund
Time Frame:	Ongoing, per General Plan implementation. A list of specific projects that implement the above policies is updated annually during fiscal year budget and Capital Improvement Plan process
Implementation Responsibility:	Community Development Department
Quantified Objective:	Improve access to resources, facilitate place-based revitalization, facilitate environmental justice, and reduce displacement risk resulting from a variety of factors for at least 30 residents.
Relevant Policies:	Policy 3.1, Policy 3.5

Quantified Objectives

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period based on optimal implementation of each program. The quantified objectives do not set a ceiling on development; rather, they set a target goal for the jurisdiction to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level, as shown in **Table 10-1**.

Table 10-1: Quantified Objective Summary

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	196	197	165	233	701
New Construction					
Program 5: Site Inventory Rezoning and Underutilized Sites	556			219	38
Program 8: Affordable Housing Incentives	201	202	183		
Program 9: Support Funding for Farmworker Housing	40				
Program 10: Farmworker Preference in New Affordable Housing	80				
Program 11: Extremely Low-Income Households	201	385			
Program 13: Encourage and Facilitate Accessory Units	6			3	3
Program 16: Housing for a Variety of Needs	30			30	10
Program 19: Reasonable Accommodations and Universal Design	5				
Program 20: Lot Consolidation and Lot Splits	136			74	23
Program 21: Monitoring of Planning and Development Fees	50			100	
Program 22: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)		10	10		
Program 23: Objective Design Standards	25			13	12
Program 31: Improve Access to Resources	112			14	1
Rehabilitation					
Program 24: Fresno County Housing Assistance Rehabilitation Program (HARP)	20				
Program 25: Fresno County Rehabilitation Rental Program (RRP)	5				
Program 26: Code Enforcement	10				

APPENDIX 10: CITY OF SELMA

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
Conservation					
Program 10: Extremely Low-Income Households	201	385			
Program 12: Preservation of At-Risk Housing Units	57				
Program 14: Establish an Accessory Dwelling Units Amnesty Program	3	3		2	2
Program 27: Fresno County Homebuyer Assistance Program			20		
Program 29: Housing Choice Vouchers	100				

Source: City of Selma, February 2024.

1. In some cases, quantified objectives overlap and therefore identify multiple strategies to achieve the RHNA.
2. Moderate- and above moderate-income unit capacity is anticipated to be met by market development trends.

SECTION 10-2: SITES INVENTORY

California law (Government Code Section 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed within the planning period and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is the State of California–required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into the following three steps.

1. **Regional Determination:** The California Department of Housing and Community Development (HCD) provides each region with a Regional Determination of housing need, which includes a total number of units split into four income categories. The City of Selma is in the region covered by the Fresno Council of Governments (FCOG). HCD gave FCOG a Regional Determination of 58,298 units for the 6th cycle RHNA (2023-2031). This is the total number of units that the cities and counties in the FCOG region must collectively plan to accommodate.
2. **RHNA Methodology:** Councils of Governments (COG), including FCOG, are responsible for developing an RHNA methodology for allocating the Regional Determination to each city and county. This methodology must further specific State objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing.
3. **Housing Element Updates:** Each city and county must then adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction’s housing element for compliance with State law.

The City of Selma’s share of the regional housing need was determined by a methodology prepared by FCOG as part of the Regional Housing Needs Plan, adopted in October 2022. In accordance with FCOG’s Regional Housing Needs Plan, the City must plan to accommodate a total of 1,492 housing units between July 30, 2023, and December 31, 2031. **Table 10-2** shows the City’s RHNA by income category. Of the 1,492 total units, the City must plan to accommodate 393 units for very low-income households, 165 units for low-income households, 233 units for moderate-income households, and 701 units for above moderate-income households.

Table 10-2: Regional Housing Needs Allocation, 2023-2031

Income Category	Allocation	Percentage
Very Low*	393	26.3%
Low	165	11.1%
Moderate	233	15.6%
Above Moderate	701	47.0%
Total	1,492	100.0%

Source: FCOG, 2022.

*It is assumed that 50 percent of the very low-income units are allocated to address extremely low-income need.

Planned or Approved Projects

The City's RHNA can also be reduced by the number of new units in projects that are planned or approved. **Table 10-3, Pending Projects**, shows an inventory of all residential projects that are (as of July 2024) approved or in the planning process and scheduled to be built by the end of the current Housing Element planning period (December 31, 2031). For each project, the table shows the site designation, name of the development, Assessor's Parcel Number (APN), and number of units by income category. Additional details are provided in the bulleted list preceding **Table 10-3**, including the current status of the project, remaining steps to issuing building permits, any known barriers to timely development and factors that support the likelihood that the projects will be built during the planning period. Overall, the seven projects shown in **Table 10-3** would add an additional 802 market-rate units to the city's inventory. Of these projects, four are being counted toward RHNA (P-2, P-3, P-4, and P-5), with a total of 192 market-rate units. The remainder (P-1, P-6 and P-7) are considered surplus capacity outside of the RHNA due to significant infrastructure improvements that are needed prior to development. **Figures 10-1** through **10-4** identify the locations of these sites.

Project Summaries:

- P-1: The Amberwood (Tract 6244) Project was approved in June 2021, and LAFCO approved its annexation in October of the same year. The applicant completed the first submittal of the Final Map and Improvements. The project requires Final Map Approval from the City Council and subsequent recordation with Fresno County. A Building Permit and Grading Permit will be processed concurrently. A Master Building Permit, which encompasses all building types, will need to be reviewed in an effort to expedite Building Permit reviews for the entire subdivision. Upon completion of these steps, the developmental phase will commence. As of May 2024, the City is preparing to construct a major infrastructure project (sewer) that will serve this project in addition to the greater Amberwood Specific Plan area, which contains about 2,300 residential units, as well as, the Rose Avenue project (P-7). The connection to available sewer infrastructure is required before the issuance of a Building Permit. The project has been paused while the City is constructing new sewer infrastructure. The infrastructure project is anticipated to be completed in the first

quarter of 2025. In the meantime, the City has received verbal confirmation from the developer of their intent to prepare the documents for the Final Map upon groundbreaking for the infrastructure project. However, the City is conservatively including this project in the Housing Element but not counting it towards the City's RHNA

- P-2: The Casa de Villa Apartments Project was approved in May 2024. The project must comply with the Conditions of Approval and be substantially compliant regarding design and improvement plans through the Grading Permit process. A Building Permit and Grading Permit will be processed concurrently. The Building Permit is contingent upon receiving a grading permit and paying the development impact fees. There are no known barriers that could potentially delay the progress of the project. This project is anticipated to be built in the planning period since the developer has expressed his eagerness to develop it.
- P-3: The Jay Singh Development project was approved in May 2024. The project must comply with the Conditions of Approval and be substantially compliant regarding design and improvement plans through the Grading Permit process. A Building Permit is contingent upon receiving a grading permit and paying development impact fees. A Building Permit and Grading Permit will be processed concurrently. There are no known barriers that could potentially delay the progress of the project. This project is anticipated to be built in the planning period since the developer has expressed his eagerness to develop it and has initiated negotiations on a Developer Agreement with the City.
- P-4: Entitlements for the McCall Duplex project were approved by the Planning Director March 26, 2024. The project must apply for a Building Permit and other ancillary permits. Once received, the project must comply with the Conditions of Approval and be substantially compliant regarding design and improvement plans through the Grading Permit process. A Building Permit is contingent upon receiving a grading permit and paying development impact fees, which will be processed concurrently. There are no known barriers that could potentially delay the progress of the project. As of May 2024, the developer is reviewing their Conditions of Approval and making progress towards submitting a Building Permit.
- P-5: The Raj Apartments project was conditionally approved by the City County on February 21, 2023. Conditions required by the Council are primarily related to appropriate screening of the building's mechanical components, the preparation of required landscaping and improvement plans, and the removal of construction debris before opening the property. The conditions are not considered to impose a constraint on project completion. The project must apply for a Building Permit and other ancillary permits. Upon submittal, the project must comply with the Conditions of Approval and be in substantial compliance with design and improvement plans through the Grading Permit process. A Building Permit is contingent upon receiving a Grading Permit and the payment of Development Impact Fees. A Building Permit and Grading Permit will be processed concurrently. There are no known barriers that could potentially delay the progress of the project.

- P-6: As of May 2024, the application for the Raven Project is in review with the City's Planning Department. The project requires City processing, environmental review, Planning Commission recommendation, and City Council approval. Once received, the project must comply with the Conditions of Approval and be substantially compliant regarding design and improvement plans through the Grading Permit process. A Building Permit is contingent upon receiving a Grading Permit and the payment of Development Impact Fees. A Building Permit and Grading Permit will be processed concurrently. As of May 2024, the project design is being evaluated for underlying irrigation district easements. The project requires substantial sewer infrastructure improvement that will serve the project and future developments. The City is working with the project developer and other developers to finance and commence infrastructure development. The construction of the sewer infrastructure is required before the issuance of a Building Permit. The developer and developer representative are frequently coordinating with the City regarding status updates and resubmittals of plans, which indicates a strong likelihood that the project will be completed within the planning period. However, the City is conservatively including this project in the Housing Element but not counting it towards the City's RHNA.
- P-7: The Rose Avenue project was approved in May 2024. The project must comply with Conditions of Approval and be substantially compliant regarding design and improvement plans through the Grading Permit process. A Building Permit is contingent upon receiving a Grading Permit and the payment of Development Impact Fees. Development will occur after the recording of the Final Map. As of May 2024, the City is preparing for the construction of a major infrastructure project (sewer) that will serve this project in addition to the greater Amberwood Specific Plan area which contains about 2,300 residential, including the Amberwood project (P-1). The connection to available sewer infrastructure is required before the issuance of a building permit. The infrastructure project is anticipated to be completed in the first quarter of 2025. This project is anticipated to be built in the planning period since the developer has expressed his eagerness to develop it. However, the City is conservatively including this project in the Housing Element but not counting it towards the City's RHNA.

Table 10-3: Pending Projects

Site	Project Name	Assessor's Parcel Number	Capacity Counted Toward 6th Cycle RHNA			
			Lower Income	Moderate Income	Above Moderate Income	Total
P-1	Amberwood (Tract 6244)	35810008				
		35810009				
		35810010			270	270
		35810011				
		35819602				
P-2	Casa de Villa Apartments	39003071			40	40
P-3	Jay Singh Development	38803026			144	144
P-4	McCall Duplex	38819318			2	2
P-5	Raj Apartments	39003001			6	6
P-6	Raven	35812042				
		35812051S			301	301
		35812065S				
P-7	Rose Avenue	38902067			39	39
Total			0	0	802	802

Note: Additional details are provided in the bulleted list preceding the table, including, the current status of the project, remaining steps to issuing building permits, any known barriers to timely development and factors that support the likelihood that the projects will be built during the planning period.

Source: City of Selma, 2023. Availability of Land

State Housing Element law emphasizes the importance of adequate land for housing and requires that each Housing Element "...identify adequate sites ... to facilitate and encourage the development of a variety of housing types for all income levels..." (California Government Code Section 65583(c)(1)). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads.

To demonstrate the City's capacity to meet its RHNA, an adequate sites inventory was conducted. The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels. **Figures 10-1 through 10-4** identify the locations of these sites.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites in the current planning period.

Hazards and Other Potential Site Constraints

The Safety Element addresses the topic of public health and safety following State requirements in Section 65302(g) of the California Government Code. State law requires that the Safety Element contain background information and goals and policies to address multiple natural hazards, analyze the vulnerabilities from climate change and contain policies to improve climate change resilience, and assess residential areas with evacuation constraints. The City's Safety Element is contained in the 2035 Selma General Plan, which was updated in October 2010.

The Housing Element sites inventory (including rezone sites) was screened for the presence of the following hazard zones:

1. Federal Emergency Management Agency (FEMA), 100-year flood zone
2. Department of Water Resources (DWR), Dam Inundation Zone
3. California Geological Survey, California Department of Conservation, landslide susceptibility
4. California Geological Survey, California Department of Conservation, liquefaction susceptibility
5. California Department of Forestry and Fire Protection (CAL FIRE), Fire Hazard Severity Zones (FHSZ)
 - a. State Responsibility Areas (SRA)
 - b. Local Responsibility Areas (LRA)

All of the sites in the inventory are within a Dam Inundation Zone, as indicated in the environmental constraints column of **Table 10-5**. However, these conditions do not preclude development, as the entirety of Selma is within a Dam Inundation Zone. However, as part of **Program 31**, the City will pursue funding to help residents to make necessary weatherization upgrades that would prevent damage from any future flooding due to dam failure.

Five sites (Sites 9, 76, 78, 81, 85) are also within higher landslide susceptibility areas. As part of **Program 31**, the City will pursue funding to provide assistance to developers in mitigating landslide hazards on these sites so as to prevent the costs of hazard mitigation from constraining development.

There are no other known environmental constraints or conditions within the city that could preclude development on identified sites within the planning period, including hazards, airport compatibility, and related land use controls, shape, contamination, easements, or overlays.

Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a nonvacant site identified in the previous planning period and a vacant site identified in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element that requires rezoning within three years of the beginning of the planning period that will allow residential use by right for housing developments with at least 20 percent units affordable to lower-income households. The City did not complete a fourth-cycle Housing Element, so it is assumed that any sites that were included in the fifth cycle would have been included in the fourth as well. There are 42 parcels in the inventory that were identified in previous cycles. Six of these (sites 83, 85, 91, 95, 101, and 102) are being used to meet the lower-income RHNA. Therefore, the City has included **Program 7**, which commits the City to allowing residential use by right on sites consistent with Government Code Section 65583.2(C) for housing developments in which at least 20 percent of the units are affordable to lower-income households. An additional 6 parcels (four parcels of site 77 and sites 78 and 81) are being used to meet the moderate-income RHNA. Part of the capacity on site 85 is also being counted toward the moderate category. The remaining 30 (sites 4 through 7, 9 through 11, 13, 15, 16, 25 through 28, 31 through 34, 56, 64, 70, 73 through 75, 76, 78, 80, 96, 97, 98, and 99) are being used to meet the above moderate-income RHNA. Part of the capacity on Site 83 is also being counted toward the above-moderate category.

Sites Appropriate for Lower-Income Housing

Housing Element law requires jurisdictions to provide an analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test. According to State law (California Government Code Section 65583.2(c)(3)(B)), the default density standard for Selma is 20 dwelling units per acre. The City has included several sites, listed in **Table 10-5, Vacant Sites**, that allows for density up to 24 units per acre and are assumed to accommodate the City's lower-income RHNA.

The following assumptions were used to determine the income categories according to the allowed densities for each site:

- **Lower-Income Sites.** Sites between 0.5 and 10 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. All sites included in the inventory to meet the lower-income RHNA will be rezoned to meet this density threshold. These sites will be redesignated to High-Density Residential (HDR) and rezoned to R-4, which allows for up to 24 units per acre. Rezoning of these sites will be completed concurrently with the adoption of this Housing Element.
- **Moderate-Income Sites.** Two sites that have land use designations of Medium High-Density Residential were inventoried as feasible for moderate-income residential development. Typical dwelling units include small- and medium-sized apartments and other attached units. Several sites

that will be reassigned an HDR land use designation and rezoned to R-4 were also inventoried as feasible for moderate-income residential development. These sites are between 0.13 and 1.45 acres. Portions of sites 85 and 86 were also counted toward the moderate-income RHNA.

- **Above Moderate-Income Sites.** Smaller sites in moderate-density zones and sites within zones that allow only single-family homes at lower densities were inventoried as above moderate-income units, as were several smaller sites with nonresidential General Plan land use designations that permit residential uses that are also zoned for residential uses. This includes sites with Very Low Density, Low-Density Residential, Medium Low-Density Residential, Medium Density, Medium-High Density Highway Commercial land use designations in the R-1-7, R-2, R-2-P, and R-3 zones.

Realistic Capacity

In determining the realistic capacity for the City's inventory of sites, the City considered land use controls and site improvements and assumed an 80 percent adjustment to reflect developable acreage due to on-site improvements, including sidewalks, utility easements, and infrastructure improvements (roadway access, water, sewer, and stormwater). All sites are served by or planned to be served by infrastructure, with no constraints identified that would reduce capacity beyond the 80 percent adjustment. To further determine an appropriate realistic capacity assumption, the City considered and evaluated the implementation of its current multifamily development standards (e.g., setbacks, building height, parking, density requirements, land use controls, water and wastewater access, and open space requirements) as well as project examples to determine approximate density and unit capacity so as to not over-project unit potential. Because the most recent multifamily project was completed in 2016, the City considered more recent examples from nearby communities to the southeast of Fresno to consider more current trends. After considering the 80 percent adjustment factor, average 91 percent buildout of all residential project examples from nearby communities, and 117 percent buildout of mixed-use projects from nearby communities, the City decided to take a conservative approach and assume a 70 percent capacity on all residentially-zoned sites in **Table 10-5** and **Table 10-7**. Sites in non-residential zones were not included in the inventory, except commercially zoned sites that will be rezoned to a residential zone. The example projects with units affordable to lower-income households or in mixed-income projects have an average realistic capacity of 94 percent of the maximum, so this assumption is equally appropriate for sites to accommodate lower-income households. This conservative realistic capacity adjustment is intended to balance both recent trends in the area of projects developing closer to the maximum permitted and the lack of recent project examples.

Large Site/Lot Split

Assembly Bill (AB) 1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower-income housing. Site 83 is a 12-acre parcel with R-3-P zoning and Medium High Density land use designation. While all 12 acres of the site will be rezoned to R-4 and High Density Residential land uses, only 5.32 acres are expected to develop for residential uses, as the remainder are expected to develop as expansion of the adjacent medical facility, and the calculated unit capacity in the RHNA inventory has been adjusted to reflect this. This site has been included in the rezone program to

increase its density to facilitate affordability for lower-income households and is expected to develop with housing affordable to both lower and above moderate-income households. In an example of a recent projects with large lots and affordable units, the City has applied for a grant that will eventually fund sewer connections that will serve the Casitas project, which, as of July 2024, is a pending annexation project. The Casitas project is planned with 23 acres of residential uses, and 300 of the project's 600 units are planned for affordable housing. As part of **Program 20**, the City will facilitate splitting Site 83 if needed to develop the lot at this income level, and will work with the medical center to identify a potential affordable housing development partner if needed to develop residential uses on these 5.32 acres.

Table 10-4 Realistic Capacity Project Examples

Project Name	Affordability	Acres	Project Status	General Plan / Zoning	Max Density (du/ac)	Max. Allowable Units	Total Project Units	Developed Unit Density du/ac	Realistic Capacity
Residential									
<i>City of Selma</i>									
Nagra Apartments	Market Rate	0.52	Completed February 2016	High Density / R-3	24	12	5	10	42%
Valley View Estates	Lower and Market Rate	52	Final phase constructed 2022	Medium Density / R-1-7	5.5	286	192	4	67%
Cueva de Oso	Lower	4	Constructed 2017	Medium Density / R-2	9	36	48	12	133%
<i>City of Reedley</i>									
El Valle Apartments	Market Rate	0.83	Approved 2017	HDR / RM-2	21.78	18	20	24	111%
Guardian Village	100% AMI	1.92	Approved 2022	HDR / RM-2	21.78	41	48	25	117%
Reedley Family Apartments	100% AMI	3.66	Phase 1 Constructed 2014, Phase 2 Constructed 2021	HDR / RM-2	21.78	79	80	22	101%
<i>City of Sanger</i>									
Sanger Crossing 1 and 2	Lower	4.96	Constructed 2021	Residential Medium Density/RM-2.5	17.4	86	81	16	94%
Blossom Trail Commons/Fresno Housing Authority	Lower	4.3	Constructed 2017	Residential Medium-High Density/RM-2.5	17.4	75	55	13	74%
Newmark Villages, Phase 1	Lower	3.59	Entitled 2021	Residential High Density/RM-1	32.7	117	72	20	61%
<i>City of Kingsburg</i>									
Marion Villas Senior Housing	Lower	1.38	Completed 2015	CC / CC	25	34	48	35	141%

Project Name	Affordability	Acres	Project Status	General Plan / Zoning	Max Density (du/ac)	Max. Allowable Units	Total Project Units	Developed Unit Density du/ac	Realistic Capacity
Linnaea Villas Senior Housing	Lower and Market Rate	4.84	Completed 2022	MD / RM-3	15	72	47	10	65%
City of Clovis									
Multifamily project, 1703 De Wolf Avenue	Market Rate	3	Permitted 2022; under construction as of May 2024	High Density Residential / R-3	25	75	60	20	80%
Residential Average									91%

Sources: Cities of Selma, Reedley, Kingsburg, Clovis, and Sanger, 2023 and 2024.

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Table 10-5: Vacant Sites, Adequately Zoned

Site	APN	Acres	Zoning	GP Land Use	Density Minimum	Density Maximum	Realistic Capacity Modifier	Capacity Counted Toward 6th Cycle RHNA				Environmental Constraints
								Lower Income	Moderate Income	Above Moderate Income	Total	
1	39317052	1.51	R-1-7	Low Density	1	4	70%			4	4	Dam Inundation Zone
2	39317053	1.38	R-1-7	Low Density	1	4	70%			4	4	Dam Inundation Zone
3	39317054	3.27	R-1-7	Low Density	1	4	70%			9	9	Dam Inundation Zone
4	38905206	0.18	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
5	35816117	0.22	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
6	35852121	0.19	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
7	35852122	0.17	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
8	38522004	9.21	R-1-7	Medium Low Density	3	5.5	70%			35	35	Dam Inundation Zone
9	38806222	0.28	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone, Landslide Susceptible Zone
10	38808310	0.55	R-1-7	Medium Low Density	3	5.5	70%			2	2	Dam Inundation Zone
11	38808311	0.91	R-1-7	Medium Low Density	3	5.5	70%			4	4	Dam Inundation Zone
12	38809101	0.44	R-1-7	Medium Low Density	3	5.5	70%			2	2	Dam Inundation Zone
13	38813105	0.18	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
14	38813205	0.12	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
15	38813206	0.21	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
16	38815406	0.20	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
21	39002091	20.20	R-1-7	Medium Low Density	3	5.5	70%			78	78	Dam Inundation Zone
22	39003053	0.18	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
23	39003059	0.16	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
24	39003060	0.16	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
25	39004049	0.19	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
26	39004050	0.20	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
27	39004051	0.23	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
28	39004052	0.21	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
29	39005123	0.11	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
30	39005124	0.11	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
31	39005601	0.17	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
32	39006302	0.17	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
33	39006604	0.16	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
34	39007214	0.17	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
35	39017107	0.23	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
36	39017109	0.16	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
37	39017211	0.18	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
38	39017213	0.18	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
39	39018109	0.17	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
40	39018110	0.17	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
41	39018111	0.17	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone

Site	APN	Acres	Zoning	GP Land Use	Density Minimum	Density Maximum	Realistic Capacity Modifier	Capacity Counted Toward 6th Cycle RHNA				Environmental Constraints
								Lower Income	Moderate Income	Above Moderate Income	Total	
42	39018113	0.18	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
43	39018115	0.16	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
44	39018119	0.16	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
45	39018126	0.19	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
46	39018203	0.16	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
47	39018205	0.20	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
48	39018301	0.21	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
49	39018304	0.20	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
50	39018305	0.21	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
51	39018401	0.16	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
52	39018402	0.16	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
53	39018403	0.18	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
54	39018502	0.16	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
55	39018504	0.18	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
56	35812047S	1.09	R-1-7	Medium Low Density	3	5.5	70%			4	4	Dam Inundation Zone
57	35856243T	0.16	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
58	35856244T	0.16	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
59 ¹	38504232S	15.13	R-1-7	Medium Low Density (Split) ²	3	5.5	70%			58	58	Dam Inundation Zone
59 ¹	38504232S	2.40	R-1-7	Medium Density (Split) ²	4.5	9	70%			15	15	Dam Inundation Zone
60	39003023T	0.16	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
61	38821129ST	0.13	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
62	38821219S	0.34	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
63	38822133S	0.33	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
64	38917205	0.25	R-2	Medium Density	4.5	9	70%			2	2	Dam Inundation Zone
65	35853211	0.17	R-1-7	Medium Density	4.5	9	70%			1	1	Dam Inundation Zone
66	38522013	9.90	R-1-7	Medium Density	4.5	9	70%			62	62	Dam Inundation Zone
67	38522016	18.69	R-1-7	Medium Density	4.5	9	70%			118	118	Dam Inundation Zone
68	38812116	0.17	R-2	Medium Density	4.5	9	70%			1	1	Dam Inundation Zone
69	38814209	0.17	R-2	Medium Density	4.5	9	70%			1	1	Dam Inundation Zone
70	38817308	0.20	R-2	Medium Density	4.5	9	70%			1	1	Dam Inundation Zone
71	38817309	0.15	R-2	Medium Density	4.5	9	70%			1	1	Dam Inundation Zone
72	38817312	0.16	R-2	Medium Density	4.5	9	70%			1	1	Dam Inundation Zone
73	38817313	0.23	R-2	Medium Density	4.5	9	70%			1	1	Dam Inundation Zone
74	38817415	0.17	R-2	Medium Density	4.5	9	70%			1	1	Dam Inundation Zone
75	38817608	0.19	R-2	Medium Density	4.5	9	70%			1	1	Dam Inundation Zone
76	39009226	0.08	R-2-P	Medium Density	4.5	9	70%			1	1	Dam Inundation Zone, Landslide Susceptible Zone
78	38908028	1.05	R-3	Medium High Density	8	14	70%		10		10	Dam Inundation Zone, Landslide Susceptible Zone
79	38922501T	0.26	R-3	Medium High Density	8	14	70%			3	3	Dam Inundation Zone
80	39007318	0.23	R-2	Medium High Density	8	14	70%			2	2	Dam Inundation Zone

Site	APN	Acres	Zoning	GP Land Use	Density Minimum	Density Maximum	Realistic Capacity Modifier	Capacity Counted Toward 6th Cycle RHNA				Environmental Constraints
								Lower Income	Moderate Income	Above Moderate Income	Total	
81	39007323	0.27	R-2	Medium High Density	8	14	70%			3	3	Dam Inundation Zone, Landslide Susceptible Zone
96	38919211	0.12	R-3	Medium High Density	8	14	70%			1	1	Dam Inundation Zone
97	38919212	0.13	R-3	Medium High Density	8	14	70%			1	1	Dam Inundation Zone
98	38919213	0.16	R-3	Medium High Density	8	14	70%			2	2	Dam Inundation Zone
99	38808346	0.19	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
100 ³	38821114S	0.08	R-1-7	Medium Low Density	3	5.5	70%			1	1	Dam Inundation Zone
100	38821115S	0.08	R-1-7	Medium Low Density	3	5.5	70%					Dam Inundation Zone
100	38821117S	0.17	R-1-7	Medium Low Density	3	5.5	70%					Dam Inundation Zone
Total								0	10	470	480	

Source: City of Selma, 2024

Note: Additional sites are listed in Table 10-7: Vacant and Nonvacant Sites, Rezone Sites.

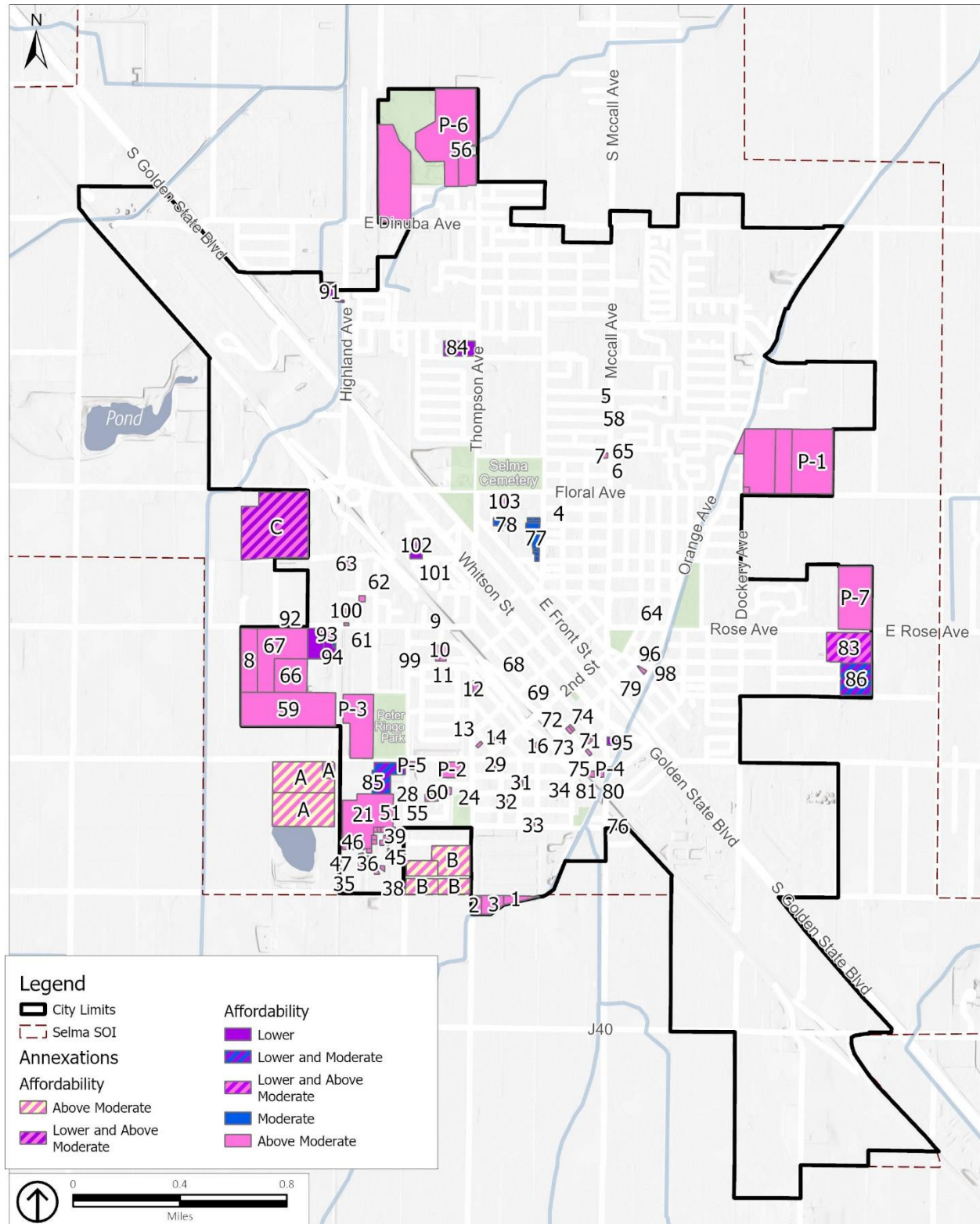
¹Though Site 59 has been inventoried at 73 units based on its acreage, an application has been submitted for this site which proposed 460 units of multifamily market-rate/above moderate-income housing under the name Highland Park Development. As of July 2024, the project application is incomplete.

²General Plan designations for Site 59 have been marked as “Split” because the parcel is divided between three General Plan designations, two of which are residential. Estimates for site capacity are based on applying the maximum densities in each General Plan designation to the corresponding portion of the parcel, then adjusted by 70 percent to account for Realistic Capacity adjustments.

³Site 100 is likely to develop as a joint site of three parcels because the three parcels are positioned immediately adjacent to each other. However, parcel 38821117S could develop one unit without the addition of the other two parcels.

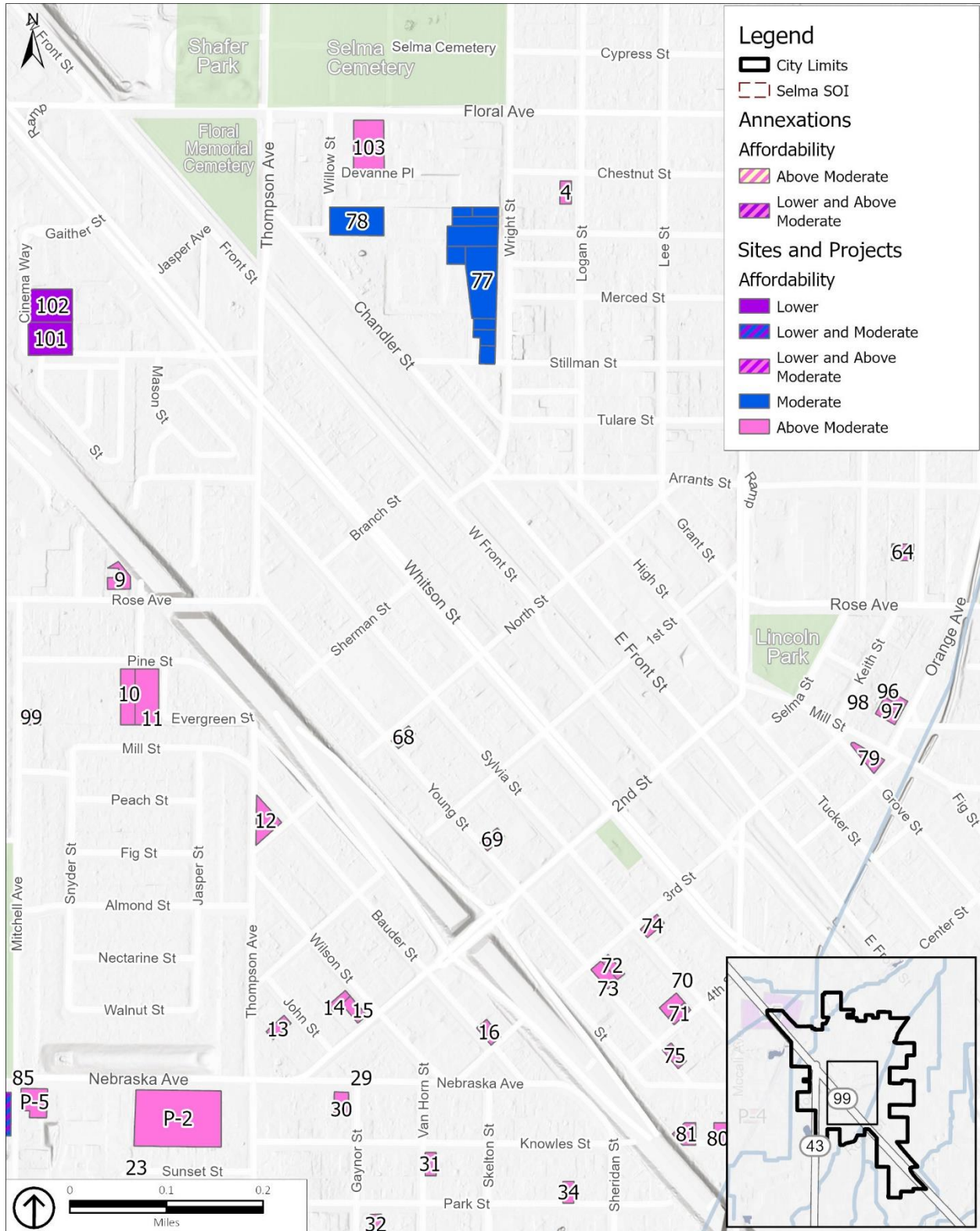
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Figure 10-1: Selma Sites Inventory



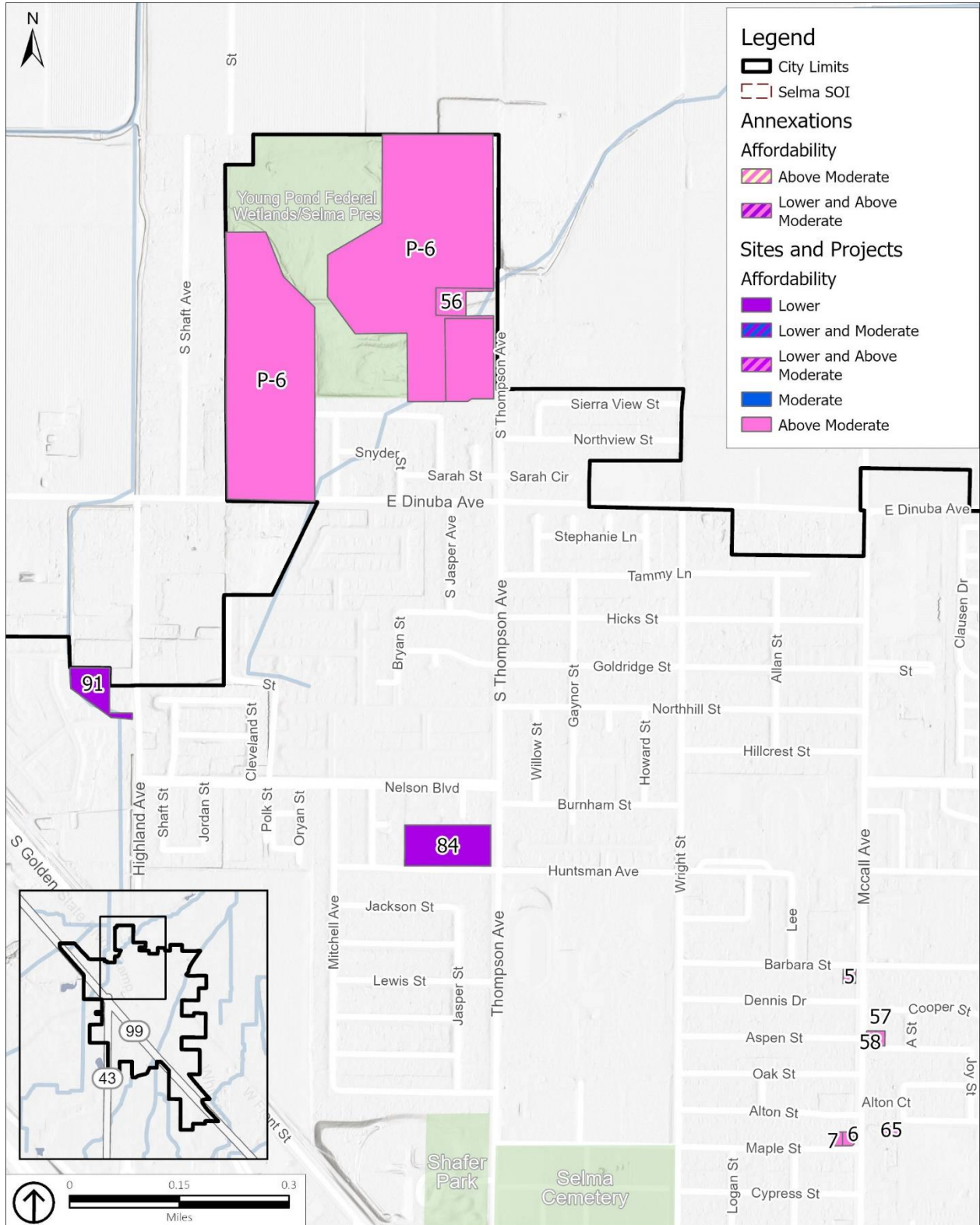
Source: City of Selma, 2023

Figure 10-2: Selma Sites Inventory, Downtown Detail



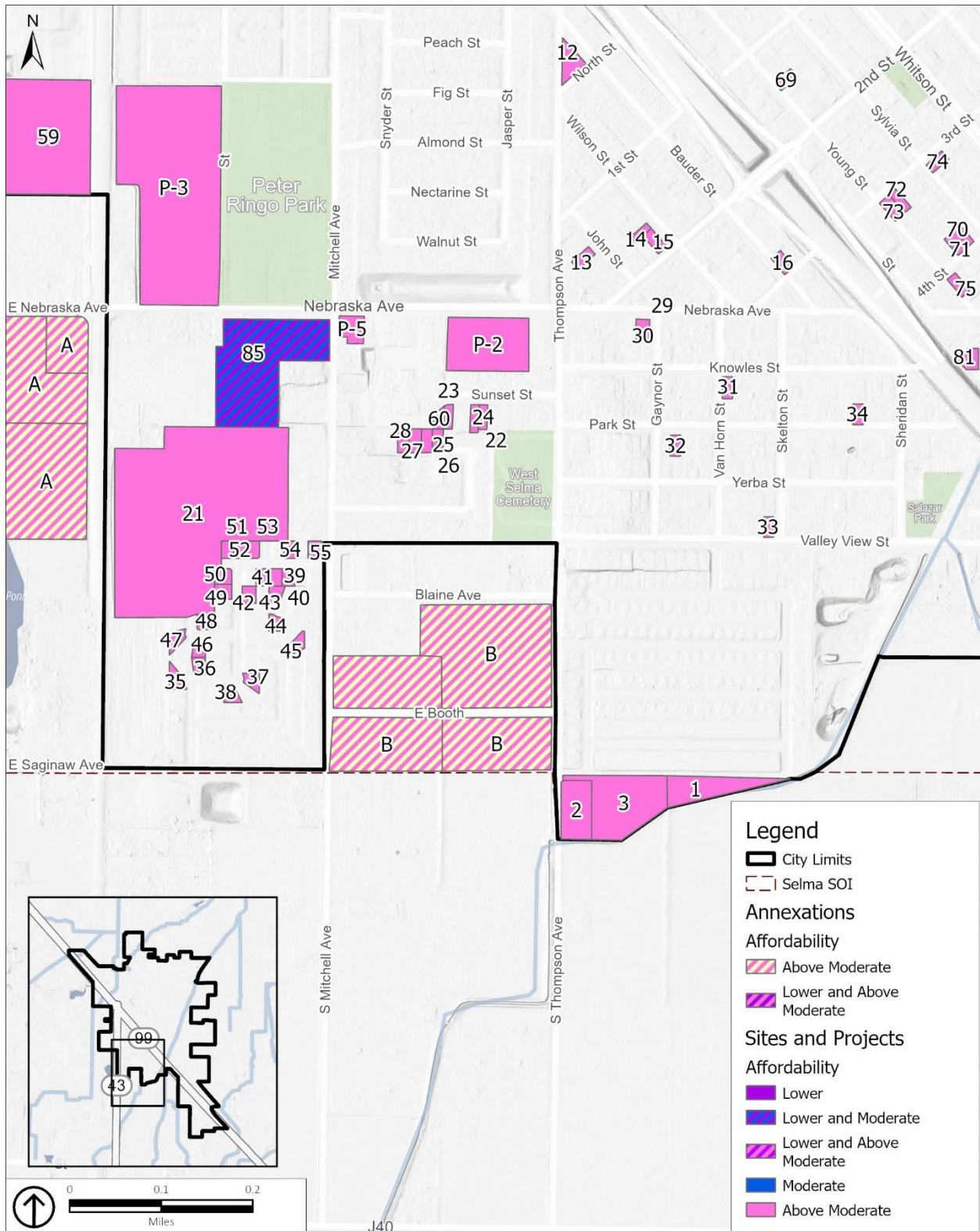
Source: City of Selma, 2023

Figure 10-3: Selma Sites Inventory, Northern Detail



Source: City of Selma, 2023

Figure 10-4: Selma Sites Inventory, Southwest Detail



Source: City of Selma, 2023

Accessory Dwelling Unit Potential

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADUs) based on the number of ADUs developed in the prior Housing Element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in State law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements to be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th cycle Housing Element planning period.

The City did not issue any building permits for ADUs during the previous planning period. However, because the City will incentivize the development of ADUs and make construction of ADUs feasible for more property owners through **Program 13**, the City anticipates that four new ADUs will be built by December 2031. Additionally, in compliance with Senate Bill (SB) 13, the City will facilitate the process of bringing existing unpermitted ADUs into compliance with local regulations (including the building code) by owners of this type of unit as part of **Program 14**.

ADUs are seen as an appropriate housing type for a primary residence for low-income households. Because regional affordability analysis of ADUs was not available for Fresno County, the City relied on rental rates for one- and two-bedroom units as a proxy for ADU rental rates. According to 2016-2020 ACS 5-year estimates, the median gross rent for one-bedroom units in Selma is \$518 per month, and for two-bedroom units is \$908 per month. As shown in **Table 2-24**, Fresno County Ability to Pay (2022), in Chapter 2, Housing Needs Assessment, low-income households can afford between \$1,091 (one-person households) and \$1,558 (four-person households) in monthly housing costs without being cost burdened. Comparing rental rates with the affordability of low-income households demonstrates that ADUs are appropriate to credit toward the City's lower-income RHNA, based on the median price of one- and two-bedroom units in Reedley. However, the City has decided to take a conservative approach and assume that 50 percent of ADUs will be affordable to lower-income households, 25 percent affordable to moderate-income households, and 25 percent affordable to above moderate-income households.

Annexations

Annexations in Prior Cycle

One annexation of residential land was completed during the 5th cycle period on the east side of the city. As of July 2024, the annexation is in the process of developing for residential use as the Amberwood Subdivision, an approved project of 270 above moderate-income units. This suggests recent precedent for successful annexation and development of residential projects on annexed land.

Annexations to Meet the 6th Cycle RHNA

Three annexations are proposed as part of the RHNA inventory related to pending proposed projects. **Table 10-6, Pending Annexations**, summarizes the current status of each annexation and the projects that are planned for each annexation site as of July 2024. If all three projects are completed as planned, they will add a total of 300 units of lower-income housing and 684 units of market-rate units to the city’s housing supply, including 120 units of senior-designated affordable housing, at full build-out. As is shown in **Table 10-8, Summary of Ability to Meet RHNA**, the City is not counting these projects’ development capacity toward the 6th Cycle RHNA inventory, but has included them in this analysis to identify additional capacity that will be available when the annexations are completed.

Of the three pending annexation projects, only one project’s application (Casitas) has been deemed complete as of October 2023. Annexations for the Nebraska and Highland and Thompson Estates projects were submitted to the City but were deemed incomplete. As of July 2024, all three project teams are working to assemble California Environmental Quality Act (CEQA) consultants to complete all necessary environmental notice documents. Three months after each project has been approved, the LAFCO reorganization process will begin. It is estimated that the LAFCO process will take an additional 16 months, and that the City and Developer will enter into a Development Agreement in 2026.

Annexation into the city will comply with the following LAFCO policies:

- Policy 101: Encourage orderly, logical, and efficient development of local agencies in their sphere of influence.
- Policy 103: Local agencies are responsible for annexation planning in their sphere of influence.
- Policy 105: Cities should be the provider of municipal services within their sphere of influence.
- Policy 107: LAFCO encourages annexation of development and developing land within cities’ sphere of influence.
- Policy 108: Encourage orderly urban development and preservation of open space.

Annexation of the project sites will not leapfrog any unincorporated county areas and final annexation boundaries will be configured in a contiguous manner so as to not create county islands, coves, or peninsulas. Development of the project sites will have access to municipal services via extension and/or tying into existing services.

Table 10-6: Pending Annexations

Annexation	Name	APN	Land Use and Pre-Zoning	Acres	Project Units at Full Build-Out	Additional Capacity Not Counted Toward 6th Cycle RHNA				Status
						Lower Income	Moderate Income	Above Moderate Income	Total	
A	Nebraska and Highland	38507205	Medium High/R-3	11.00	240 Above-Moderate/Market Rate Multifamily Units			240	240	Application submitted, deemed incomplete. The project team is assembling consultants to conduct the required technical studies required pursuant to the CEQA process and environmental analysis. The City has reason to believe that the project is making progress to acquire a complete application due to the payment of fees and consistent communication between the City and applicant. At this stage, it is estimated that it will take 16 months to get through the LAFCo process, which will start 3 months after City Approval.
		38507206	Medium High/R-3							
		38507207	Medium High/R-3							
B	Thompson Estates	39002072	Medium Low/R-1-7	9.48	144 Above-Moderate/Market Rate Single-Family Units			144	144	Application submitted, but deemed incomplete. The project team is assembling consultants to conduct the required technical studies required pursuant to the CEQA process and environmental analysis. The City has reason to believe that the project is making progress to acquire a complete application. At this stage, it is estimated that it will take 16 months to get through the LAFCo process, which will start 3 months after City Approval.
		39002073S	Medium Low/R-1-7	4.44						
		39002018	Medium Low/R-1-7	8.89						
C	Casitas	38526033	Residential High/R-4	23 of the site's 38 acres will be developed with residential uses.	600 (180 Affordable Family Units, 120 Senior Affordable, 300 Market Rate)	300		300	600	Application has been submitted and deemed complete. The project will have mixed commercial and residential. The applicant is pursuing tax credit funding to ensure the affordability of both the family and senior units. The project team is assembling consultants to conduct the required technical studies required pursuant to the CEQA process and environmental analysis. At this stage, it is estimated that it will take 16 months to get through the LAFCo process, which will start 3 months after City Approval.
Total						300	0	684	984	

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Additionally, annexation of all three projects will be in conformance with the following General Plan’s policy from the Land Use Element:

- Policy 1.103: The City shall work with neighboring jurisdictions to prevent development on lands designated Reserve that would create potential inconsistencies with their future annexation into the City of Selma. When the development of lands designated Reserve becomes necessary for further growth of the City, the City will pursue their annexation and place them under a land use designation and zoning district appropriate to their intended use.

Rezones

To meet shortfalls of site capacity in the low-income, moderate-income, and above moderate-income categories, 22 parcels have been identified as rezone sites. All 22 parcels have been included in **Program 5**, which will be completed by December 31, 2024.

The City’s 2023-2031 RHNA allocation includes 558 units for lower-income households. As shown in **Table 10-8**, there are no pending projects with units counted toward the lower-income RHNA, nor are there are vacant sites counted toward RHNA that are zoned with sufficient density to accommodate lower-income units, though two ADUs are assumed to develop at rents affordable to lower-income households. The shortfall of units to meet the lower-income RHNA is therefore 556 units, as described below:

- Vacant Sites, Adequately Zoned: 0
- Pending Projects: 0
- ADUs: 2
- Total Capacity: 2
- **Shortfall: 556**

As such, the City has identified sites within its inventory to re-designate to High Density Residential and rezone to R-4. The sites identified would otherwise be developable for residential uses, but at lower densities that are estimated to support development affordable to moderate-income households. To address the 556 units of unaccommodated lower-income RHNA, the City of Selma will rezone at least 27.8 acres of developable land to R-4 with a General Plan land use designation of High-Density Residential, which requires a minimum density of 20 dwelling units per acre up to a maximum of 24 dwelling units per acre. Sufficient sites have been identified and included in the inventory to meet the shortfall. As part of **Program 5** the City will commit to rezoning sufficient capacity from sites 83 to 86 and 91 to 95 identified in **Table 10-7**.

Rezoning to address the lower-income shortfall from the current planning period must meet the following requirements pursuant to State law:

- Sites must be rezoned to permit owner-occupied and rental multifamily housing by right without discretionary review of the use or density;
- Sites must be rezoned for high-density residential use with a **minimum** density of 20 units per acre;
- At least 50 percent of the shortfall can be accommodated on sites designated for exclusively residential use, or, if more than 50 percent are on sites designated for mixed uses, sites with mixed-use designations must permit 100 percent residential uses and require residential use to occupy at least 50 percent of the floor area in a mixed-use project.
- Sites must be adequate in size to accommodate at least 16 units; and
- Rezoning must be accomplished by December 31, 2024.

The City's 2023-2031 RHNA allocation also includes 233 units for moderate-income households. As shown in **Table 10-8**, there are no pending projects with units counted toward the lower-income RHNA, and 10 units of capacity are located on vacant sites. One ADU is assumed to develop at rental rates affordable to moderate-income households. The shortfall of units to meet the moderate-income RHNA is therefore 222 units, as described below:

- Vacant Sites, Adequately Zoned: 10
- Pending Projects: 0
- ADUs: 1
- Total Capacity: 11
- **Shortfall: 222**

The City has identified a cluster of parcels, collectively listed in **Table 1-07** as Site 77, that will be rezoned to R-4 with a General Plan land use designation of High-Density Residential. These sites are clustered together and mostly smaller than 0.5 acres, suggesting that they will be more likely to develop for moderate-income households than lower-income households. Through the rezone of the parcels Site 77, 71 units of moderate-income capacity will be generated. Through the rezoning of one parcel of Site 94, an additional 3 units of moderate-income capacity will be generated. Additionally, as shown in **Table 10-7**, 158 units of capacity to accommodate moderate-income households will be created through the rezoning of sites 85 and 86, which are also estimated to develop with capacity for lower-income households. The combined capacity of these sites will be 228 units of housing to accommodate moderate-income households.

The City's 2023-2031 RHNA allocation also includes 701 units for above moderate-income households. As shown in **Table 10-7**, there are 192 units in pending projects counted toward the above moderate-income RHNA, and 470 units of capacity are located on vacant sites. One ADU is assumed to develop at

rental rates affordable to above moderate-income households. The shortfall of units to meet the moderate-income RHNA is therefore 38 units, as described below:

- Vacant Sites, Adequately Zoned: 470
- Pending Projects: 192
- ADUs: 1
- Total Capacity: 663
- **Shortfall: 38**

The City has identified two parcels in **Table 1-O7** that will be rezoned to R-4 with a General Plan land use designation of High-Density Residential that are expected to develop with above moderate-income sites. This includes a portion of Site 83 and Site 93. Through the rezone of these parcels, 38 units of above moderate-income unit capacity will be generated.

The City has included **Program 5** to complete this rezone by December 31, 2024. Capacity for a total of 576 units to accommodate lower-income households, 228 units to accommodate moderate-income households, and 38 units to accommodate above moderate-income households will be developable and included in the City's RHNA inventory following the completion of this rezone.

Table 10-7 identifies the sites for rezoning to high-density residential. If any of the identified sites to meet the RHNA shortfall are replaced with alternatives, the City will ensure that the rezone provides sufficient acreage to meet the shortfall. **Figure 10-5** identifies the locations of these sites, and **Figures 10-6** and **10-7** identify the current and proposed zoning for the rezoned sites..

Nonvacant Sites to be Rezoned

Three parcels that have been identified for rezoning in **Table 10-7** are nonvacant. Conditions as of July 2024 on each site are described herein.

Site 93: This parcel has a house on the northwest corner. However, the majority of the parcel is undeveloped, and the current use could be continued as part of redevelopment. The acreage included in the inventory has been reduced to 0.80 acres from the site's 1.32 total acres to reflect the portion of the site that could be developed without discontinuing current uses. The parcel is located along the heavily traveled State Route 43/Highland Avenue corridor. As of July 2024, the 1.3-acre property is residentially zoned, but through the rezone process the property's designation will be upzoned to accommodate a denser development, such as apartments. The corridor is a prime location for the development of vacant and nonvacant parcels. Within proximity of the parcel are several instances of ongoing residential projects, recently approved residential projects, and planned residential projects:

- South of the parcel at the NE corner of SR 43 and Nebraska Avenue, 144 multifamily units were recently approved by City Council (Jay Singh Development).
- Southeast of the parcel, between Mitchell Avenue and Thompson Avenue, 40 multifamily units were recently approved by City Council. The project would be characterized as a nonvacant parcel with an existing single-family residence on the property (Casa De Villa Apartments).
- South of the parcel, north of Nebraska Avenue and east of SR 43, is an ongoing multifamily project that proposes to develop 444 multifamily units (Highland Park Development).
- Northwest of the parcel, a property owner has expressed interest in developing his land which would result in the development of approximately 36 acres of single-family homes.
- Adjacent to the south of the parcel, the property owner has confirmed that they intend to develop their property (nonvacant) into a multifamily residential project on approximately 2 acres.

The multitude of projects within relative proximity to this location would spur development opportunities for the nonvacant parcel. The existing residence on site was built in 1965. The residence and any other structures on the parcel that require governmental approval were constructed prior to annexation into Selma. Since the annexation of the parcel, no other buildings have been added, nor have any improvements been made to the existing residence that warrant approval from the Selma Building Department. Due to the influence of the anticipated residential projects within the area and adjacent to the parcel, it is highly likely that the property owner will choose to develop or sell their parcel to a developer. In addition, the adjacent property owner would greatly benefit from the parcel in question, which would increase the area that can be developed.

Site 94: This site is made of two parcels, with the same owner, though only one is nonvacant. Though the smaller parcel (38522026) is vacant, only around half of the larger adjacent parcel (38522023) is vacant, with two small houses on a portion of the parcel. However, the owner has provided a written letter of interest in redeveloping the entire site for housing (see Attachment A). Though the parcels could be developed separately, as part of **Program 20**, the City will also facilitate the consolidation of these parcels if needed to redevelop for housing uses. The property is within the same State Route 43/Highland Avenue corridor discussed with regard to Site 93. The corridor is adjacent to several pending projects, and the upzoning of Site 94 and other sites in this corridor is expected to further encourage residential development in this area.

Site 103: The site's current use is the Selma Mosque, though the mosque property only covers one portion of the parcel. The remaining 0.6 acres of the parcel is vacant, and the acreage included in the inventory and site capacity estimates reflects the developable portion of the lot. The City has received verbal confirmation from the property owner that they are interested in developing the vacant portion of the parcel with residential uses while continuing current uses on the rest of the

property. The property is adjacent to several existing higher-density residential uses, including Floral Garden apartments, Cordova Apartments, Maplewood Apartments, and Selma Elderly Apartments. It is therefore anticipated that additional apartment development is feasible in this area. As part of **Program 20**, the City will facilitate a lot split on this parcel if needed to redevelop for housing uses.

One example of a recent project that developed on a previously nonvacant site in Selma was the Cueva de Oso apartments, which were constructed in 2017. The project was developed by Fresno Housing, and includes 48 affordable units. Prior to development, the site was nonvacant and included multiple small, older, low-density, single-story duplex homes. This indicates that there is a market for higher-density residential uses to be developed on nonvacant sites. Though Cueva de Oso was developed in the R-2 zone with Medium High Density land use designation, the City estimates that by rezoning these sites to the R-4 zone and the High Density land use designation there will be a greater opportunity for residential development that will encourage the redevelopment of these sites.

As part of **Program 5**, the City will proactively work with site owners and developers to encourage and facilitate residential development on these sites, including identifying and removing barriers to the development of housing on these sites, assisting developers with technical assistance as needed, supporting funding applications, and/or applying priority project processing and deferral of development impact or permit fees for proposals that provide low-income, special needs, and/or farmworker housing on these sites.

APPENDIX 10: CITY OF SELMA

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Table 10-7: Vacant and Nonvacant Sites, Rezone Sites

Rezone Site Number	APN	Acres	Current Zoning	Current General Plan Land Use	Proposed Zoning	Proposed General Plan Land Use	Density Minimum	Density Maximum	Maximum Unit Capacity	Realistic Capacity Modifier	Capacity Counted Toward 6 th Cycle RHNA			
											Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total
Vacant Sites														
77	38908024	0.23	R-2-A	Medium High Density	R-4	High Density	20	24	5	Minimum Density	0	5	0	5
77	38908030	0.2	R-2A	Medium Density	R-4	High Density	20	24	5	Minimum Density	0	4	0	4
77	38908031	0.21	R-2A	Medium Density	R-4	High Density	20	24	5	Minimum Density	0	4	0	4
77	38908032	0.17	R-2A	Medium Density	R-4	High Density	20	24	4	Minimum Density	0	3	0	3
77	38908005	0.17	R-2A	Medium Density	R-4	High Density	20	24	4	Minimum Density	0	3	0	3
77	38908025	0.71	R-2A	Medium Density	R-4	High Density	20	24	17	Minimum Density	0	14	0	14
77	38908004	0.13	R-2A	Medium Density	R-4	High Density	20	24	3	Minimum Density	0	3	0	3
77	38908023	1.45	R-2A	Medium Density	R-4	High Density	20	24	35	Minimum Density	0	29	0	29
77	38908006	0.3	R-2A	Medium Density	R-4	High Density	20	24	7	Minimum Density	0	6	0	6
83	38903078	5.32 ¹	R-3-P	Medium High Density	R-4	High Density	20	24	128	Minimum Density	96	0	10	106
84	35847333S	4.2	R-2-P	Medium Density	R-4	High Density	20	24	101	Minimum Density	84	0	0	84
85	39002053	6.65	R-1-7	Medium Low Density	R-4	High Density	20	24	160	Minimum Density	67	66	0	133
86	38934028	8.79	R-1-9	Low Density	R-4	High Density	20	24	211	Minimum Density	88	88	0	176
91	34831054	1.65	R-1-7	Medium Low Density	R-4	High Density	20	24	40	Minimum Density	33	0	0	33
92	38522007	5.00	R-1-7	Regional Commercial	R-4	High Density	20	24	120	Minimum Density	100	0	0	100
94	38522026	0.13	R-1-7	Regional Commercial	R-4	High Density	20	24	3	Minimum Density	0	3	0	3
95	38819103	1.21	R-3	High Density	R-4	High Density	20	24	29	Minimum Density	24	0	0	24
101	38804125	1.08	C-2	Community Commercial	R-4	High Density	20	24	26	Minimum Density	22	0	0	22
102	38804124	1.08	C-2	Community Commercial	R-4	High Density	20	24	26	Minimum Density	22	0	0	22
Subtotal											536	228	10	774
Nonvacant Sites														
93	38522021	0.80	R-1-7	Regional Commercial	R-4	High Density	20	24	32	Minimum Density	0	0	16	16
94	38522023	1.98	R-1-7	Regional Commercial	R-4	High Density	20	24	48	Minimum Density	40	0	0	40
103	38904039	0.60	R-3	Medium High	R-4	High Density	20	24	14	Minimum Density	0	0	12	12
Subtotal											40	0	28	68
Total											576	228	38	842

Source: City of Selma, 2024

¹ All 12 acres of Site 83 will be rezoned to R-4 with a General Plan Land Use designation of High Density. However, only 5.32 acres of the site are expected to develop for residential uses. The development capacity identified in the RHNA inventory reflects development on only 5.32 acres of the site.

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Figure 10-5: Location of Sites to be Rezoned

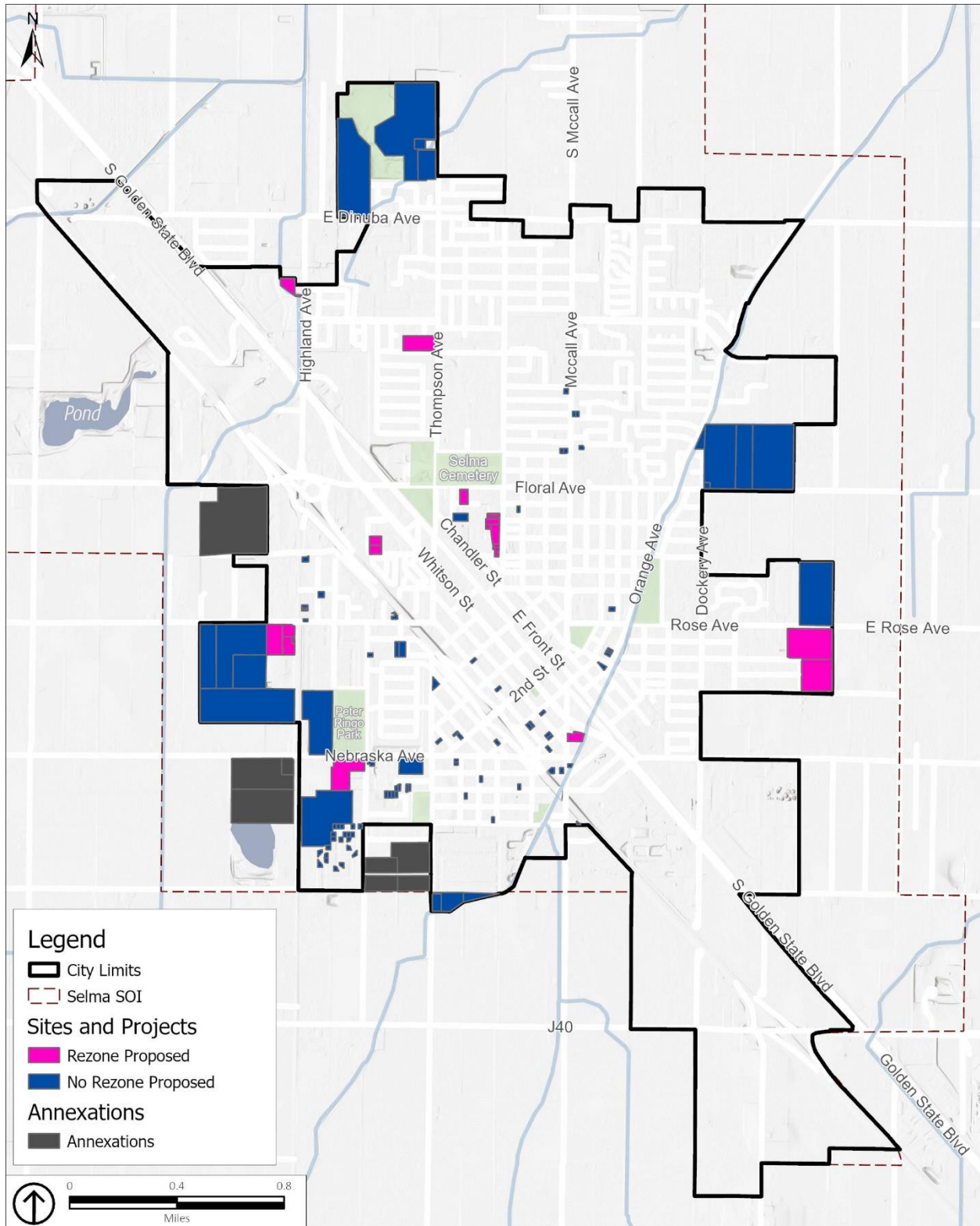


Figure 10-6: Current Zoning of Rezone Sites

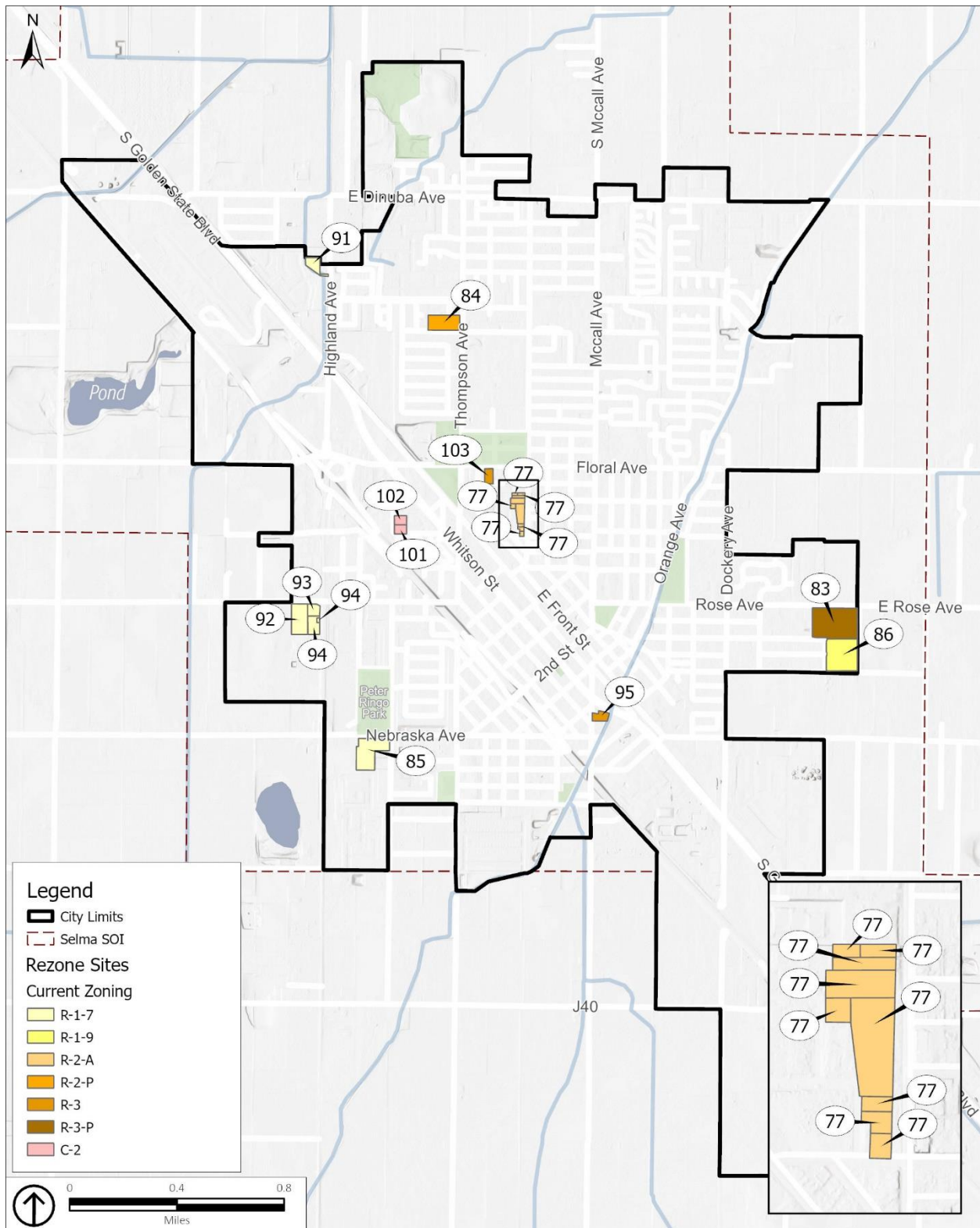
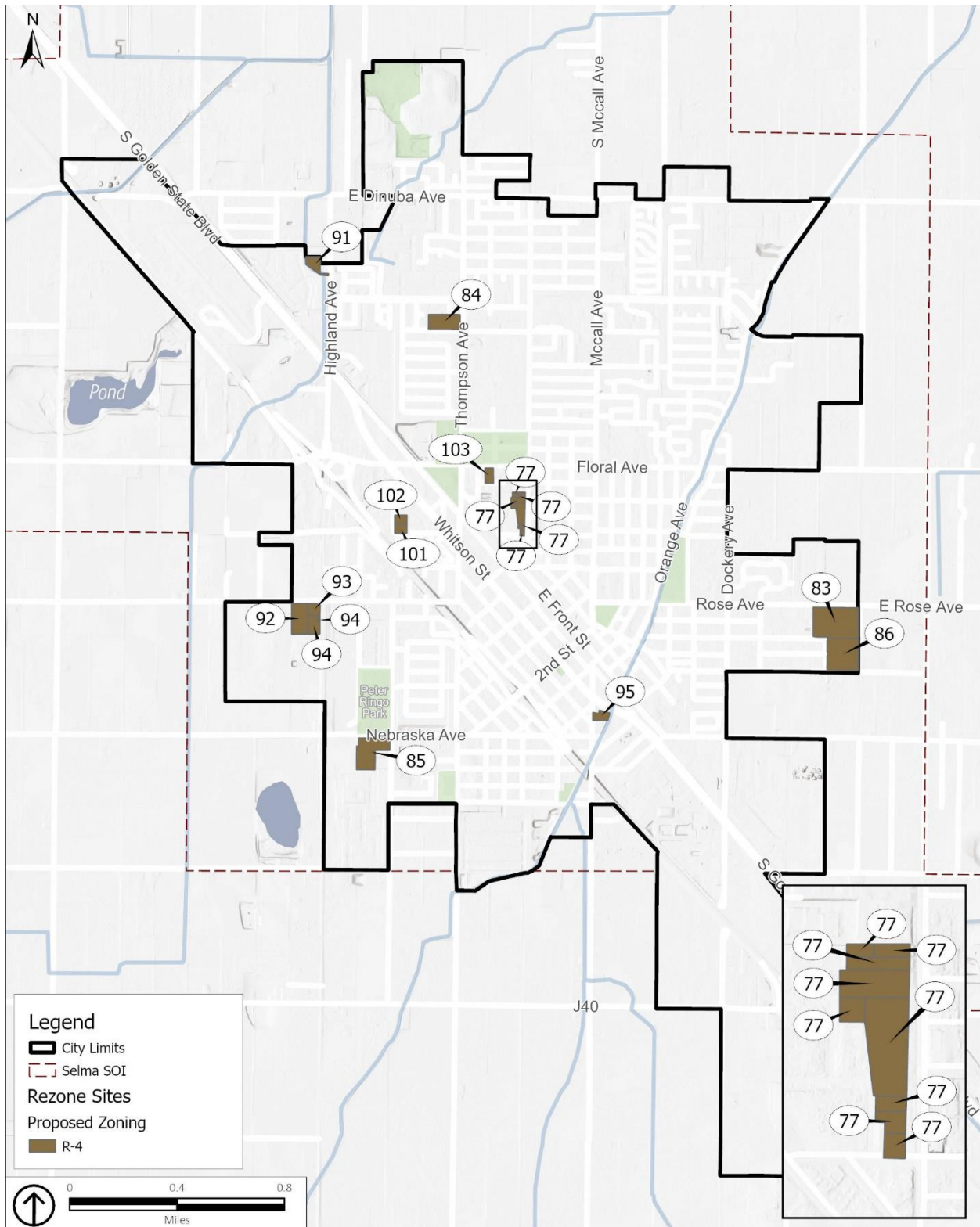


Figure 10-7: Proposed Zoning of Rezone Sites



RHNA Summary

Table 10-8 provides a summary of Selma’s ability to meet the 2023-2031 RHNA of 1,492 units. After accounting for planned and approved projects, ADU projections, and capacity on vacant sites, Selma does not have adequate sites to meet its sixth cycle RHNA. A shortfall of 556 units for lower-income households, 222 units for moderate income households, and 38 units for above moderate-income households will be accommodated by a rezone by December 31, 2024 (see **Program 5**). Rezoning of these sites will be completed concurrently with the adoption of this Housing Element. This rezone is reflected in **Table 10-7**.

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

Table 10-8: Summary of Ability to Meet RHNA

	RHNA (2023-2031)	Vacant Sites, Adequately Zoned	Pending Projects	ADUs	Total Capacity Before Rezoning	Surplus Before Rezoning	Rezone Capacity¹	Total Capacity with Rezone Sites	Surplus with Rezone Sites	Annexations, Not Counted Toward RHNA	Additional Projects, Not Counted Toward RHNA
Very Low	393	0	0	2	2	-556	576	578	20	300	0
Low	165										
Moderate	233	10	0	1	11	-222	228	239	6	0	0
Above- Moderate	701	470	192	1	663	-38	38	701	0	684	610
Total	1,492	480	192	4	676	-816	842	1,518	26	984	610

Source: City of Selma, 2024

¹ Site rezoning will be completed concurrently with the adoption of this Housing Element.

Availability of Infrastructure and Services

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

Selma-Kingsburg-Fowler County Sanitation District (SKFCSD) provides sewer service and wastewater treatment to its three member cities through a mutual agreement. SKFCSD owns, operates, and maintains a regional wastewater treatment plant that collects wastewater originating from its member cities and portions of unincorporated Fresno County. Each city owns the section of the wastewater collection system within their respective city limits, and SKFCSD manages operations and performs maintenance, refurbishment, and replacement of the city collection system.

SKFCSD remains at 50 to 55 percent of flow capacity and 50 to 60 percent Biochemical Oxygen Demand (BOD) capacity. SKFCSD is not planning on a flow expansion anytime soon, BOD loading expansion would be more likely. Wastewater industry standard practice is to keep projects in the 10-year Capital Improvement Plan to respond to community growth, industrial growth, process changes, weather, or other unforeseen demands on the Wastewater Treatment Plant. The projected flow and BOD loadings have not increased in the last eight years. This is from a combination of residential and industrial water conservation practices, public outreach, and industry pre-treatment monitoring (just to name a few).

The total RHNA for Kingsburg, Fowler, and Selma is 2,731 units. At full capacity, SKFCSD can service 7,702 units. SKFCSD will have capacity to accommodate the combined RHNA for all three member jurisdictions during the Housing Element period. Therefore, there is sufficient capacity to serve Selma's housing element sites.

SECTION 10-3: LOCAL ASSESSMENT OF FAIR HOUSING

Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”¹

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for the City of Selma, Government Code Section 65583(c)(10) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. To that end, a multijurisdictional housing element was completed for the cities of Firebaugh, Fowler, Fresno, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, San Joaquin, Sanger, Selma, and the County of Fresno, including a regional AFH, and each participating jurisdiction prepared a local AFH.

This section is organized by fair housing topics. For each topic, the regional assessment is first, followed by the local assessment. Strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the City of Selma identified factors that contribute to fair housing issues. These contributing factors are in **Table 10-16, Contributing Factors to Fair Housing Issues**, with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are in **Section 10-1, Action Plan**. This analysis includes projects and annexations that were included in the inventory as surplus capacity, but not counted toward RHNA.

This section also includes an analysis of the Housing Element’s sites inventory in terms of fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the distribution of projected units by income category, access to high resource areas, and other fair housing indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing.

¹ California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update)*, April 27, 2021, preface page, https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf.

Outreach

Community Workshop

On September 2, 2022, the City of Selma held an in-person Community Workshop to provide information on the Housing Element and solicit input from the community. The City notified the community of this meeting with flyers distributed in English and Spanish through the Fresno Council of Governments (FCOG) listserv of regional stakeholders and community-based organizations (CBOs), through the Fresno County Authority, and posts in English and Spanish on the City's Facebook page linking to an Eventbrite registration page with information about the workshop and advertising that Spanish language interpretation would be provided, as well as refreshments and activities for children. The City also streamed the meeting to their YouTube channel for residents to view during or after the workshop.

However, despite these extensive outreach efforts to inform community members of the event, there were only six participants. The consistent theme of the workshop discussion was the high cost of new market-rate, single-family housing that limits homeownership opportunities, combined with inadequate funds for first-time homebuyer's assistance and the general shortage of available housing stock. Participants identified that lower-income households and seniors often have to double up in a single unit to afford housing, resulting in overcrowding. Further, participants identified that middle-income households that earn above the threshold for affordable housing, yet are still income restricted, are particularly impacted by the housing shortage. The high cost of construction was also identified as a barrier to the provision of affordable housing, both entry-level, single-family and multifamily. Participants discussed alternative approaches to homeownership and increasing opportunities for housing mobility at a range of affordability and expressed a need for further consideration of a diversity of housing types.

Participants also expressed concern about a need for improved accessibility for amenities such as parks and greenspace in concert with residential development and suggested that residents are relocating to other nearby communities where greater public investment has been made to the downtown areas, provision of commercial services, and open space and recreation amenities. A major issue identified was the provision of infrastructure in areas northeast of the city limits for expanded development to meet the housing mobility needs of the community. Overall, attendees expressed concern that areas of the city allocated for new development had been suspended due to a lack of infrastructure. The City indicated that some of the delay had to do with low staffing capacity, which has since been resolved. The City also committed to conducting outreach on the opportunities of accessory dwelling unit (ADU) construction and Senate Bill (SB) 9 units.

Finally, attendees expressed concern over the workshop's 2:00 p.m. timing and mentioned that a workshop after 5:00 p.m. would work better for farmworkers and residents with daytime jobs. In response, the City will hold future workshops for the Housing Element update in the evening. Following the workshop, the City posted English and Spanish copies of the workshop presentation on the Fresno County Multijurisdictional Housing Element Update website for residents to access at their convenience. Feedback received during this workshop was used to inform this AFH as well as associated programs, as identified in **Table 10-16, Contributing Factors to Fair Housing Issues**.

Programs to Address Community Workshop Comments

- Per **Program 5**, the City will identify and rezone land exclusively for residential uses to meet a shortfall in the lower-income category and will permit owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. Through this program the City will also facilitate and monitor three annexations, one of which is expected to include units for lower-income households.
- Per **Program 8**, the City will provide incentives to builders to provide housing with multiple bedrooms affordable to lower- and moderate-income households that meet the needs of female-headed, single-parent, and large-family households of all income levels.
- Per **Program 11**, the City will, through regulatory and/or financial support, facilitate construction of lower-income units, and extremely low-income households to prevent displacement and provide housing mobility opportunities.
- Per **Program 13**, the City will encourage the construction of ADUs as a place-based revitalization strategy, particularly in areas with older units and lower incomes. In addition, to facilitate ADU production, as part of **Program 17**, the City will amend the Zoning Code to be consistent with all State legislation related to ADUs. Furthermore, as per **Program 14**, the City will facilitate the process of bringing existing unpermitted ADUs into compliance with local regulations (including the building code) by owners of this type of unit.
- Per **Program 27**, the City will promote the availability of the Fresno County Homebuyer Assistance program and other homebuyer assistance programs, particularly in areas with concentrations of renters, including lower-income renters who may be overpaying, by providing multilingual informational materials at public buildings and community locations. The City will also post the program on the City's website.
- Per **Program 29**, the City will work with the Housing Authority to disseminate information to landlords and property owners on incentives for participating in the Housing Choice Voucher (HCV) program throughout the city to promote housing mobility opportunities for all residents.
- Per **Program 31**, the City will prioritize projects that facilitate place-based revitalization through the City's Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas.
- Per **Program 32**, the City will promote environmental justice and maintain and revitalize neighborhoods citywide by focusing on improving infrastructure, schools, employment, parks, transportation, and other amenities.

Consultations

During the Housing Element update process, staff reached out to stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs in Selma. Representatives from multiple organizations were interviewed between September 2022 and January 2023. Organizations that participated in interviews included the Building Industry Association of Fresno & Madera Counties (BIA), Fair Housing of Central California (FHCCC), Fresno Madera Continuum of Care (CoC), the Law Office of Patience Milrod, the Central Valley Urban Institute (CVUI), Llaves de tu Casa Iniciativa, and the Fresno Housing Authority (FHA).

Multiple organizations expressed that there is a high demand for housing in the area. A representative from FHCCC indicated that there is an adequate amount of rental housing, and a representative from BIA acknowledged that there is sufficient land to develop housing, however all of these organizations had concerns in common and identified similar barriers. Several organizations shared the concern that there is not enough affordable housing in the area, and the Law Office of Patience Milrod indicated that a significant amount of housing is not well maintained, increasing demand for quality affordable housing. The Central Valley Urban Institute also mentioned that the local waitlist for Housing Choice Vouchers are four to five years long.

Additionally, the FHCCC and the Central Valley Urban Institute mentioned that common fair housing complaints are for discrimination related to disability and race, reducing available housing to people of specific races or with accessibility needs. These complaints were in addition to other fair housing concerns. Llaves de tu Casa Iniciativa and FHA stated that much of the existing affordable housing is located in areas with fewer resources and often not maintained well. These organizations also noted that affordable housing funding is often only available for projects in specific areas, preventing placement of affordable housing in higher-opportunity areas. Central Valley Urban Institute and BIA noted that smaller communities in the area lack access to transit, jobs, education, and healthcare facilities. The CoC and FHA noted that these smaller communities also lack access to social services such as mental healthcare and housing services for people experiencing homelessness. Llaves de tu Casa Iniciativa shared that some households in these areas can often face barriers to homeownership due to financial literacy, technology, or language barriers.

These organizations also recognized barriers to affordable development. The BIA and the FHA identify that there is a lack of infrastructure, water, and sewer capacity in rural areas. These areas may have slow permitting processes due to understaffed government agencies, according to FHA. The BIA and Llaves de tu Casa Iniciativa also noted that some smaller towns do not have the interest or zoning for multi-family housing. Multi-family housing is a more feasible model for affordable housing development because there are more tenants to share the price of the development, which despite subsidies, increases due to state requirements such as using prevailing wage, according to BIA and FHA. These development barriers can exacerbate the demand for affordable and fair housing.

Programs to Address Consultation Comments

- Per **Program 5**, the City will identify and rezone land exclusively for residential uses at a density of at least 20 dwelling units per acre to meet a shortfall in the lower-income category and will permit owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. Through this program the City will also facilitate and monitor three annexations, one of which is expected to include units for lower-income households.
- Per **Program 8**, the City will work with housing developers to address needs for affordable housing for lower-income households, especially for seniors, persons with disabilities (including persons with developmental disabilities), farmworkers, female-headed and single-parent households, persons experiencing homelessness, and extremely low-income households by providing incentives, fee reductions, and fee deferrals to builders and promoting the State density bonus.
- Per **Program 11**, the City will encourage the development of single-room occupancy (SRO) facilities, transitional and supportive housing, and other special housing arrangements, including committing City funds to help affordable housing developers provide SRO facilities consistent with the SRO Ordinance.
- Per **Program 19**, the City will encourage housing developers to include mobility-impaired accessibility in their project designs and prioritize these types of projects to increase housing mobility opportunities for seniors and persons with disabilities. In addition, the City will ensure that its reasonable accommodation policies, practices, and procedures do not pose barriers to applicants and provide information to individuals with disabilities based on the guidelines from HCD. Furthermore, the City will include accessibility considerations along with neighborhood improvements in the preparation of the City's Capital Improvement Plan and budget.
- Per **Program 24**, the City will conduct targeted outreach to inform property owners of rehabilitation assistance in neighborhoods with older housing units, such as the Whiston Street neighborhood, as well as to owners of older housing units, which are scattered throughout the city. Furthermore, the City will advertise Fresno County Housing Assistance Rehabilitation Program (HARP) specifically to persons with disabilities who may need home accessibility modifications by partnering with the Central Valley Regional Center.
- Per **Program 25**, the City will promote available housing rehabilitation resources through the City's website and public counters, and in areas of concentrated renter households or older housing stock to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community.
- Per **Program 27**, the City will promote the availability of the Fresno County Homebuyer Assistance program and other homebuyer assistance programs, particularly in areas with concentrations of renters, including lower-income renters who may be overpaying, by providing multilingual informational materials at public buildings and community locations. The City will also post the program on the City's website.

- Per **Program 29**, the City will work with the Housing Authority to disseminate information to landlords and property owners on incentives for participating in the Housing Choice Voucher (HCV) program throughout the city to promote housing mobility opportunities for all residents.
- Per **Program 30**, the City will coordinate with the Housing Authority, FCOG, and other Fresno County jurisdictions to develop Spanish-language printed materials to improve accessibility to fair housing resources for residents. The City will also coordinate with local fair housing providers to conduct biannual trainings for landlords and tenants on fair housing laws, rights, and responsibilities and ongoing access to legal counseling.
- Per **Program 31**, the City will prioritize projects that facilitate place-based revitalization through the City's Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas.
- Per **Program 32**, the City will promote environmental justice and maintain and revitalize neighborhoods citywide by focusing on improving infrastructure, schools, employment, parks, transportation, and other amenities.

Study Session

A joint study session was held virtually with the Planning Commission and City Council on September 19, 2022, to discuss the Housing Element update and process. The study session was open to the public and held in person. No public comments or questions were received during the study session.

Fair Housing Issues

Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to determine access to opportunities in their community.

The TCAC/HCD Opportunity Maps can help to identify areas in the community that provide high access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access to housing in high-resource areas for lower-income households and communities of color. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The TCAC/HCD Opportunity Maps use a regional index score to determine categorization as high, moderate, and low resource.

Areas designated “highest resource” are the 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” score in the 21st to 40th percentile in the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. “Moderate resource” areas are in the top 30.0 percent of the remaining census tracts in the region, and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and job opportunities. Residents in these census tracts have access to somewhat positive outcomes in terms of health, economic attainment, and education; or to positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas score in the bottom 30.0 percent of census tracts, indicating a lack of access to positive outcomes and opportunities. The final designation is “high segregation and poverty”; these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$27,750 annually for a family of four in 2022).

As seen in the Regional Multijurisdictional Housing Element, Figure 3-1, Regional TCAC/HCD Opportunity Areas, most of Fresno County, particularly in the incorporated cities, is primarily a mix of low-resource or moderate-resource areas and areas of high segregation and poverty, with pockets of high-resource designations. Southwestern portions of the City of Selma are designated high segregation, which is analyzed in depth in this assessment.

Patterns of Integration and Segregation

At the time of this writing (Autumn 2023), HCD’s AFFH Data Viewer included the 2021 TCAC/HCD Opportunity Map. Therefore, the following assessment of fair housing is based on data from 2021. However, since the time of writing, the AFFH Data Viewer was updated with the 2022 TCAC/HCD Opportunity Map followed by the subsequent 2022 FCOG Geography TCAC/HCD Opportunity Map, which is based on a similar formula but compares each tract to those within the FCOG region rather than regions defined by TCAC. In the case of Fresno County, the comparison region changed from the Central Valley Region to the boundaries of FCOG, resulting in internal comparisons of Fresno County cities and communities.

At the COG level, the data for Fresno County presents a potentially skewed perspective as most cities in the county have small populations, housing stocks, and employment centers compared to the cities of Fresno and Clovis. Fresno and Clovis, as the two largest cities in the county and among the largest in the region, provide access to educational and economic opportunities that are not typically found outside of large cities. Further, both, though particularly Clovis, include affluent neighborhoods that influence TCAC scores. Therefore, access to resources using this methodology appears to weigh proximity to Fresno and Clovis more heavily than local resources. For example, in the 2021 TCAC/HCD Opportunity Map, the community of Biola and the City of Kingsburg are both designated as moderate to highest resource areas based on local context. However, in the 2022 COG Geography TCAC/HCD Opportunity Map, both are designated as low-resource areas. The number of jobs, school performance, environmental conditions, median incomes, and

other factors that are included in the Opportunity Map methodology did not change significantly between 2021 and 2022 in these communities. The primary driver of the change in resource area designation is likely based on proximity to resources and opportunities in the major cities of Fresno County. As many communities in the county are largely rural and agricultural in nature, most local resources have more limited capacity, but do serve the local population.

Given the potential limitations of an internal comparison, FCOG opted to maintain the analysis based on a larger geographic comparison to other jurisdictions in the Central Valley region to reflect the interconnectedness of economies in this region, and similarities between the size and nature of many communities. However, where HCD has determined significant changes in resource area designation between the 2021 TCAC/HCD Opportunity Map and 2022 COG Geography TCAC/HCD Opportunity Map (i.e., high resource to low resource, or vice versa), the analysis notes the differences, potential causes, and strategies to address local discrepancies in access to opportunities.

The 2021 TCAC/HCD Opportunity Map designates the City of Selma as a mix of moderate, high, and highest resources east of Golden State Boulevard, which also includes unincorporated area outside of the city, and High Segregation and Poverty in the western side of the city. In comparison, the 2022 COG Geography TCAC/HCD Opportunity Map designates the eastern portion of the city as low opportunity, while the remainder of the city does not change. However, as is discussed in this analysis, several neighborhood areas in the east side of Selma reflect higher economic, environmental, and educational characteristics that are more consistent with a higher resource designation when compared to other jurisdictions in the region.

There are several neighborhoods, primarily north of Selma High School and around the northern and eastern perimeter of the city where there are newer market-rate residential neighborhoods that present more positive indicators of quality of life that include a moderate or high median income, high homeowner occupancy with lower overpayment rates, low poverty rates, moderate to high anticipated economic outcomes and moderate environmental scores, although anticipated educational attainment scores are low (44th percentile and below) throughout the city regardless of other factors, which in the greater regional context of the 2021 methodology reflected as moderate- or high-resource designations. While there are some neighborhoods in the central eastern portion of the city with lower anticipated economic outcomes, other quality of life indicators are comparable to the surrounding neighborhoods, and the proximity to the Fresno metro area offers access to resources. Based on these characteristics, these neighborhoods also likely reflect moderate to high access to resources for residents in the regional context.

In contrast, at the COG level of analysis, in comparison with the higher positive quality of life indicators from Clovis and Fresno, economic domain and educational attainment scores, as well as other indicators that are more positive in the larger regional context, are lower in the east side of the city yielding a 2022 low resource designation. However, it is worth noting that the use of the TCAC/HCD Opportunity Maps are just the basis of the AFH, and a more detailed analysis of specific conditions within the jurisdiction provides a more comprehensive understanding of current patterns. The Opportunity Maps, and the full AFH, inform programs to improve access to resources throughout the city.

Income Distribution

The City of Selma comprises eight block groups and four census tracts. Locally, the TCAC/HCD Opportunity Area Maps designate most census tracts in Selma as moderate and high resource, with two areas (Whitson Street and Washington neighborhoods) designated high segregation and poverty on the east and west sides of State Route 99 (SR 99), which runs diagonally through the city (**Figure 10-5, Local TCAC/HCD Opportunity Areas**). The citywide median household income was \$42,049 in 2020 according to the US Census Bureau’s American Community Survey (ACS), below the statewide median of \$78,672 and the Fresno County median of \$57,109.

The census tracts in Selma where household incomes fall below \$30,000 are in the Whitson Street neighborhood on the east side of the 2nd Street interchange with SR 99 and a portion of the Washington neighborhood on the west side, with median incomes of \$23,214 and \$25,325, respectively (**Figure 10-9, Local Median Income**). The Washington neighborhood generally includes the area south of Nebraska Avenue on both sides of Thompson Avenue, bounded on the south by Blaine Avenue and Valley View Street, with the portion of this neighborhood bounded by South Thompson on the west, SR 99 on the east, and Valley View Street to the south falling within this lowest income category. The Whitson Street neighborhood is between SR 99 and East Front Street, adjacent to the San Joaquin Valley Railroad, where many of the city’s industrial uses are also found. Both neighborhoods feature small-lot single-family units with some small multifamily properties, multiple affordable housing projects, three mobile home parks, and scattered commercial or industrial uses at the perimeter of the block groups. Block groups surrounding these two neighborhoods generally have median household incomes below \$40,000, although they are in census tracts designated as moderate and high resource on TCAC/HCD opportunity maps, likely due to proximity to commercial and services resources, downtown, three schools, and a number of public and institutional facilities. The two neighborhoods also include affordable housing developments, which likely contribute to the low incomes in this area.

Figure 10-8: Local TCAC/HCD Opportunity Areas

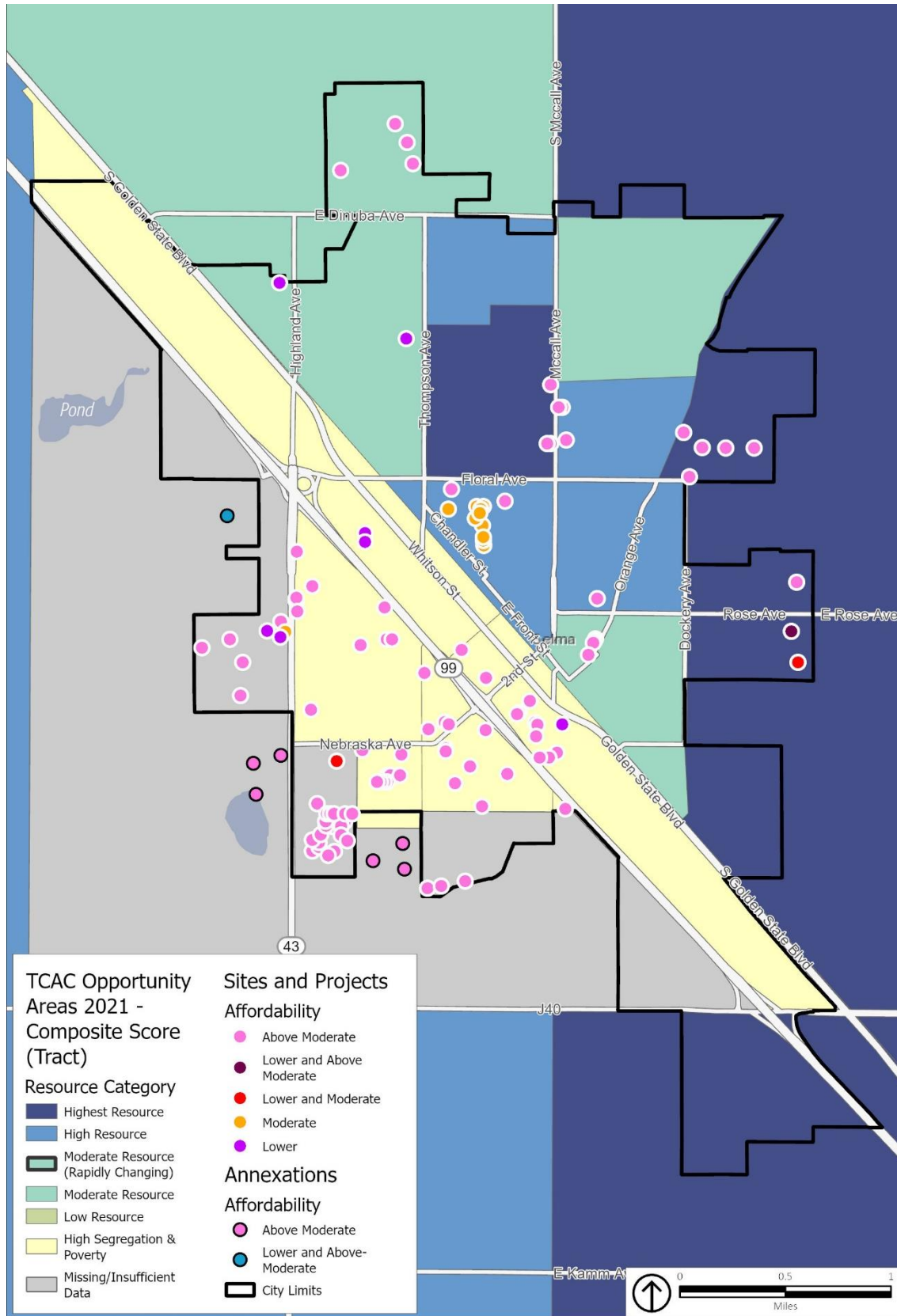
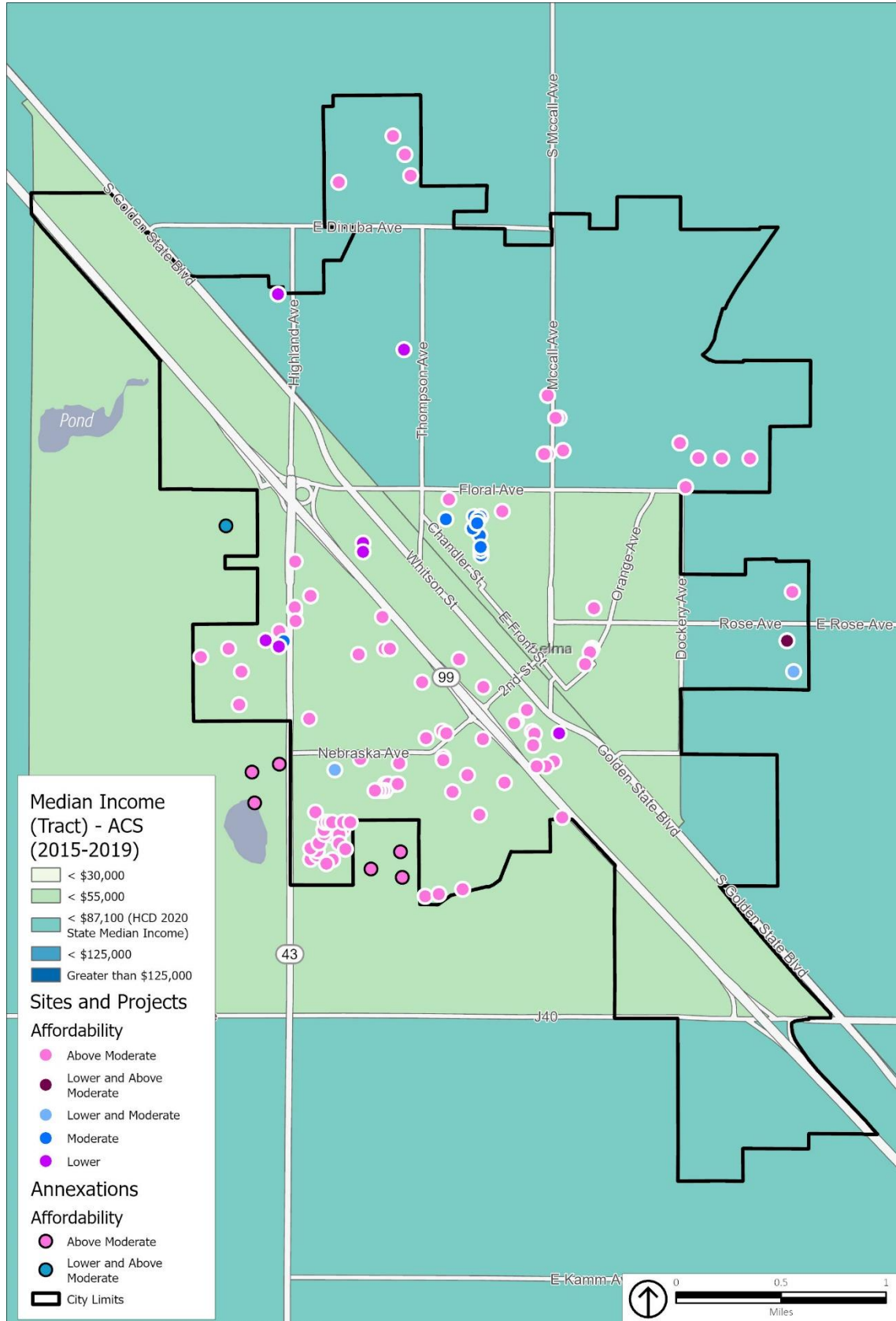


Figure 10-9: Local Median Income



Source: PlaceWorks, 2021; ACS (2015-2019)

Slightly higher-income block groups are along the eastern perimeter of the city in the southern Mulberry neighborhood, with a median income of \$59,036 and a moderate resource designation, and in the northwestern tip of the city, with a median income of \$55,625 and a high resource designation. Three block groups with a median income between \$87,600 and \$125,000 encompass the Northside neighborhood north of Hillcrest Street, east of South Thompson Avenue, and west of McCall Road at the northern boundary of the city, with a median income of \$117,906 and a high resource designation, and two neighborhoods along the eastern perimeter of the city adjacent to the Country of Selma planned golf course community in the unincorporated county, both with median incomes of \$97,132 and a highest resource designation. These three neighborhoods are primarily in areas further from commercial uses, in planned residential subdivisions on larger lots. Given the relatively high median incomes reported in Selma and the higher resource designations in most of the city, residents of Selma may have greater access to economic, educational, and environmental resources than other cities in Fresno County. However, this access may be more limited in southwestern Selma. For example, the TCAC/HCD Economic score identifies much of the city outside of the three highest income neighborhoods and the downtown commercial area as having less positive outcomes (**Figure 10-10, Local TCAC/HCD Economic Domain Score**).

In the City of Selma, 23.3 percent of the population has an income below the poverty level, and 18.3 percent of family households earn less than 30 percent of the area median income, which is considered extremely low income. Higher rates of poverty by census tract are in the city's lower-income Whitson and Washington Street neighborhoods on the west side of SR 99 closer to the city's industrial and highway-oriented commercial uses (**Figure 10-11, Local Poverty Rate**). Housing typology and age in these neighborhoods may support greater affordability, as may the presence of five affordable housing projects and three mobile home parks. The downtown census tract has a poverty rate of 26.9 percent, whereas the Dante Rose, Mulberry/Nelson and Northside neighborhoods north of Floral Avenue and east of SR 99 have poverty rates ranging from 11.7 percent to 17.3 percent, with the lowest rates along the eastern edge of the city adjacent to the Country of Selma community in unincorporated county, indicating that City of Selma households living in poverty are most likely to live in or near regional transportation routes, industrial uses, and the commercial core of the city.

The spatial distribution pattern of household income in the City of Selma remained fairly constant between 2014 and 2020, although block group data for the median incomes in neighborhoods west of SR 99 and in the downtown areas of the city are not available for 2014, so specific comparisons cannot be made. Neighborhoods identified as higher income based on 2016–2020 ACS data were also the city's higher-income areas in 2014, although the median income in the eastern portion of the city has increased significantly over time with construction of new market-rate housing. This indicates that Selma has distinct higher- and lower-income areas that have not substantially shifted over time.

Programs to Address Patterns of Integration and Segregation: Income Distribution

- Per **Program 5**, the City will identify and rezone land exclusively for residential uses at a density of at least 20 units per acre to meet a shortfall in the lower-income category and will permit owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. Through this program the City will also facilitate and monitor three annexations, one of which is expected to include units for lower-income households.
- Per **Program 8**, the City will work with developers of multifamily and affordable housing projects to identify site opportunities for high-density construction in higher-resource areas and areas with higher median incomes to reduce concentrations of poverty (e.g., in the Northside neighborhood north of Hillcrest Street, east of South Thompson Avenue, and west of McCall Road) and improve access to resources.
- Per **Program 11**, the City will, through regulatory and/or financial support, facilitate development of lower-income units in higher-opportunity areas, including Northside neighborhood north of Hillcrest Street, east of South Thompson Avenue, and west of McCall Road.
- Per **Program 13**, the City will take several steps to encourage the construction of ADUs, thereby increasing access to resources and facilitating housing mobility opportunities for lower-income households. In addition, to facilitate ADU production, per **Program 17**, the City will amend the Zoning Code to be consistent with all State legislation related to ADUs. Furthermore, as per **Program 14**, the City will facilitate the process of bringing existing unpermitted ADUs into compliance with local regulations (including the building code) by owners of this type of unit.
- Per **Program 20**, the City will create additional opportunities for infill development and affordable housing by facilitating applications for lot consolidations and lot splits.
- Per **Program 29**, the City will improve access to higher-opportunity areas for lower-income households by encouraging voucher acceptance in higher-resource neighborhoods.

Figure 10-10: Local TCAC/HCD Economic Domain Score

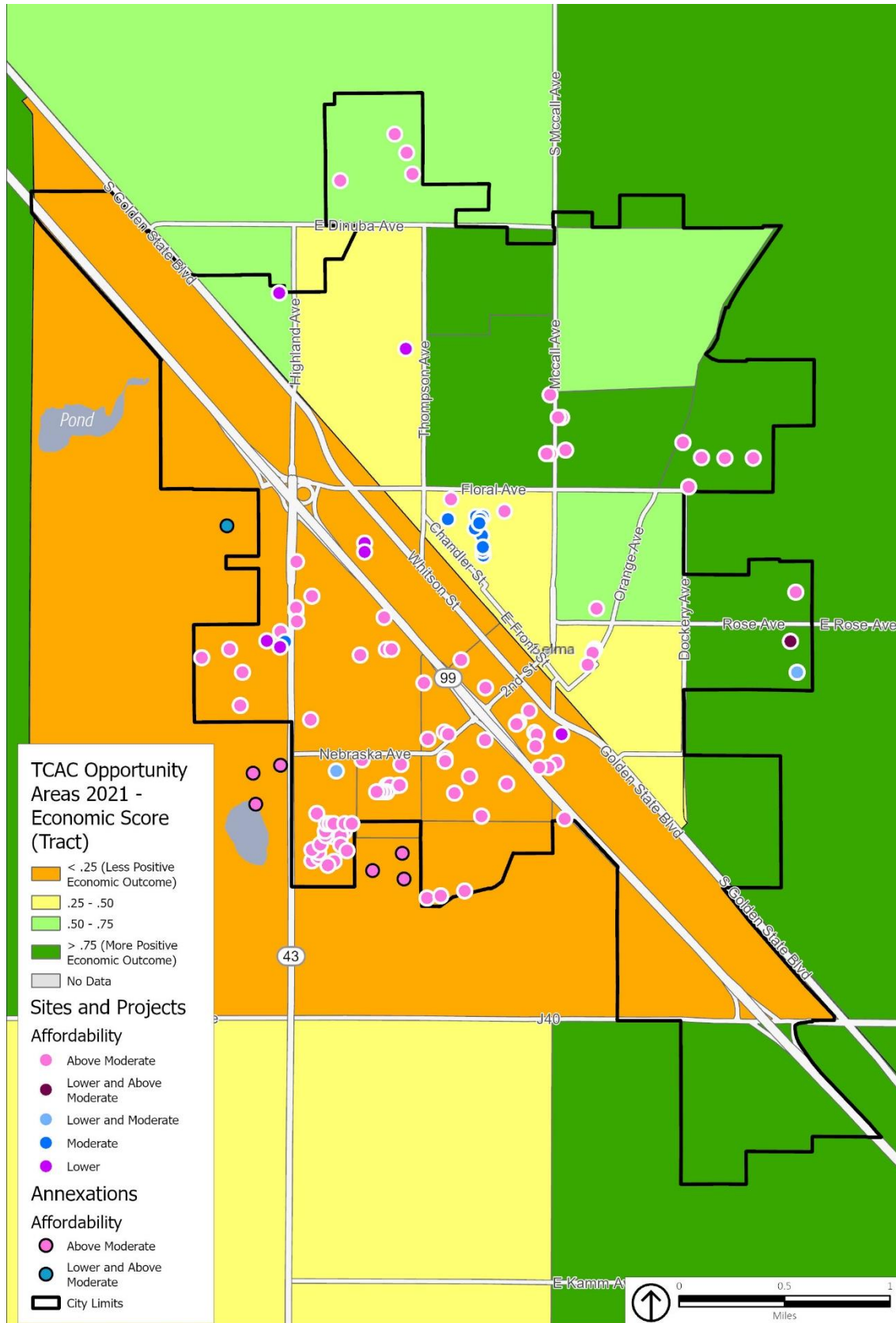
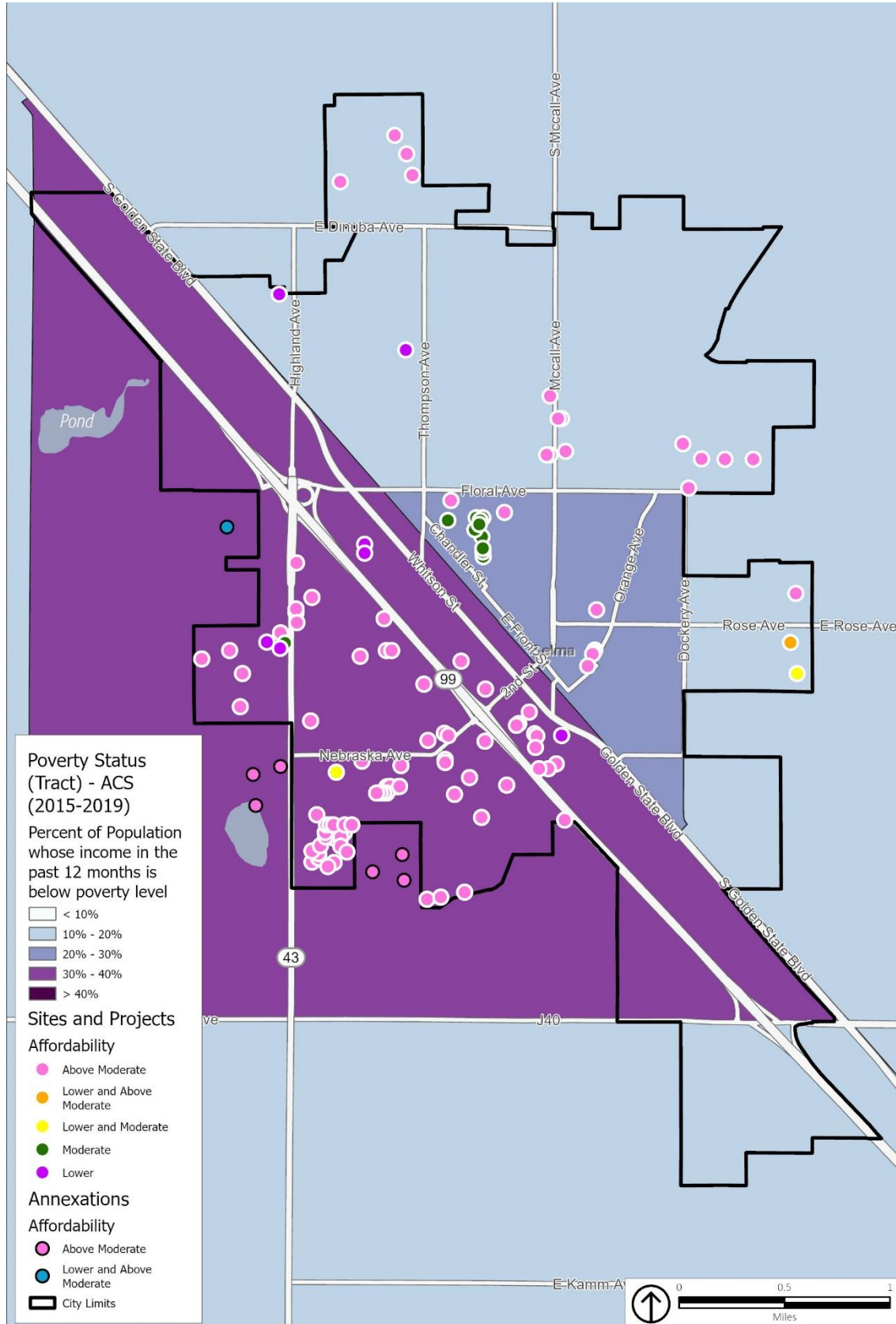


Figure 10-11: Local Poverty Rates



Racial and Ethnic Characteristics

Selma's largest demographic group is Hispanic, which makes up 81.2 percent of the city's population, placing Selma among Fresno County jurisdictions with a high proportion of Hispanic residents. Overall, non-White residents comprise 88.8 percent of the city's population. White, non-Hispanic residents make up 11.2 percent of the population, followed by Asian/Hawaiian and Pacific Islander at 4.4 percent, and Other Race at 2.1 percent, with all other racial and ethnic groups represented by smaller populations, each less than 1 percent of the city's population.

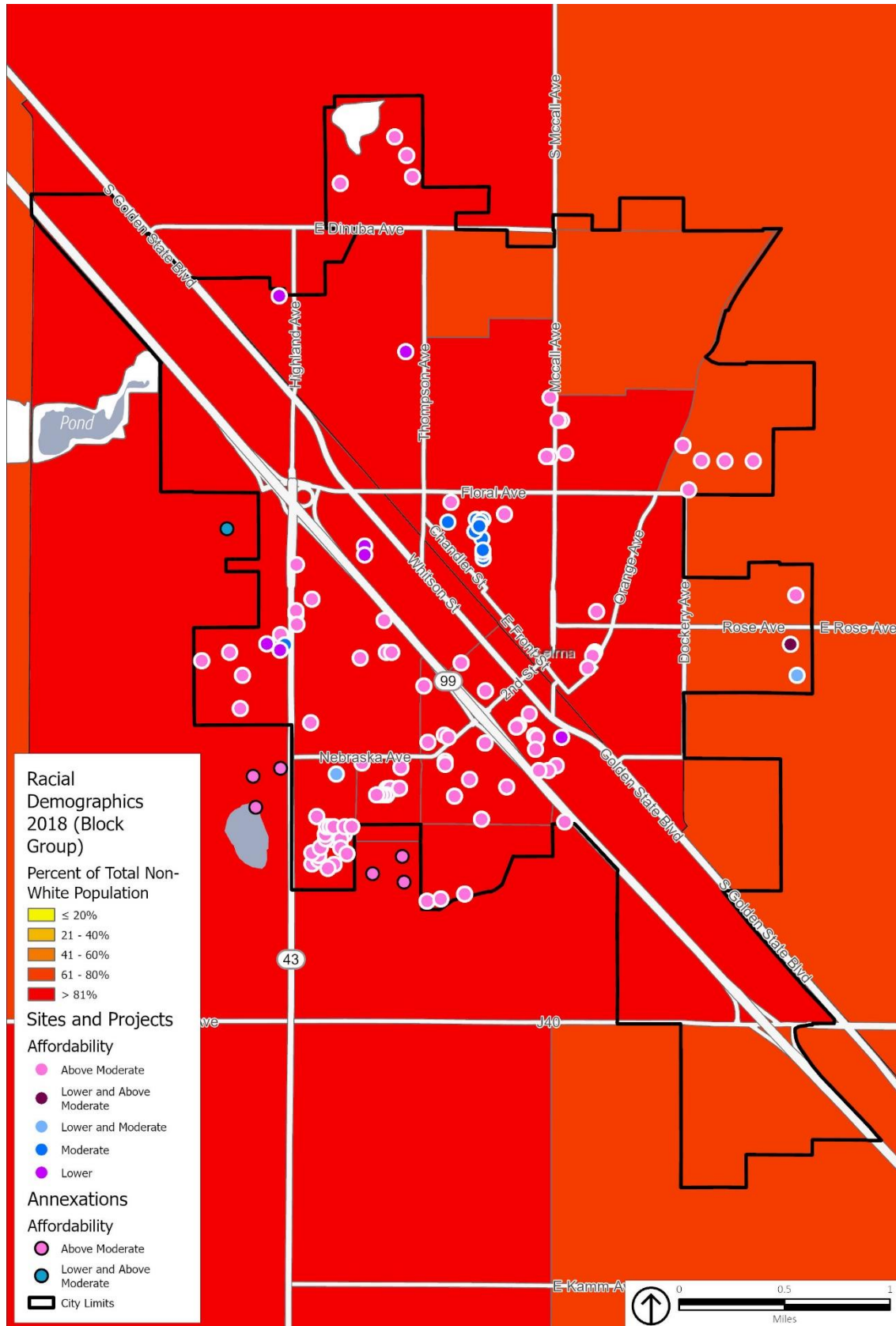
As shown in **Figure 10-12, Local Racial Demographics**, there is a slight variation in the spatial distribution of demographic groups in Selma, with a lower proportion of non-White residents in the northern portion of the city. Since 2010, the proportion of residents that identify as non-White in Selma has increased very slightly, and Selma has continued to support concentrations of populations of color, primarily Hispanic, in the southwest Washington and Whitson Street neighborhoods, making up 96.7 percent and 93.7 percent of the population in these neighborhoods, respectively. Outside of these neighborhoods, diversity decreases toward the northern and eastern perimeters of the city, with White non-Hispanic populations increasing to an average of 23.0 percent in the northeastern Mulberry and lower Northside neighborhoods, and to 31.3 percent in the neighborhoods along the eastern edge adjacent to the Country of Selma golf course community. The Asian population is also more highly represented in the Mulberry/Nelson neighborhoods at 6.5 percent of residents. The block groups with a lower proportion (between 61.0 to 80.0 percent) of non-White residents compared to the remainder of the city (with non-White populations above 81.0 percent) generally correlate to the block groups with incomes above the HCD 2020 state median of \$87,100, with the exception of the Mulberry neighborhood in the northeastern corner of the city. However, two affordable housing complexes and the McCall Village Mobile Park in this block group likely influence the income distribution.

There is no area identified as a Racially or Ethnically Concentrated Area of Poverty as defined by the U.S. Department of Housing and Urban Development (HUD) in the city, although TCAC/HCD designates the southwest portion as an area of high segregation and poverty. Additionally, Selma does not contain any Racially Concentrated Areas of Affluence, which are defined as areas in which the total population that identifies as White is 1.25 times higher than the average percentage of the total White population in the Fresno COG and has a median income that is 1.5 times higher than the COG median income. Data indicate that although the White-identifying proportion of the population has remained fairly stable and household income has risen slightly (see the housing needs assessment, "Income Distribution"), the high incidence of poverty and predominance of communities of color suggest that the city offers some housing opportunities to this segment of the Fresno County population, or may not present as much of a barrier to accessing housing as in other jurisdictions in the region. However, the predominance of Hispanic residents in the neighborhoods with incomes above the state median also suggest that there is income integration within the communities of color and opportunities for housing mobility.

Programs to Address Patterns of Integration and Segregation: Race and Ethnicity

- Per **Program 1**, the City will 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.
- Per **Program 17**, the City will adopt a broadened definition of “family” that provides Zoning Code occupancy standards specific to unrelated adults and complies with fair housing law.
- Per **Program 25**, the City will promote available housing rehabilitation resources through the City’s website and public counters, and in areas of concentrated renter households or older housing stock to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community.
- Per **Program 30**, the City will coordinate with the Housing Authority, FCOG, and other Fresno County jurisdictions to develop Spanish-language printed materials to improve accessibility to fair housing resources for residents. The City will also coordinate with local fair housing providers to conduct biannual trainings for landlords and tenants on fair housing laws, rights, and responsibilities and ongoing access to legal counseling.

Figure 10-12: Local Racial Demographics



Familial Status

Like several other jurisdictions in Fresno County, a majority of households in Selma are considered family households (77.9 percent). Family households are defined by California law as a household of two or more persons, regardless of relationship status. Citywide, 44.9 percent of Selma households are married couple households, and an additional 9.0 percent of households are unmarried couples. Approximately 55.1 percent of the population over age 18 in the Mulberry neighborhood and the two TCAC highest resource enclaves along the eastern edge of the city live in married-couple families. In the upper central portion of the city north of Floral Avenue, 38.0 percent of the population lives in married-couple households, with an additional 9.0 percent of the population in unmarried-couple households, but below Floral Avenue 31.6 percent of the population are married-couples and 12.0 percent of the population living in unmarried-couple households.

Approximately 24.1 percent of Selma's households are family households headed by single adults, which is higher than the Fresno County rate of 22.2 percent and 21.0 percent statewide. Approximately 25.1 percent of Selma's households are single-female-headed, and 21.1 percent of households are single-male-headed. Approximately 24.4 percent of female-headed households include children, while 9.3 percent of male-headed households include children. In line with the lower representation of married and unmarried-couple households in the central portion of the city, 21.5 percent of the population north of Floral Avenue and 16.5 percent of the population south of Floral Avenue lives in households headed by single parents with children (**Figure 10-13, Single Parent Female-Headed Households with Children**). The rate of female-headed households with household incomes below the poverty line, at 34.2 percent, is comparable to the rate countywide, but higher than the statewide rate of 21.5 percent. However, the slightly lower presence of single female-headed households with children in Selma—6.1 percent of total households compared to 7.3 percent of households in Fresno County—indicates that single-parent, female-headed households may have greater access to more affordable housing elsewhere in the county.

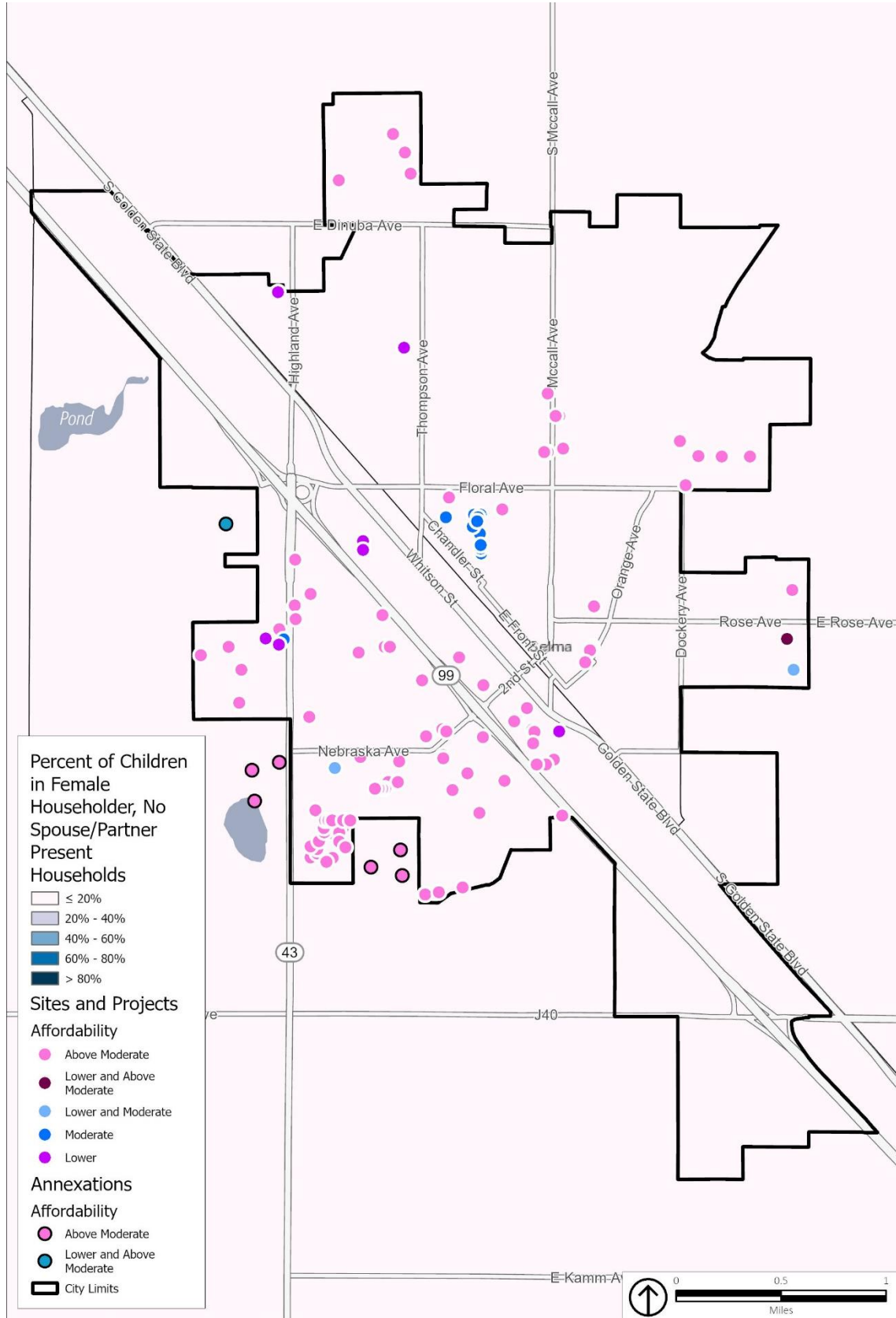
Single-person households constitute 22.1 percent of total households, compared to 29.1 percent of households in Fresno County overall and 23.7 percent of households statewide. Seniors living alone, comprising 9.6 percent of households both county- and statewide, constitute 11.9 percent of Selma households. Although seniors constitute just 10.7 percent of the total population, this higher representation of seniors living alone in Selma suggests there may be access to services and amenities in the city catering to senior needs. The presence of 11 affordable housing properties as well as the Bethel Lutheran Senior Home and the Villages Cottages likely contributes to the number of seniors living alone.

Programs to Address Patterns of Integration and Segregation: Familial Status

- Per **Program 5**, the City will identify and rezone land exclusively for residential uses at a density of at least 20 dwelling units per acre to meet a shortfall in the lower-income category and will permit owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. Through this program the City will also facilitate and monitor three annexations, one of which is expected to include units for lower-income households.

- Per **Program 8**, the City will work with housing developers to address needs for affordable housing for lower-income households, especially for seniors, persons with disabilities (including persons with developmental disabilities), farmworkers, female-headed and single-parent households, persons experiencing homelessness, and extremely low-income households by providing incentives, fee reductions, and fee deferrals to builders and promoting the State density bonus.
- Per **Program 11**, the City will encourage the development of single-room occupancy (SRO) facilities, transitional and supportive housing, and other special housing arrangements, including committing City funds to help affordable housing developers provide SRO facilities consistent with the SRO Ordinance.
- Per **Program 16**, the City will encourage a variety of housing types to address the housing needs of a variety of household types, sizes, and incomes.
- Per **Program 17**, the City will adopt a broadened definition of “family” that provides Zoning Code occupancy standards specific to unrelated adults and complies with fair housing law. Furthermore, the City will amend the Zoning Code to be consistent with all State legislation related to ADUs, ensuring that ADUs are permitted zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2.

Figure 10-13: Single-Parent Female-Headed Households with Children



Source: PlaceWorks, 2021; ACS, 2015-2019; U.S. Census

Disability Rates and Services

Persons with disabilities typically have special housing needs due to physical or developmental capabilities, fixed or limited incomes, and higher health costs. Approximately 11.4 percent of Selma’s population lives with one or more types of disabilities, less than the Fresno County rate of 12.9 percent and above the state rate of 10.7 percent. This is likely a reflection of Selma’s relatively low population of older residents (10.7 percent of total population), who typically experience disabilities at higher rates.

However, the senior population in Selma does experience disability at a significant rate. Residents living with disabilities in the northeastern and eastern portion of the city comprise 11.8 percent of the population. Of the population experiencing disabilities in this area of the city, 48.6 percent are seniors (**Figure 10-14, Percentage of the Population with a Disability**). Seniors only comprise 12.9 percent of the northern portion of the city, but 44.5 percent of them report a disability, likely corresponding to the locations of the Villages Cottages and Bethel Lutheran Senior Home. In the central area north of Floral Avenue, the overall rate of disability is 10.5 percent. Seniors comprise 12.0 percent of the population in this area, and 34.7 percent of this age cohort experiences one or more disabilities, representing 39.6 percent of total persons with disabilities in this tract. South of Floral Avenue, the overall rate of disability is 12.6 percent. Seniors comprise 9.5 percent of the population in this area, and 50.3 percent of this age cohort experiences one or more disabilities, representing 37.8 percent of total persons with disabilities in this tract. In the southwestern neighborhoods, 11.0 percent of the population experiences a disability, with seniors comprising 9.1 percent of the population, of which 51.3 percent report a disability, or 42.6 percent of total disabilities in this tract. The spatial distribution of Selma residents living with disabilities has not meaningfully shifted between 2014 and 2020.

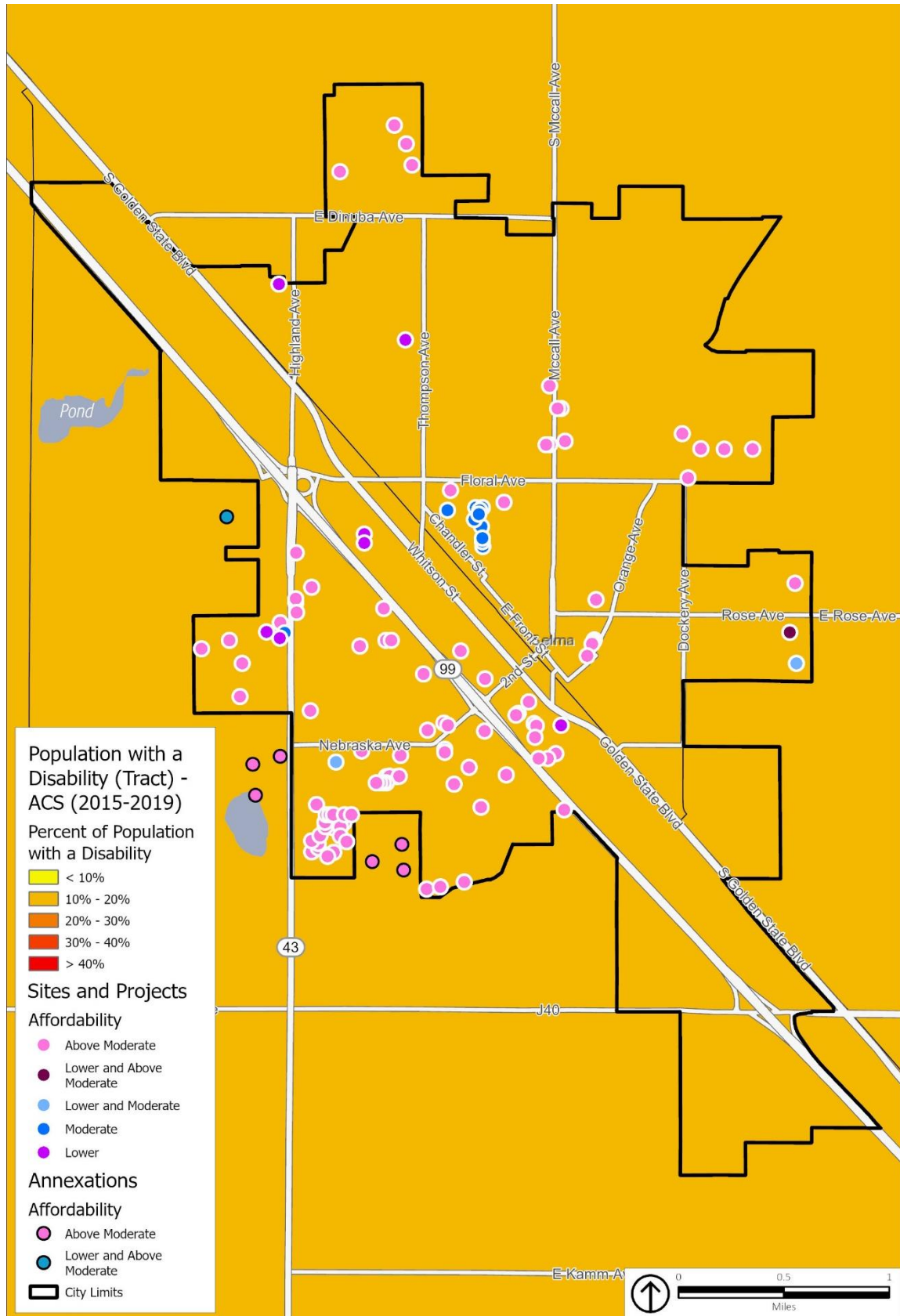
As shown on Table 2-32, Disability by Type (2020) in Section 2: Housing Needs Assessment, ambulatory disabilities were the most prevalent at 56.3 percent, followed by hearing difficulties at 34.7 percent. Cognitive and independent living problems were reported at similar rates—30.7 percent and 29.0 percent, respectively. Selma has a small population of residents with developmental disabilities (1.2 percent of total population), of which approximately 61.7 percent are under 18 years of age and live at home with parents or a caregiver.

Residents with disabilities in Selma are served by the Fresno County Senior Resource Center, which operates an Adult Protective Services program, assisting both disabled adults and seniors with all requests for assistance. Selma residents also have access to the Dial-A-Ride program operated by the local Fresno County Rural Transit Agency (FCRTA) subsystem, which offers transportation services to the elderly (65+), disabled, low income, and general public. Dial-A-Ride services are wheelchair equipped and operate Monday through Friday between 8:30 am and 4:15 pm, with fares at \$1.00 one-way or \$2.00 round trip. The Fresno County Human Services System, Department of Adult Services, also provides housing and basic needs assistance to elderly persons. The Fresno/Madera Area Agency on Aging provides connections to programs, services, and resources elderly residents can use to maintain and improve their quality of life as they age. For ongoing care, there is one elderly assisted living facility with 33 beds and one adult residential care facility with 4 beds. However, it is likely that this does not meet the needs of residents of Selma.

Programs to Address Patterns of Integration and Segregation: Disability

- Per **Program 5**, the City will identify and rezone land exclusively for residential uses at a density of at least 20 dwelling units per acre to meet a shortfall in the lower-income category and will permit owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. Through this program the City will also facilitate and monitor three annexations, one of which is expected to include units for lower-income households.
- Per **Program 8**, the City will pursue partnerships with the Central Valley Regional Center to identify funding opportunities and promote housing and home rehabilitation programs for persons with disabilities.
- Per **Program 11**, the City will expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.
- Per **Program 17**, the City will adopt a broadened definition of “family” that provides Zoning Code occupancy standards specific to unrelated adults and complies with fair housing law.
- Per **Program 19**, the City will encourage housing developers to include mobility-impaired accessibility in their project designs and prioritize these types of projects to increase housing mobility opportunities for seniors and persons with disabilities. In addition, the City will ensure that its reasonable accommodation policies, practices, and procedures do not pose barriers to applicants and provide information to individuals with disabilities based on the guidelines from HCD. Furthermore, the City will include accessibility considerations along with neighborhood improvements in the preparation of the City’s Capital Improvement Plan and budget.
- Per **Program 24**, the City will conduct targeted outreach to inform property owners of rehabilitation assistance in neighborhoods with older housing units, such as the Whiston Street neighborhood, as well as to owners of older housing units, which are scattered throughout the city. Furthermore, the City will advertise Fresno County Housing Assistance Rehabilitation Program (HARP) specifically to persons with disabilities who may need home accessibility modifications by partnering with the Central Valley Regional Center.
- Per **Program 25**, the City will target promotion of the Fresno County Rental Rehabilitation Program (RRP) in areas of concentrated renter households or older housing stock to assist in reducing displacement risk and promote place-based revitalization for residents by improving living conditions and enabling them to stay in their home and community.

Figure 10-14: Percentage of the Population with a Disability



Access to Opportunity

Transit Mobility

Transit mobility refers to an individual's ability to navigate the city and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

The Selma Transit Division operates under contract with MV Transportation, Inc., providing weekday intra-city service between 7:00 a.m. and 5:30 p.m. Five natural-gas vehicles operate on an “on call basis” and will pick up and drop off at the requested destination within the sphere of influence in Selma. One vehicle also operates in Selma on Saturdays from 8 a.m. to 5 p.m. As is shown in **Figure 10-16, Transit Routes and Stops**, Selma residents have access to inter-city transit through the FCRTA, which provides fixed-route service on the Southeast Transit, Kingsburg-Reedley Transit, and the Kings Area Regional Transit (KART) lines (see Regional Multijurisdictional Housing Element, Figure 3-19, Fresno County Rural Transit Agency Intercounty Routes).

Southeast Transit provides weekday service between Fresno and Selma, making two stops in Selma at 1850 Whitson St. and 2772 Whitson St. Buses originating from Kingsburg arrive in Selma at 7:15 a.m., 10:10 a.m., and 3:15 p.m., then stop in Fowler before arriving in Fresno after a 35- to 40-minute trip. Return service departs from Fresno at 8:45 a.m., 2:00 p.m., and 4:45 p.m., stopping again in Fowler before arriving in Selma at 9:23 a.m., 2:38 p.m., and 5:23 p.m. before terminating in Kingsburg. Service is provided on 30-passenger, ADA, wheelchair-accessible buses. Monthly passes for general service between Kerman and Fresno are \$75.00, with discounted fares available for senior, youth, and disabled residents at \$65.00 monthly.

The Kingsburg-Reedley Transit line provides service between Reedley College and the Selma Plaza Shopping Center, making three round trips on weekdays. Buses to Reedley originate in Kingsburg and stop in Selma at 7:13 a.m., 11:13 a.m., and 2:43 p.m., then stop in Fowler and Parlier before arriving at Reedley College after approximately 50 minutes. Return service departs from Reedley College at 9:15 a.m., 12:20 p.m., and 3:45 p.m., stopping again in Parlier and Fowler before arriving in Selma at 10:03 a.m., 1:08 p.m., and 4:33 p.m. after approximately 40 to 50 minutes. Service is provided on 30-passenger, ADA, wheelchair-accessible buses. Monthly passes for general service between Selma and Reedley are \$94.00, with discounted monthly student bus passes available through Reedley College for \$35.00.

KART is Kings County's public transportation provider. KART provides regular, out-of-town transportation services to Fresno and Visalia on weekdays. KART Transit Route 17-Fresno provides service to Fresno originating in Hanford and stopping at Selma Kaiser Hospital at 9:30 a.m. and 2:30 p.m. on weekdays, with return service from Fresno to Hanford stopping in Selma at 10:25 a.m. and 3:30 p.m.

Monthly passes for general service between Selma and Fresno are priced at \$60.00, with discounted rates for eligible groups available for \$50.00. Children 11 years of age and younger ride for free.

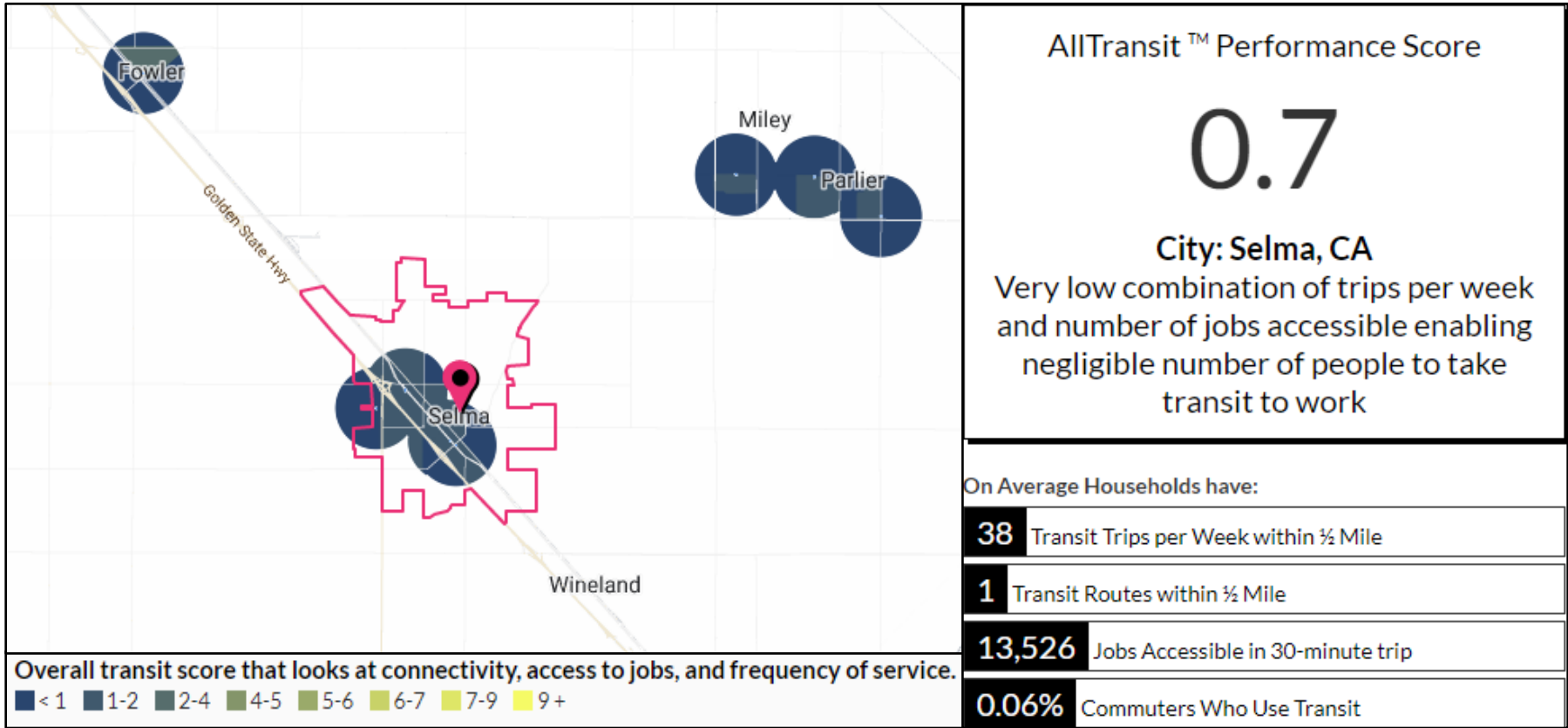
With daily access to the cities of Fresno, Hanford, Reedley, Fowler, and Parlier, the FCRTA also provides Selma residents with access to a range of employment opportunities and connections to regional transit services, including Amtrak, Greyhound, and Fresno Area Express, which in turn provide connections within the metropolitan Fresno area and between Stockton, Bakersfield, and other regional hubs.

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, metropolitan statistical areas) on a scale of 0 to 10, with 10 being complete transit connectivity. **Figure 10-15, Selma AllTransit Performance Score**, shows Selma's performance score, including metrics representing average household transit access. Selma's score is 0.7, demonstrating "very low" access. **Table 10-9, Fresno County Jurisdictions AllTransit Performance Scores**, shows transit accessibility in Selma relative to other Fresno County jurisdictions. Selma's score is consistent with comparable Fresno County jurisdictions, which are typified by smaller rural and semirural communities. However, as described in Section 3: Regional Assessment of Fair Housing, the AllTransit methodology does not appear to fully capture FCRTA and KART services. Therefore, AllTransit scores identified at the jurisdictional level may not accurately reflect the complete range of transit opportunities available through private and public service providers. Among Fresno County jurisdictions, the City of Fresno represents an outlier both in terms of population size, degree of urbanization, and transit accessibility.

The City was awarded \$265,000 through the Sustainable Community Competitive Grant project, which is administered through CalTrans. The funds will be used to conduct a safe streets study through the use of tactical urbanism to prioritize active transportation needs and infrastructure. The project is ongoing with a completion date of June 2026. The City has also received funds in the past for projects related to Safe Routes to School (SRTS) and the City is continuing to apply for funds to improve connectivity between high-traffic pedestrian areas and school facilities. As of September 2024, there are no active SRTS projects in the city. In the past, the City has used Community Development Block Grant (CDBG) funding to improve sidewalk connectivity in the City and in some parts of Fresno County near the Selma's city limits, as well as Highway Safety Improvement Program (HSIP) funding to make pedestrian facility improvements throughout the City. Projects funded by CDBG include Phase II of the Selma Sidewalk Connectivity project. The project consists of replacement of existing curb ramps with ADA compliant ramps. These improvements will be located on portions of Van Horn Street, Yerba Street, and Skelton Street. Construction funds scheduled for the 23/24 Fiscal Year, and construction may extend into the next fiscal year. There are no ongoing HSIP projects in the city as of September 2024, but the City will be submitting applications for HSIP Cycle 12 funding in September 2024. The City has also received Surface Transportation Block Grant (STGB) funds to complete surface repair projects on Dinuba Avenue. Construction repair funds for these surface repair projects are scheduled for Fiscal Year 24/25. The City currently has one Congestion Mitigation and Air Quality (CMAQ) project underway to improve the McCall and Dinuba intersection to be a fully-signalized intersection. Construction funds for this project are

scheduled for Fiscal Year 24/25, and construction may extend into the following fiscal year. The city was also awarded funding to repair deficient alleys throughout the city. Alleyways along Merced Avenue, Stillman Avenue, and Tulare Avenue between McCall Avenue and Wright Avenue are currently being reconstructed. This project includes construction of pavement where none exists, concrete valley gutters, and improved alley driveway approaches. Construction funds are scheduled for Fiscal Year 24/25 and may extend into the following fiscal year. The City was also awarded funds for the construction of a pavement Park & Ride lot at Mill Street and 3rd Street, including landscaping and drive approaches. Construction funds are scheduled for Fiscal Year 24/25, and construction may extend into the following fiscal year. The City was recently awarded approximately 3 million dollars in Active Transportation Program (ATP) funding in order to implement a project that proposed to convert the open-air Selma Branch Canal spanning from Valley View Street to Thompson Avenue (approximately 0.5 miles) to a bikeway and pedestrian trail. The proposed trail will give access to a planned 10-acre park near Thompson and Blaine Avenue. As of September 2024, the project is under design and is scheduled to be completed by February 2027.

Figure 10-15: Selma AllTransit Performance Score



Source: AllTransit.cnt.org, 2022

Table 10-9: Fresno County Jurisdictions AllTransit Performance Scores

Jurisdiction	Score
City of Fresno	5.0
Fresno County	3.2
Reedley	2.2
Fowler	1.5
Huron	1.2
Clovis	1.1
Coalinga	1.1
Parlier	1.0
Firebaugh	1.0
Mendota	0.9
Sanger	0.9
Selma	0.7
Kingsburg	0.7
Kerman	0.1
San Joaquin	0.0

Source: AllTransit.cnt.org, 2022.

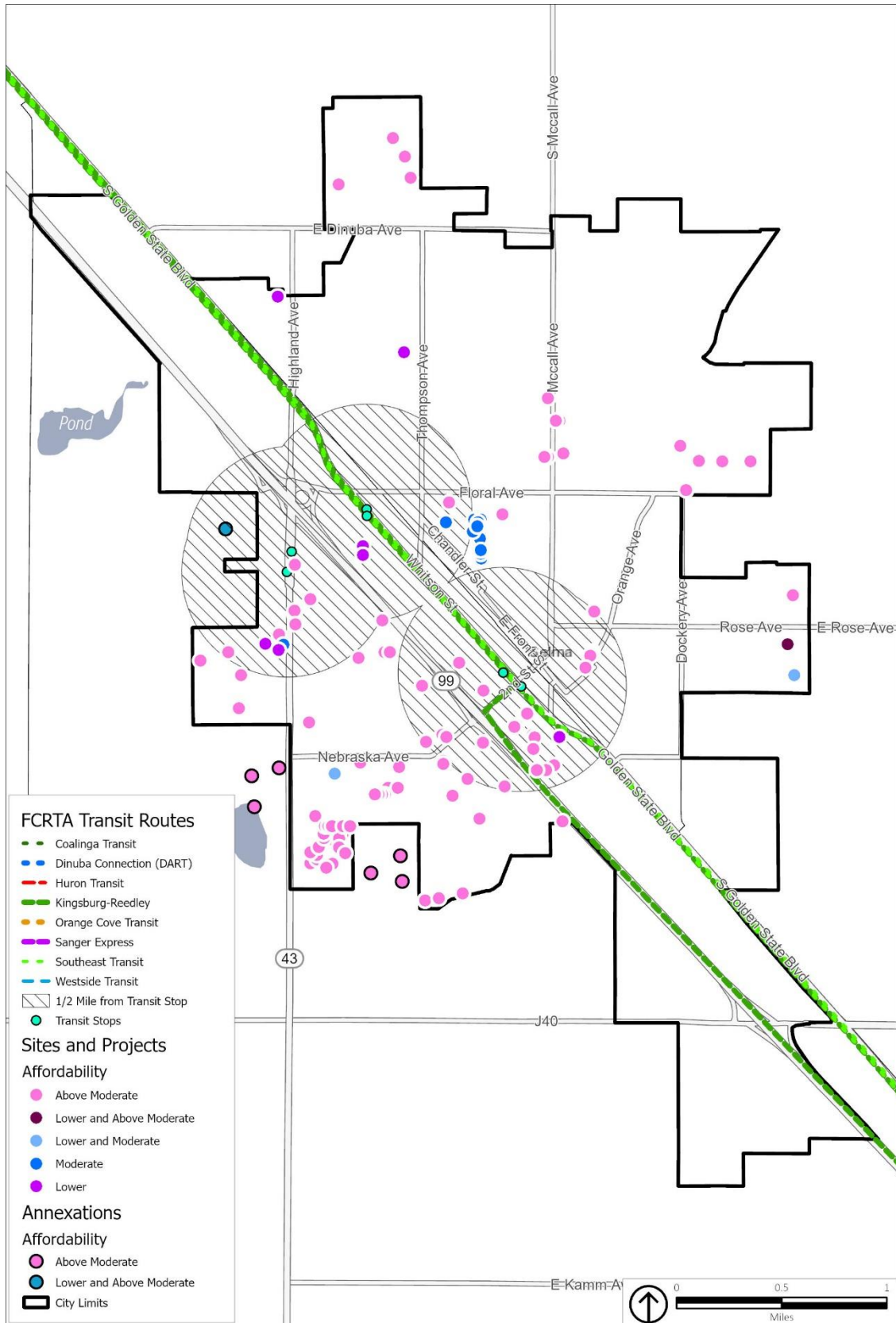
In 2018, FCRTA successfully applied to FCOG for a Regional Sustainable Infrastructure Planning Grant and was awarded \$160,000 to fund a study analyzing the feasibility of expanding FCRTA’s Rural Transit service and creating new service regions throughout Fresno County. As identified in the December 2020 FCRTA Electric Vehicle Rideshare/Carshare/Rural Transit Expansion Plan, social service organizations have voiced the concern that many of their clients have limited or no access to a vehicle and reside outside of a one-half-mile service area of an existing transit stop, which can negatively impact their quality of life. In October 2022, FCRTA launched a pilot of an electric car-based carshare program in Biola, where subsidized rides would be provided in electric vehicles driven by professional drivers hired through MV Transportation. The project is funded by Measure C sales tax funds and a donation from the League of Women Voters, and the agency hopes to expand to other parts of Fresno County as drivers are hired and trained. However, at the time of the project’s launch, FCRTA noted that the project was having a hard time hiring enough qualified drivers for the program.

Community groups have also organized to address gaps in fixed-route rural service. Green Raiteros is an indigenous, community-led rideshare service based in Huron that serves Fresno, Madera, Kings, and Kern Counties. The group is part of the Latino Equity Advocacy & Policy Institute (LEAP Institute), a 501(c)3 nonprofit public benefit organization. The service is funded by both public and private grants and was initially built on the existing network of retired farmworkers that had been providing transportation services on an informal basis. The group owns 10 electric vehicles that are used to provide the service, and four high-speed chargers. The program expressly includes in its mission dual goals of improving local health outcomes by connecting rural residents with health services and providing quality transportation services for farmworkers. Other community-based rideshare programs were forced to close during the pandemic,

such as the Van y Viene service in Cantua Creek. However, the success of Green Raiteros suggests that there is a demand for this type of service in more rural areas that could be met with community leadership.

Vanpool services are also available to farmworkers in the county, who may not reside in proximity to a bus stop that provides a connection to employment sites, as their work sites may change depending on the crop harvest schedule. The California Vanpool Authority is a public transit agency governed by a consortium of public agency board members, including FCOG. The California Vanpool (CalVans) program provides qualified agricultural workers with safe, affordable vans they can use to drive themselves and others to work. A one-time start-up grant provided money to set-up the CalVans program and to purchase the 15-passenger vans, which have since been remodeled to carry eight passengers and the driver. The money to sustain and expand the program comes from the riders themselves, who generally pay less than \$2.00 to ride in a CalVans vanpool. The fee covers the agency's cost of maintaining and insuring the vans, as well as the cost of replacing vehicles based on established safety criteria. Drivers receive no compensation or training and operate their vanpool on a voluntary basis.

Figure 10-16: Transit Routes and Stops



Source: PlaceWorks, 2021; HCD, 2022; Caltrans, 2022

Programs to Address Access to Opportunity: Transit Mobility

- Per **Program 31**, the City will work with FCRTA and other jurisdictions in the county to develop a fact sheet, or similar informational materials, of FCTA programs to be posted on the City’s website, social media, and in public buildings by January 2026, and advertised annually in the City’s newsletter to help connect seniors and other residents to services in the city and throughout the county.
- Per **Program 32**, the City will promote environmental justice and maintain and revitalize neighborhoods citywide, by focusing on improving infrastructure, schools, employment, parks, transportation, and other amenities.

Housing Mobility

Approximately 45.1 percent of occupied households in Selma are renting. Rates of renter occupancy are unevenly distributed in Selma; renting households are found at a higher rate in the census tract at the center of the city, bounded by Floral Avenue to the north, Dockery Avenue to the east, and the railroad to the southwest (52.7 percent). Though slightly lower, the rate of renter occupancy in the section of the city to the southwest of the railroad is still high (49.7 percent) compared with the census tracts north of Floral Avenue, east of Dockery Avenue, and east of the railroad, where households rent at rates of 36.2 and 33.0 percent. As shown in Section 2: Housing Needs Assessment, Table 2-18, for 2022 the California Department of Finance (DOF) reported an overall vacancy rate of 4.1 percent in Selma. Vacancy data is not available by tenure through the DOF; however, the 2020 ACS 5-year estimate indicates a rental vacancy rate of 6.9 percent and an ownership unit vacancy rate of 0.8 percent, for a vacancy rate of 5.8 percent. A healthy housing market is generally considered to have a 5.0 percent vacancy rate. ACS 5-year estimate vacancy rates draw on large sample sizes and may not precisely represent vacancy on the ground. Instead, these rates are presented as general estimates indicating approximate conditions in the local housing market.

In Selma, a substantial proportion of vacant properties were categorized as "other vacant," a category of properties which are vacant but not available for rent or purchase. Properties may be categorized as “other vacant” due to one or more factors which may include ongoing legal proceedings, active renovation or repair, abandonment, or an owner's preference for vacancy, among other potential factors. These categories of vacancy are accounted for in the overall vacancy rate estimate but are not included in the rental and ownership vacancy rate estimates, which only consider those units immediately available for rent or purchase.

Selma’s rental vacancy rate indicates a healthy rental market with housing mobility opportunities for current and prospective renters without an oversaturated rental market. However, the low ownership unit vacancy rate may indicate a shortage of available homes for sale in Selma for prospective homebuyers.

The 2020 ACS 5-year estimate indicates that median gross rent is \$934 in Selma, slightly lower than \$1,029 reported for Fresno County (see Section 2: Housing Needs Assessment). However, Selma's vacancy rates and median rent are consistent with several other comparable Fresno County jurisdictions (see Section 2: Housing Needs Assessment). This suggests that residents, and especially renters, living in Selma or seeking to live in Selma, have similar mobility options overall compared to other parts of the region. Consistent with the pattern of renter occupancy described previously, households utilizing Housing Choice Vouchers are found at higher rates to the northeast of the railroad (approximately 5 to 8 percent of households) compared with the tract to the southwest (2.5 percent of households).

Median rent in Selma rose from \$723 in 2010 to \$934 in 2020, reflecting an increase of 29.2 percent over the ten-year period and indicating that renting costs have risen in recent years. Similarly, as found in Section 2: Housing Needs Assessment, Table 2-22, Home Sales Recorded in 2021-22, home prices in Selma increased by 10.2 percent between 2021 and 2022.

Though rent is affordable in Selma compared to the state, prices are higher than in several other jurisdictions in Fresno County, and rental costs have risen substantially over the last ten years. Additionally, a shortage of available housing units for sale may indicate limited mobility options for prospective and existing Selma residents seeking ownership opportunities.

Programs to Address Access to Opportunity: Housing Mobility

- Per **Program 5**, the City will identify and rezone land exclusively for residential uses at a density of at least 20 dwelling units per acre to address a shortfall in the lower-income RHNA category and will permit owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. Through this program the City will also facilitate and monitor three annexations, one of which is expected to include units for lower-income households.
- Per **Program 8**, the City will work with developers of multifamily and affordable housing projects to identify site opportunities in proximity to parks and public facilities, promoting access to related recreational opportunities and services to facilitate and support housing mobility by improving access to resources.
- Per **Program 13**, the City will encourage the construction of ADUs as a place-based revitalization strategy, particularly in areas with older units and lower incomes, such as the Northside neighborhood north of Hillcrest Street. The actions in this program are aimed at providing an increased supply of affordable units throughout the city, thereby increasing access to resources and facilitating housing mobility opportunities for lower-income households.
- Per **Program 15**, the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

- Per **Program 20**, the City will support lot consolidations during the planning period to improve housing mobility, reduce displacement risk, and increase the supply of affordable housing in higher-opportunity areas.
- Per **Program 27**, the City will promote the availability of the Fresno County Homebuyer Assistance Program in areas with concentrations of renters, particularly lower-income renters who may be overpaying, by providing multilingual informational materials at public buildings and community locations and will post the program on the City's website.
- Per **Program 29**, the City will work with the Housing Authority to disseminate information to landlords and property owners on incentives for participating in the HCV program throughout the city to promote housing mobility opportunities for all residents.

Employment Opportunities

The HUD jobs proximity index measures employment accessibility in residential neighborhoods by calculating distances to potential job locations within the area, with larger employment centers weighted more heavily, and factoring in the population size of the local workforce. According to this index, most primarily residential areas in Selma score between the 40th and 60th percentiles, indicating moderate proximity to employment opportunities (**Figure 10-17, Jobs Proximity Index**). A small section of the city in the downtown area and the northeast side score slightly lower, between the 25th and 37th percentiles. Selma's location on the SR 99/Golden State Highway corridor provides convenient access to Fresno, the region's primary employment center, approximately 16 miles northwest of Selma.

Notable industries in Selma include agriculture, professional services, manufacturing, and retail. Approximately 87.9 percent of Selma residents commute outside of the city for work, with 12.1 percent of residents both living and working within city limits. This figure has remained consistent over time: in 2010, 86.9 percent of Selma residents commuted outside of the city for work.² Selma residents primarily work in Health Care and Social Assistance (13.9 percent), Agriculture, Forestry, Fishing and Hunting (13.0 percent), Manufacturing (10.8 percent), and Retail Trade (10.1 percent).³ In total, approximately 36.5 percent of Selma residents live within 10 miles of their place of employment, and 37.2 percent live 10 to 24 miles from their job. This suggests that most residents of Selma that are commuting outside of the city for work are traveling to surrounding areas for work, and likely no further than the City of Fresno. According to the ACS, the jobs-housing ratio in Selma is relatively balanced at 0.84, decreasing from a more balanced ratio of 1.01 in 2010. A low jobs-housing ratio may indicate inadequate employment availability for residents. The high proportion of residents commuting outside of the city for work may indicate that the supply of jobs in Selma is not aligned with the interests, skills, or needs of residents, with larger job markets in nearby jurisdictions drawing many residents to seek employment elsewhere.

² U.S. Census Bureau, LEHD Origin-Destination Employment Statistics (2002-2019), LODES 7.5, Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, 2022, accessed September 2022, <https://onthemap.ces.census.gov>.

³ U.S. Census Bureau, LEHD Origin-Destination Employment Statistics (2002-2019), LODES 7.5, Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, 2022, accessed September 2022, <https://onthemap.ces.census.gov>.

Commercial activity in Selma is focused along the SR 99 corridor, with clusters of commercial uses at the northwest and southeast sides of the city and along the city's historic downtown commercial core. Given the nature of the resident workforce's main industries, many Selma residents will likely continue to work outside of the city. The City zoning map (**Figure 10-18, Zoning in Selma**) shows that most land in the city is designated for residential uses. The prevalence of residential uses, presence of commercial uses within city limits, and strong access to Fresno's job market indicate that HUD's jobs proximity index formula may not accurately capture access to employment opportunities for Selma residents.

Programs to Address Access to Opportunity: Employment Opportunities

Per **Program 32**, the City will promote environmental justice and maintain and revitalize neighborhoods citywide, with a particular focus on areas of lower opportunity and concentrated poverty, by focusing on improving infrastructure, schools, employment, parks, transportation, and other community amenities.

Figure 10-17: Jobs Proximity Index

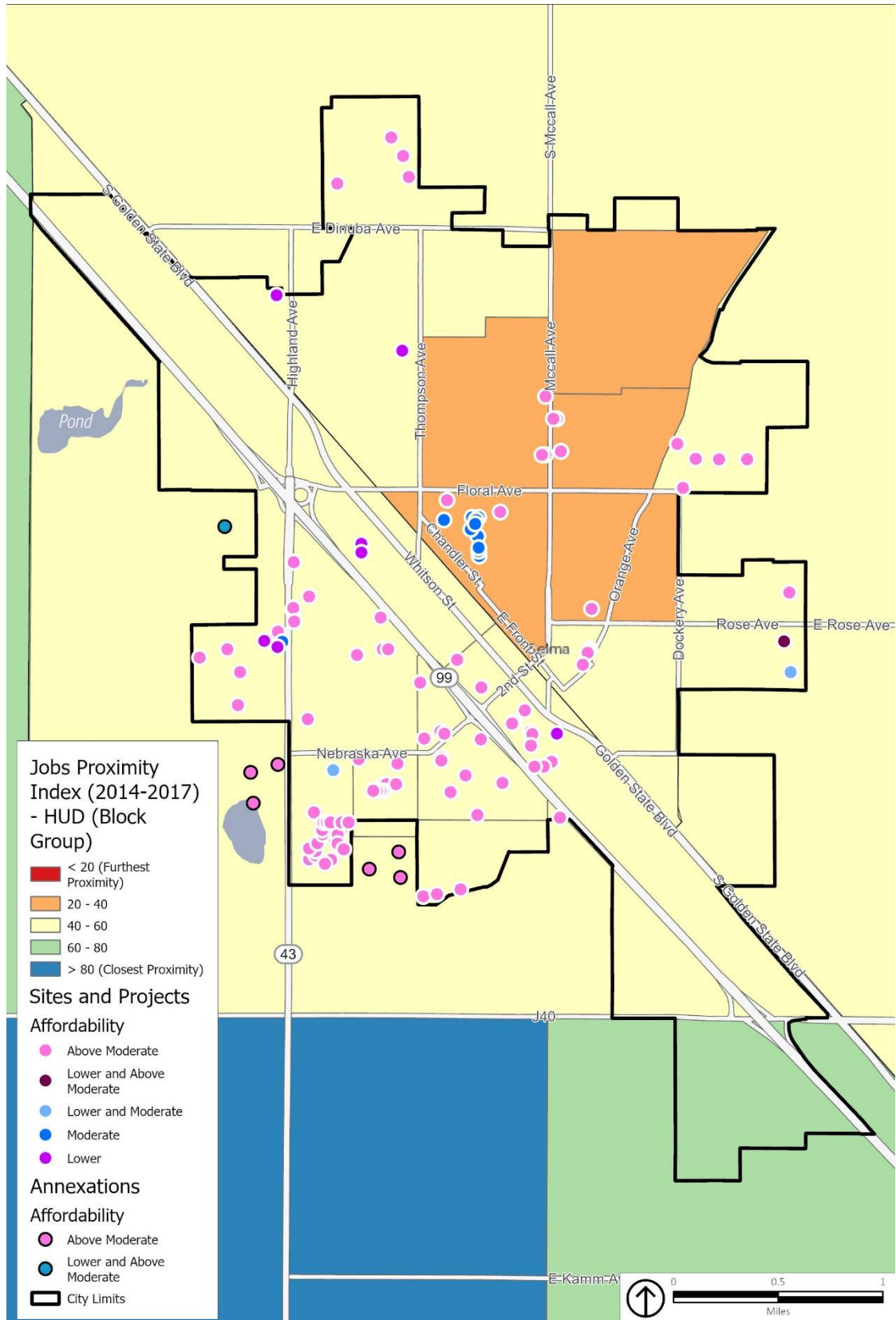
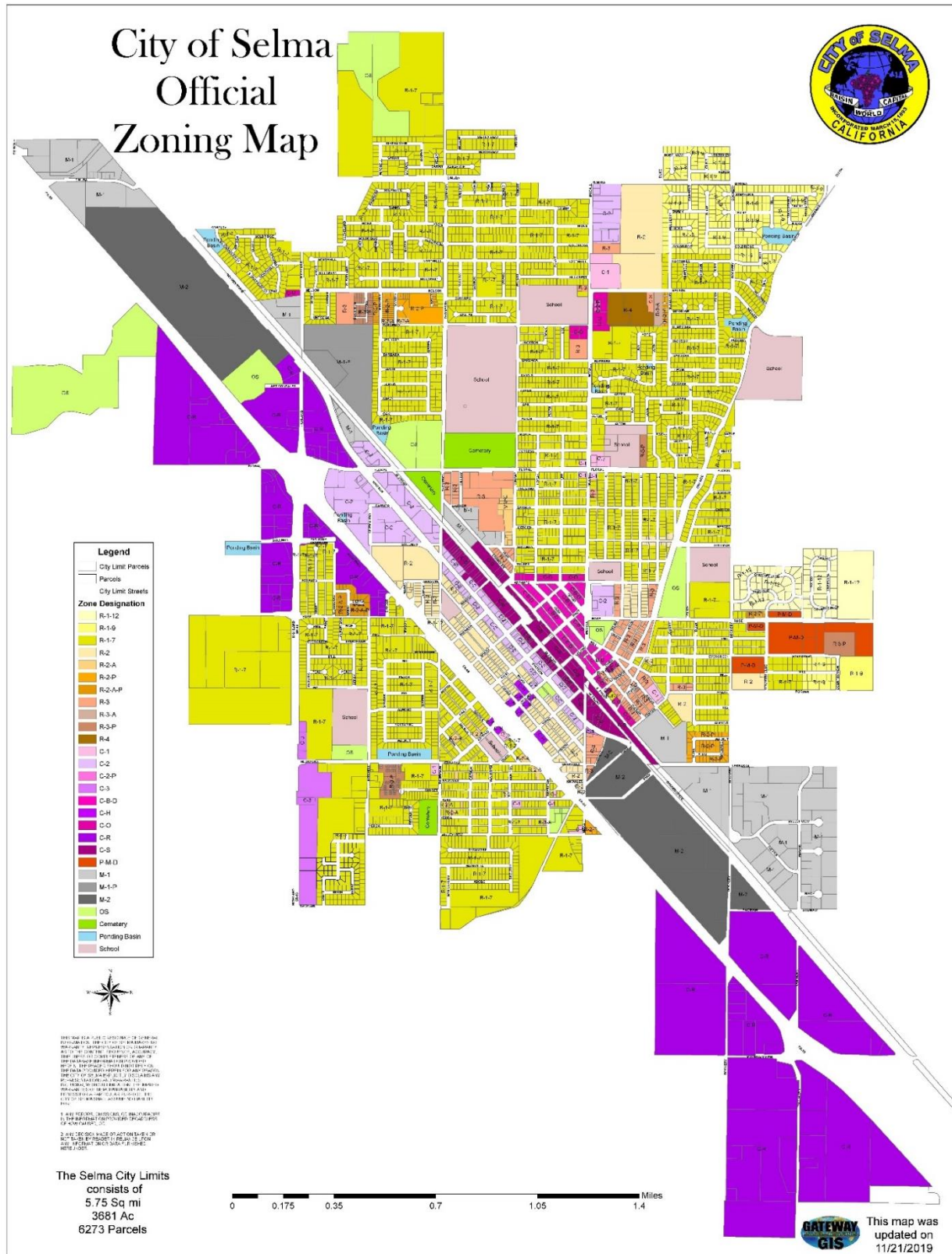


Figure 10-18: Zoning in Selma



Source: City of Selma, 2019 (accessed October 2022).

Educational Opportunities

Selma students are served by the Selma Unified School District (SUSD), which has twelve public schools reported on by the California Department of Education (CDE)—eight elementary schools, one middle school, one high school, a continuation school, and an independent school. In addition to these schools, students (youth and adults) are served by Selma Unified TK-8 Virtual Learning Academy, Selma Adult School, and Selma Independent. Alternative and continuation programs typically serve students who have experienced challenges in traditional school environments. These schools have limited data on performance scores for English Language Arts (ELA) and mathematics but offer a valuable resource for students to continue their education in a supportive environment. The Selma Adult School which is not within the scope of CDE performance metrics but provides educational opportunities aimed at job and career training, high school equivalency, citizenship, English as a second language, among other programs.

Of the 12 schools for which ELA and mathematics performance scores were available in 2019, the CDE reported that Selma High School and James Garfield Elementary were above the state grade-level standards for ELA but the remaining schools in the district were below the state grade-level standards for ELA, mathematics, or both (see **Table 10-10, Performance Scores for Selma Unified School District, 2019**).

The proportion of each school’s population that was considered socioeconomically disadvantaged in 2019 was generally high, ranging from 78.6 percent at Selma High School to 96.8 percent at George Washington Elementary School. George Washington Elementary is in an area with a median household income of \$25,325 and where the TCAC/HCD Educational Domain Score, or projected educational outcome, is in the 2nd percentile. Selma High School is in an area where median household income is higher, \$50,375, though the TCAC/HCD Educational Domain Score is also low, in the 3rd percentile. Anticipated educational outcomes, according to TCAC and HCD, do not vary substantially in the city—the entirety of Selma falls within areas with TCAC/HCD Educational Domain scores between the 1st and 5th percentiles, among the lowest in the county (**Figure 10-19, Local TCAC/HCD Educational Domain Score**). This uniform score, along with the relatively low ELA and math scores among Selma schools, indicates that students in different parts of Selma generally have access to similarly performing schools.

Programs to Address Access to Opportunity: Educational Opportunities

- Per **Program 31**, the City will meet with school district representatives by June 2025 to analyze whether there are links between housing stability and school performance, with an emphasis on schools with a high proportion of socioeconomically disadvantaged students. Furthermore, the City will work with the school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide.
- Per **Program 32**, the City will promote environmental justice and maintain and revitalize neighborhoods citywide, with a particular focus on areas of lower opportunity and concentrated poverty, by focusing on improving infrastructure, schools, employment, parks, transportation, and other community amenities.

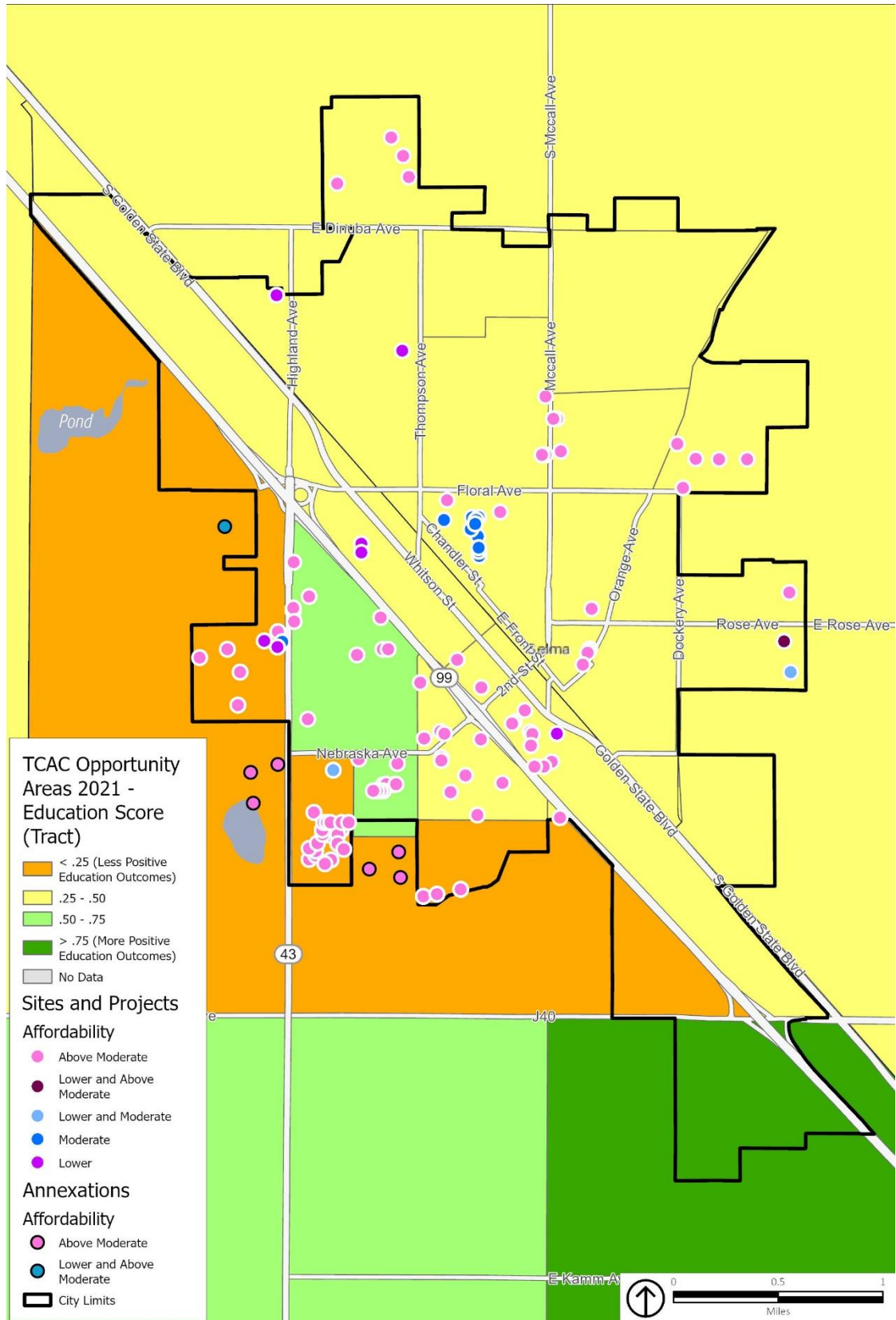
Table 10-10: School Performance Scores for Selma Unified School District, 2019

School Name	ELA Score	Math Score	Chronic Absenteeism Rate	Suspension Rate	Socioeconomically Disadvantaged	Foster Youth	English Learners
Abraham Lincoln Middle	-26.6	-92.5	11.8%	15.9%	85.9%	0.4%	19.6%
Andrew Jackson Elementary	-20.0	-49.0	11.5%	2.2%	85.1%	0.5%	27.4%
Eric White Elementary	-20.0	-57.7	8.1%	2.4%	93.8%	0.4%	52.6%
George Washington Elementary	-17.5	-25.1	9.8%	0.5%	96.8%	0.0%	72.0%
Heartland High (Continuation)	-55.4	-179.8	-	9.7%	88.9%	0.0%	22.2%
Indianola Elementary *	-21.1	-44.5	11.1%	4.0%	80.3%	0.0%	31.8%
James Garfield Elementary	+32.3	-4.2	5.4%	0.7%	87.2%	0.0%	34.4%
Selma High	+11.5	-84.8	-	6.1%	78.6%	0.2%	10.1%
Selma Independent	-74.6	-210.2	25.9%	0.0%	87.3%	1.5%	16.4%
Terry Elementary *	-13.4	-43.3	9.3%	2.5%	92.5%	0.5%	52.2%
Theodore Roosevelt Elementary	-14.7	-42.1	12.4%	2.6%	83.9%	0.4%	31.3%
Woodrow Wilson Elementary	-29.2	-68.6	12.7%	7.4%	87.1%	0.5%	34.3%

*School is in the district but outside city limits.

Source: California Department of Education, 2019.

Figure 10-19: Local TCAC/HCD Educational Domain Score



Environmental Health

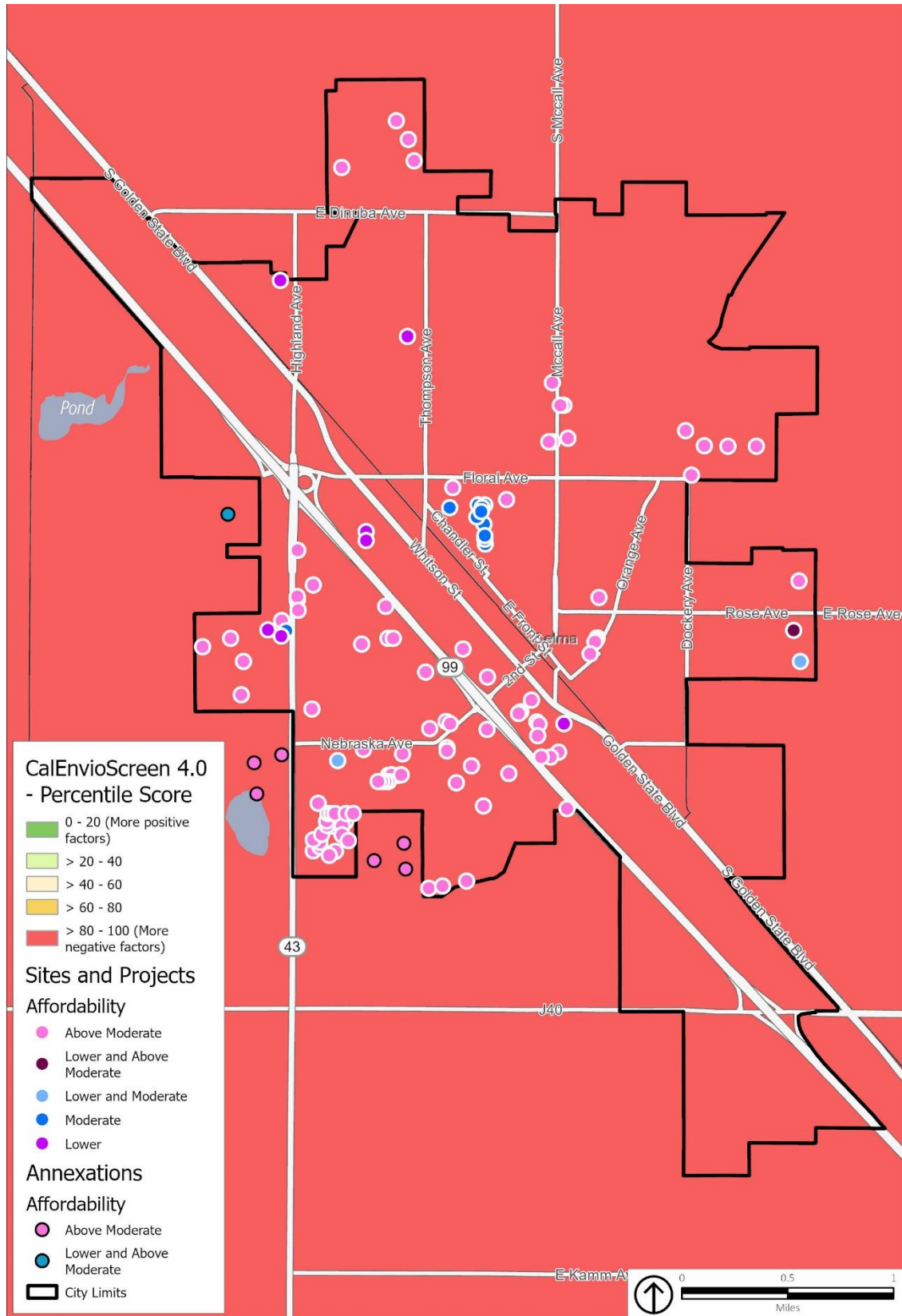
The Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for Selma demonstrating relatively adverse environmental conditions, with census tracts in and around Selma scoring between the 80th and 99th percentiles (**Figure 10-20, CalEnviroScreen Scores**). In Selma, areas southwest of SR 99 and in the downtown core see more adverse environmental conditions as compared to areas to the north and northeast. This pattern is consistent with the spatial pattern demonstrated by other indicators of access to opportunity.

The primary indicators leading to high scores in OEHHA’s CalEnviroScreen are, in order of significance: ozone, PM_{2.5}, diesel PM, pesticides, drinking water contaminants, lead in housing, chemical cleanup, hazardous waste, and solid waste. Selma is in a sparsely populated area, with few industrial uses and relatively low pollution from vehicular emissions. However, commercial agriculture and natural resource extraction occurring close to Selma may contribute to adverse environmental conditions. The entirety of Selma falls within the boundaries of an area considered to be an SB 535–qualifying disadvantaged community—the 25 percent of highest scoring census tracts in CalEnviroScreen 4.0, census tracts previously identified in the top 25 percent in CalEnviroScreen 3.0, and census tracts with high amounts of pollution and low populations. This indicates that, as compared with statewide averages, Selma represents an area of potential concern regarding fair housing, disproportionate exposure to environmental hazards, and a concentration of vulnerable populations.

Programs to Address Access to Opportunity: Environmental Health

- Per **Program 31**, the City will facilitate place-based revitalization, improve access to healthy outdoor spaces, promote alternatives to auto dependency, and reduce exposure to pollutants for new housing by evaluating transitional buffers between residential and agricultural uses and highways and working with developers as projects are proposed to mitigate impacts associated with emissions from agricultural industries and traffic and facilitate access to healthy outdoor spaces.
- Per **Program 32**, the City will promote environmental justice and maintain and revitalize neighborhoods citywide, with a particular focus on areas of lower opportunity and concentrated poverty (the west and east sides of the city, as well as parts adjacent to the San Joaquin Valley Railroad.) The City will focus efforts on improving infrastructure, schools, employment, parks, transportation, and other community amenities, as well as implementing the City’s General Plan Residential Land Use Policies, Air Quality, and Recreation Policies to address environmental health.

Figure 10-20: CalEnviroScreen Scores



Disproportionate Housing Need and Displacement Risk

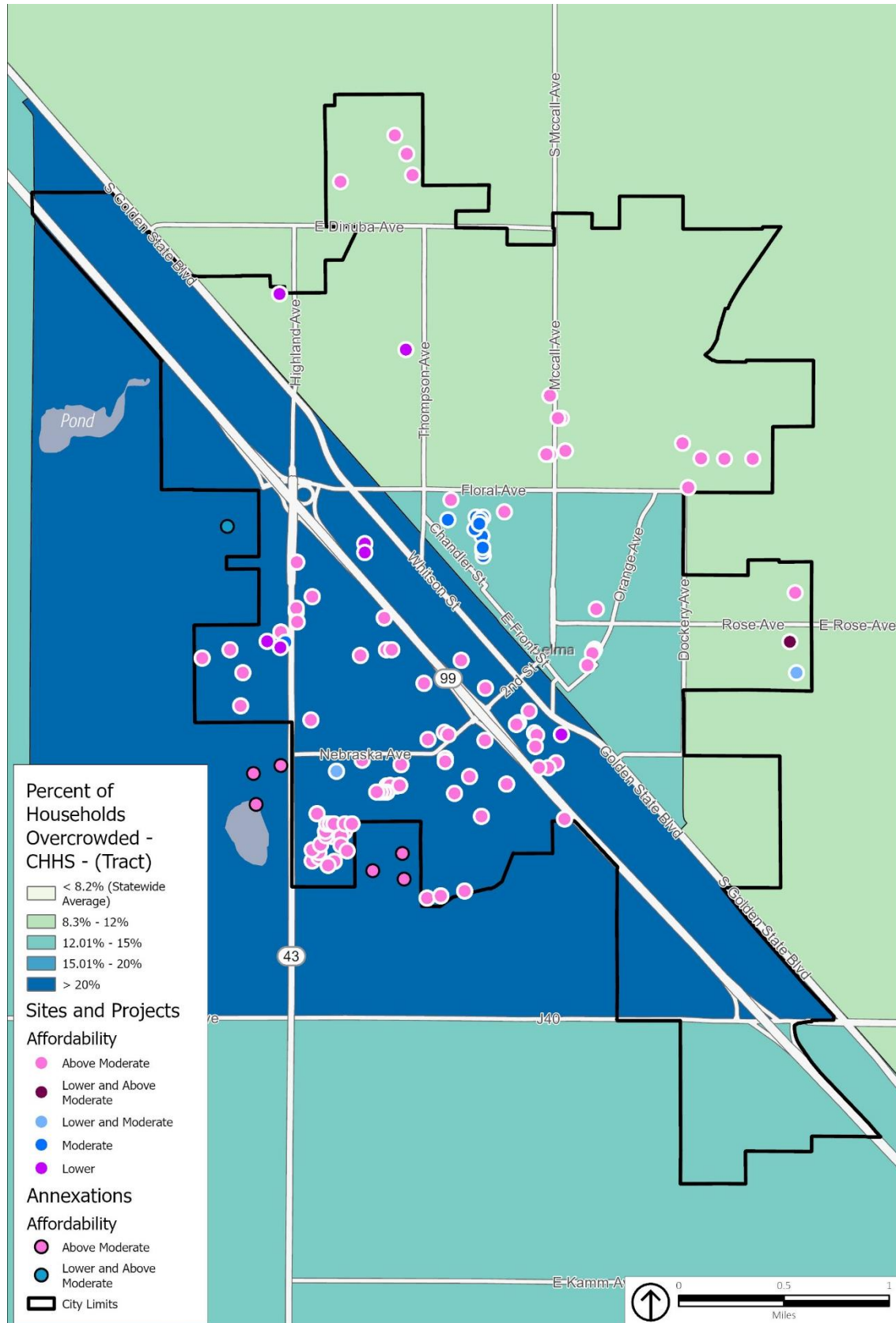
Overcrowding

Overall, approximately 9.0 percent of households in Selma are considered overcrowded, which is a higher proportion than in Fresno County as a whole (6.1 percent). However, 2.0 percent of Selma households are considered severely overcrowded, which is less than the 3.6 percent of households in Fresno County. Overcrowding is significantly higher among renters in Selma, of whom 17.3 percent are overcrowded, than among homeowners, of whom just 2.3 percent are overcrowded, despite homeowners representing 54.9 percent of all households in Selma.

As shown in **Figure 10-21, Overcrowding**, there is a notably higher rate of overcrowding southwest of Front Street, where the ACS estimates that 23.9 percent of households are overcrowded. The lowest rate of overcrowding in Selma is northeast of Front Street and north of Floral Avenue, where 9.4 percent of households are considered overcrowded. Though a handful of Fresno County jurisdictions have higher rates of overcrowding than Selma, including Firebaugh, Huron, Mendota, Orange Cove, and San Joaquin, Selma residents are more likely to be impacted by overcrowding than most cities in Fresno County. According to the 2016-2020 ACS, approximately 65.3 percent of housing units in Selma have three or more bedrooms, which typically reduce the need for occupants to share rooms. Therefore, the rate of overcrowding may be due to the cost of housing rather than the availability of larger units. High costs may prevent lower-income households from securing larger units, which are often more expensive even when available. However, the high rate of overcrowded renters may indicate a shortage of large multifamily units at affordable rates.

The rate of overcrowding in Selma has decreased over time, from 11.5 percent in 2010 to 9.0 percent in 2020. Additionally, in 2010, 3.7 percent of households were considered severely overcrowded, compared to 2.0 households in 2020. This decrease has been felt exclusively by homeowners, with 7.4 percent of homeowners experiencing overcrowding in 2010, and 2.3 percent experiencing overcrowding in 2020. In contrast, the percentage of renters experiencing overcrowding has increased from 11.1 percent in 2010 to 17.3 percent. The growing concentration of overcrowding in renter households, while low, may reflect high costs of rental units or occupants, such as children or couples, sharing rooms.

Figure 10-21: Overcrowding



Overpayment

In Selma, 24.1 percent of households are cost burdened, and 18.0 percent are severely cost burdened, for a total of 42.1 percent of all households (**Table 10-11, Cost Burden in Selma, 2010-2018**). Of these households, approximately 58.2 percent are renters and 41.7 percent are homeowners. In total, 36.4 percent of renters are cost burdened and 25.0 percent are severely cost burdened, compared to 16.7 percent and 13.1 percent of homeowners, respectively. As shown in **Figure 10-22, Percentage of Renters Overpaying**, and **Figure 10-23, Percentage of Homeowners Overpaying**, both renter and homeowner overpayment is highest south of SR 99. This follows a similar pattern of overpayment in neighboring Kingsburg, with a notable difference north and south of the highway. In Selma, approximately 74.6 percent of renters and 43.6 percent of homeowners south of SR 99 overpay for housing. This extends beyond SR 99 for homeowners, with 44.1 of homeowners south of Floral Avenue and west of Dockery Avenue overpaying. Though renter overpayment remains high throughout the city, the second-highest concentration of renter overpayment is northeast of SR 99, north of Floral Avenue, and west of McCall Avenue, where 60.6 percent of renters are estimated to overpay for housing. Overpayment rates in Selma, particularly for renters, reflect those in nearby Parlier, Reedley, and Sanger. The neighboring city of Fowler has slightly lower rates, and surrounding unincorporated areas have significantly lower rates of overpayment.

Table 10-11: Cost Burden in Selma, 2010–2018

Household Type	Cost Burdened			Severely Cost Burdened		
	2010	2018	Percent Change	2010	2018	Percent Change
All Households	23.8%	24.1%	0.3%	18.8%	18.0%	-0.8%
Renters	30.9%	34.6%	3.7%	25.1%	25.0%	-0.1%
Homeowners	19.5%	16.7%	-2.8%	15.0%	13.1%	-1.9%
Lower-Income Households	33.3%	39.3%	6.0%	35.3%	32.9%	-2.3%
Renters	41.9%	44.4%	2.5%	37.7%	33.7%	-4.0%
Homeowners	23.0%	31.8%	8.8%	32.3%	31.8%	-0.5%
Moderate-Income Households	31.2%	27.6%	-3.6%	12.8%	9.2%	-3.6%
Renters	34.9%	16.7%	-18.2%	20.9%	0.0%	-20.9%
Homeowners	25.5%	30.2%	4.7%	0.0%	12.1%	12.1%
Above Moderate-Income Households	11.6%	2.6%	-9.0%	2.7%	0.4%	-2.3%
Renters	14.3%	2.8%	-11.5%	0.0%	0.0%	0.0%
Homeowners	0.0%	2.5%	2.5%	3.3%	0.5%	-2.8%

Sources: CHAS 2006-2010, 2014-2018.

Figure 10-22: Percentage of Renters Overpaying

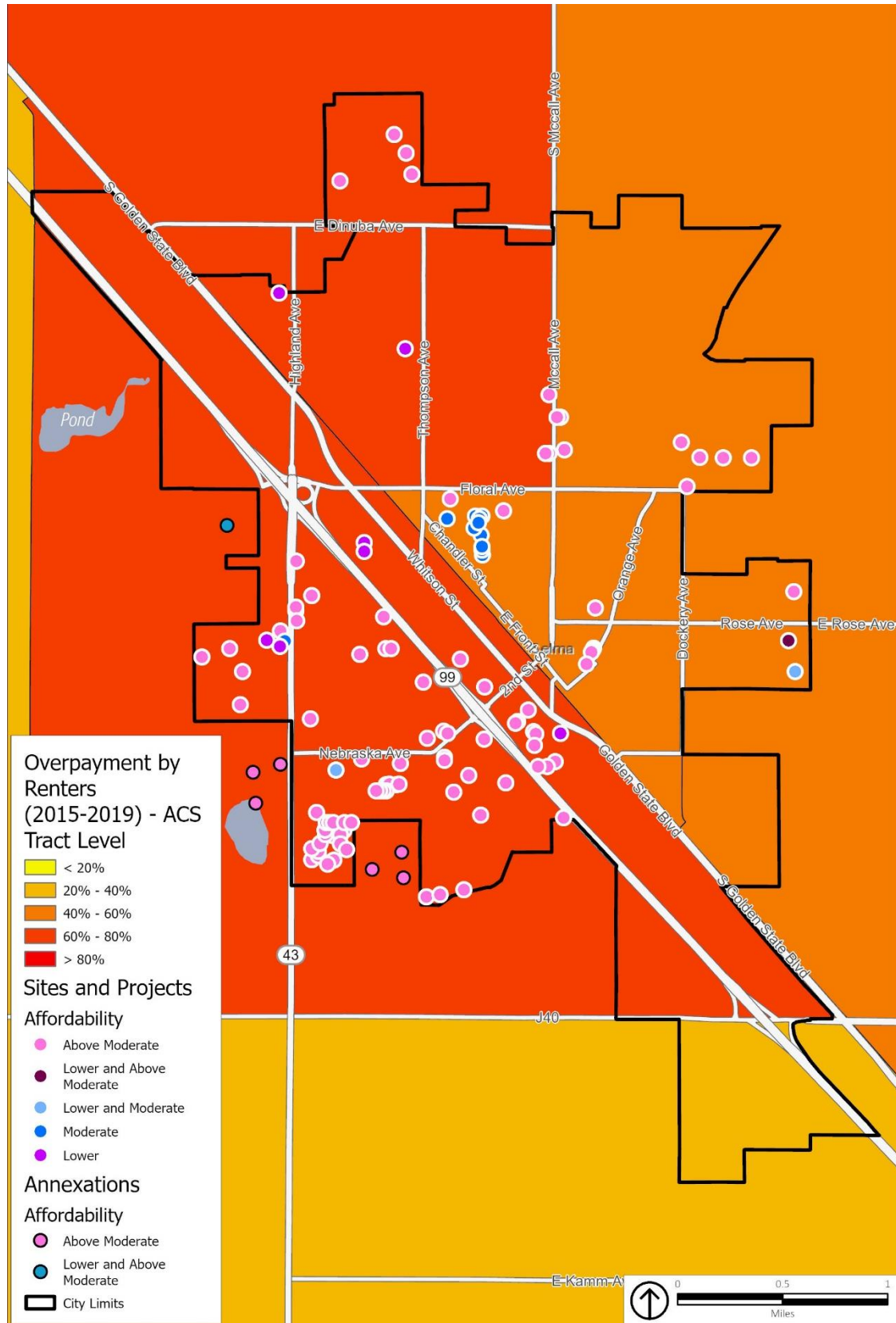
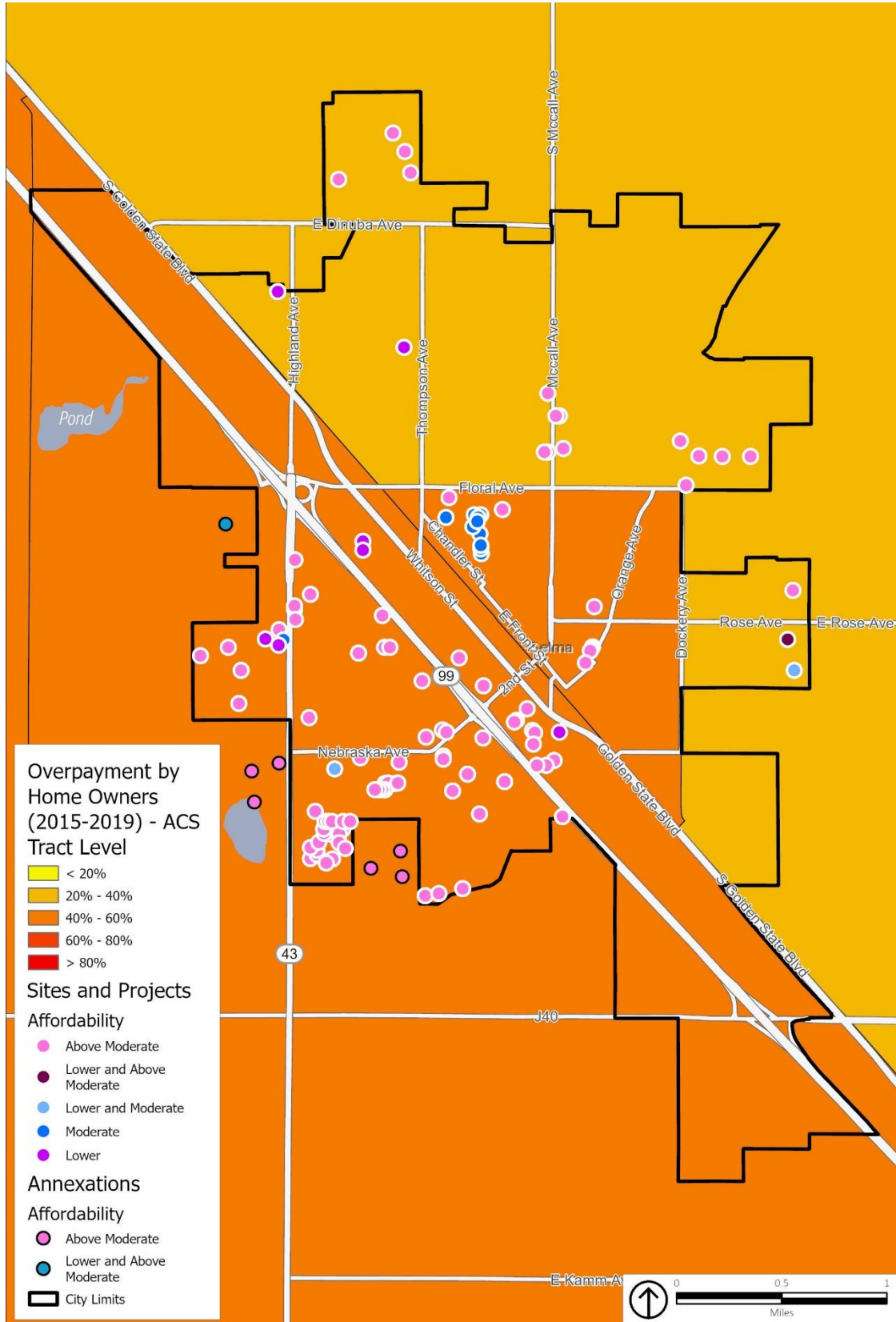


Figure 10-23: Percentage of Homeowners Overpaying



As discussed in the “Overpayment” section of the housing needs assessment, overpayment often impacts lower-income households at a higher rate due to financial constraints. Therefore, these households are most at risk of displacement due to overpayment resulting from more limited flexibility in responding to changes in income or rent. In Selma, 39.3 percent of all lower-income households are cost burdened, and 32.9 percent are severely cost burdened, for a total of 72.2 percent of all lower-income households experiencing some degree of cost burden (**Table 10-11, Cost Burden in Selma, 2010-2018**). Lower-income renters experience overpayment at a higher rate, with 44.4 percent of renters overpaying, compared to 31.8 percent of homeowners. However, all lower-income households experience severe overpayment at similar rates.

Since 2010, there has been a decrease in severe overpayment across most income groups and tenures. However, during this period, all homeowners across income categories and lower-income renters have experienced an increase in overpayment (**Table 10-11**). Both moderate- and above moderate-income renters experienced a decrease in overpayment, whereas the proportion of moderate- and above moderate-income homeowners experiencing overpayment has increased between 2010 and 2018. Despite these changes, severe overpayment is an issue concentrated among lower-income households. While home value data from 2010 are not available, in May 2014, the median home value in Selma was \$166,892, which had increased by 97.9 percent to \$330,249 in 2022 for an average annual increase of 12.2 percent, according to Zillow. Housing prices continue to rise, putting additional pressure on lower- and moderate-income households and increasing overpayment rates. Data on rental prices is more limited in Selma, but it can be assumed that housing price increases have impacted rental units as well. The ACS estimates that the median gross rent increased from \$835 in 2015 to \$934 in 2020, for an average annual increase of 2.4 percent. Therefore, rising housing costs in Selma have impacted homeowners and prospective homeowners more significantly than renters.

Programs to Address Disproportionate Housing Need and Displacement Risk: Overcrowding and Overpayment

- Per **Program 5**, the City will identify and rezone land exclusively for residential uses at a density of at least 20 dwelling units per acre to meet a shortfall in the lower-income category and will permit owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. Through this program the City will also facilitate and monitor three annexations, one of which is expected to include units for lower-income households.
- Per **Program 8**, the City will provide incentives to builders to provide housing with multiple bedrooms affordable to lower- and moderate-income households, to meet the needs of female-headed, single-parent, and large-family households of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).
- Per **Program 9**, the City will continue to offer incentives such as density bonuses, streamlined processing, and the minor deviation process to facilitate development of farmworker housing.

- Per **Program 10**, the City will require that developers give qualified farmworker households a preference for 15 percent of the new units.
- Per **Program 13**, the City will take several steps to encourage the construction of ADUs, thereby addressing overcrowding and overpayment and increasing access to resources and facilitating housing mobility opportunities for lower-income households. In addition, to facilitate ADU production, per **Program 17**, the City will amend the Zoning Code to be consistent with all State legislation related to ADUs. Furthermore, per **Program 14**, the City will facilitate the process of bringing existing unpermitted ADUs into compliance with local regulations (including the building code) by owners of this type of unit.
- Per **Program 27**, the City will promote the availability of homebuyer resources, particularly in areas with concentrations of renters, particularly lower-income renters who may be overpaying, by providing multilingual informational materials at public buildings and community locations and will post the program on the City’s website.
- Per **Program 29**, the City will work with the Housing Authority to disseminate information to landlords and property owners on incentives for participating in the HCV program throughout the city to promote housing mobility opportunities for all residents and reduce overpayment.

Substandard Housing Conditions

Nearly two-thirds of Selma’s housing units are over 30 years old, and approximately half of those are over 50 years old (Table 2-19, Age of Housing Stock (2020), in the Regional Multijurisdictional Housing Element, Section 2: Housing Needs Assessment). Older units generally have more frequent maintenance issues than newer housing stock. Even units that are not urgently in need of repair may benefit from energy-efficiency improvements to reduce energy usage and related climate impacts. The city’s oldest neighborhoods include the Whiston Street and McCall neighborhoods, where many homes were built in the early 1900s. These neighborhoods are adjacent to the original railroad that spurred early development and are now adjacent to SR 99 and the city’s commercial districts. Though the McCall neighborhood is considered a high resource area, the Whiston Street neighborhood has been designated an area of high segregation and poverty by TCAC. The higher rate of poverty in this neighborhood than areas to the north may indicate limited capacity of households living in this area to complete needed repairs on aging homes.

Another measure of substandard housing conditions is the presence of kitchen and plumbing facilities. The 2015–2019 ACS estimated that no owner-occupied units in Selma lack a complete kitchen or plumbing, but 75 renter-occupied units do. Of these units, it is estimated that 10 are occupied by extremely low-income households, 45 by very low-income households, 10 by low-income households, and 10 by households earning more than 100 percent of the area median income. Though 75 units only account for approximately 1.0 percent of Selma’s total housing stock and 2.3 percent of renter-occupied units, they indicate that lower-income households are disproportionately burdened by substandard housing conditions.

Programs to Address Disproportionate Housing Need and Displacement Risk: Substandard Housing Conditions

- Per **Program 24**, the City will conduct targeted outreach to inform property owners of rehabilitation assistance in neighborhoods with older housing units, to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community.
- Per **Program 25**, the City will promote available housing rehabilitation resources in areas of concentrated renter households or older housing stock to assist in reducing displacement risk by improving living conditions and enabling them to stay in their home and community.
- Per **Program 26**, the City’s Code Enforcement division will continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes and refer income-eligible households to County housing rehabilitation programs and promote targeted assistance for property owners and landlords of rental properties for assistance in making the code corrections.

Homelessness

In January 2022, the Fresno-Madera Continuum of Care (FMCoC) published its Homeless Census and Survey Report (Point-in-Time [PIT]) count, which estimated 3,938 persons experiencing homelessness in Fresno County. Of that number, 1,728 persons were sheltered homeless and 2,210 were unsheltered homeless (Table 2-35, Total Unsheltered and Sheltered Homeless Count: Fresno County (2022) in the Section 2: Housing Needs Assessment). Of this population, 3,397 individuals were counted in the City of Fresno and the remaining 541 in the remainder of the county.

Throughout the FMCoC area, which includes Madera County, approximately 60.0 percent of the homeless population identified as male, 29.0 percent as female, and 1.0 percent as transgender. Approximately half of the population identified as Hispanic, 6.0 percent identified as Native American or Alaska Native, 3.7 percent as Asian, 15.6 percent as Black or African American, 0.8 percent as Native Hawaiian or Pacific Islander, 60.6 percent as White, and 12.8 percent as multiracial or belonging to another race. Additionally, 205 people, or 4.9 percent of the homeless population, were veterans; 15.0 percent were survivors of domestic violence; and 19.0 percent had a serious mental illness. Though the age of homeless persons was reported generally, the senior population was not identified. The PIT report does not distinguish between the characteristics of the homeless population in Fresno County, so it is assumed that these statistics generally represent the Fresno County population. Further, the 2022 PIT does not identify the locations of individuals in the remainder of the county. However, in 2021 the County of Fresno released a “Homelessness Update” that identified 50 homeless persons in Selma, approximately 25.5 percent of the homeless population in the “rural informal county,” which includes the cities of Coalinga, Firebaugh, Fowler, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, Sanger, and Selma and the unincorporated communities of Raisin City and West Park.

Table 10-12, Demographic Characteristics of Homeless Population, 2022, identifies the proportion of each of protected characteristics in the 2022 PIT compared to the proportion in each Fresno County jurisdictions' population, to identify whether any protected classes are disproportionately represented in the homeless population. The percentages for a protected characteristic population in **bold** are overrepresented in the homeless population compared to that jurisdiction's total population. It is worth noting that, given the size of the homeless population in Selma, not all protected characteristics may be represented. However, without data available at the jurisdiction level, it is assumed that the percentages of each protected class apply to the local homeless population.

Table 10-12: Demographic Characteristics of the Homeless Population, 2022

Jurisdiction	Veteran	Mental Disability	Hispanic	Native American/ Alaska Native	Asian	Black/African American	Native Hawaiian/ Pacific Islander	White	Other/ Multiple Races
Total Homeless	4.9%	19.0%	50.0%	6.0%	3.7%	15.6%	0.8%	60.6%	12.8%
Clovis	7.0%	4.7%	32.7%	0.2%	10.7%	2.6%	0.2%	49.5%	4.0%
Coalinga	4.4%	5.1%	62.0%	2.0%	1.9%	2.9%	0.5%	28.2%	2.6%
Firebaugh	1.3%	2.2%	94.1%	0.0%	0.1%	0.0%	0.0%	5.8%	0.1%
Fowler	6.4%	3.9%	65.2%	0.3%	9.9%	0.4%	0.0%	19.8%	4.4%
Fresno	5.1%	6.3%	49.7%	0.5%	14.0%	6.9%	0.1%	26.1%	2.7%
Huron	1.1%	1.8%	94.5%	1.8%	0.0%	0.3%	0.0%	3.4%	0.0%
Kerman	3.9%	5.7%	81.7%	0.0%	4.4%	0.3%	0.0%	12.0%	1.4%
Kingsburg	7.0%	4.0%	47.7%	0.0%	7.9%	0.3%	0.0%	41.0%	2.7%
Mendota	0.5%	2.2%	96.0%	0.1%	0.0%	0.0%	0.0%	3.6%	0.3%
Orange Cove	7.0%	2.6%	95.3%	0.0%	0.0%	1.2%	0.3%	3.0%	0.1%
Parlier	1.1%	2.4%	97.7%	0.0%	0.2%	0.0%	0.0%	1.8%	0.2%
Reedley	4.1%	4.0%	79.3%	0.2%	2.3%	1.5%	0.1%	14.2%	2.4%
Sanger	3.6%	3.6%	80.5%	0.5%	3.0%	0.0%	0.3%	15.0%	0.7%
San Joaquin	0.8%	1.5%	97.5%	0.0%	0.0%	1.0%	0.0%	1.5%	0.0%
Selma	3.6%	3.5%	85.0%	0.1%	1.8%	0.9%	0.0%	10.7%	1.6%
Unincorporated County	5.7%	4.8%	47.7%	0.6%	7.5%	2.0%	0.1%	39.6%	2.5%

Sources: FCOG Data Packet, 2022; Fresno/Madera Continuum of Care, 2022; 2016-2020 ACS

As seen in **Table 10-12**, all protected characteristics are overrepresented in the majority of Fresno County jurisdictions, with individuals with mental disabilities and residents that identify as Native American, Alaska Native, Black, African American, Native Hawaiian, Pacific Islander, White, or Other/Multiple Races being overrepresented in all Fresno County jurisdictions. Homelessness is often a cross-jurisdictional issue; therefore, the City participates in and offers several homelessness resources and programs that are available regionally, identified in **Table 10-13, Services to Address Homelessness**.

Table 10-13 Services to Address Homelessness

Service/Resource	Description	Operator	Location
Multi-agency Access Program (MAP Point)	Traveling food truck and fixed locations that provide linkage to government resources and services (housing, behavioral health, physical health, food linkages, and transportation) at no cost to all residents of Fresno County	Fresno County Department of Behavioral Health (funding)/ Kings View Corporation (operation)	Countywide Physical locations: Firebaugh, Fowler, Fresno, Huron, Kerman, Mendota, Parlier, and Reedley
Fresno County Behavioral Health WARM Line	Available during weekday business hours for non-emergency emotional and coping support for residents throughout the county	Fresno County Department of Behavioral Health	Countywide
Multi-Agency Response to Community Homelessness (MARCH)	Countywide collaboration to address homelessness through coordination of resources regionally and cross-jurisdictionally, engagement of the community, attracting private funding to support community-specific programs, and inclusion of rural representatives selected by FCOG	FCOG/Jurisdictions	Countywide
Turning Point of Central California	Mental health services including a full-service partnership program	Contracted by Fresno County Department of Behavioral Health	Countywide
Fresno County Department of Social Services Homeless Assistance	Temporary housing, permanent housing, or arrears payments for families eligible for CalWorks once during a 12-month period	Fresno County Department of Social Services	Countywide
Catholic Charities	Clothing, shelter, diapers, a food pantry, rent and mortgage assistance, DMV ID vouchers, application assistance for CalFresh and food stamps, application assistance for PG&E discounts, assistance with immigration services, and senior companionship assistance. Also has a Rural Outreach Program to serve residents throughout the region and work with migrant farmworkers.	Catholic Charities	Countywide Physical location: City of Fresno

Service/Resource	Description	Operator	Location
Emergency Housing Voucher	Assist persons experiencing, at-risk of becoming, or recently homeless and those fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking	Fresno Housing and FMCoC	Countywide
United Way	Emergency informational services to connect persons in need with Homeless Prevention Programs, food and shelter assistance, help with landlord-tenant issues, legal services referrals, and more	United Way	Countywide
Groceries2Go	Provides grocery boxes of shelf-stable food items through an appointment-based system.	Central California Food Bank	Countywide
CalFresh Enrollment Assistance	Application assistance and assistance navigating the CalFresh process.	Central California Food Bank	Countywide
Fresh Produce Distribution	Mobile Pantry Program and Neighborhood Markets operating out of self-contained vehicles that travel to rural and remote areas throughout the county. A schedule of distribution locations is available online.	Central California Food Bank	Countywide
Senior Hunger Program	Food boxes to senior-serving partners tailored to the dietary needs of seniors.	Central California Food Bank	Countywide
Partner Feeding Sites	Provides food to over 220 sites including churches, community centers, and other organizations to feed hungry residents in local neighborhoods	Central California Food Bank	Countywide
USDA Partnership	Distribute food acquired by the USDA to 47 organizations in Fresno County.	Central California Food Bank	Countywide
Fresno County Food Map	Online service mapping locations of feeding sites, food banks, etc.	Fresno County	Countywide
Projects for Assistance in Transition from Homelessness (PATH)	Street outreach for people experiencing or at risk of homelessness and referrals to housing resources, medical care, mental health counseling, and social services.	Fresno County Department of Behavioral Health (funding)/ Kings View Corporation (operation)	Countywide
Selma Outreach Ministries	Local food distribution, portable showers, food, shelter, laundry, connection to resources throughout the region.	Selma Outreach Ministries	Selma

Emergency shelters also include Marjaree Mason Center, Fresno Rescue Mission, Evangel Home Inc., and Plaza Terrace. According to the City's Police Department, homeless community members tend to congregate in public open spaces and community buildings across the City, including Lincoln Park, the Library, and in the downtown area. Additionally, ponding basins, irrigation canals, and areas along State

Route 99 are common areas for homeless community members to congregate. Lincoln Park and the Library are both located in close proximity to downtown in the McCall Avenue corridor, placing them near both essential services, potential areas of employment, and fast food restaurants. Overpasses of SR-99 where homeless community members tend to congregate include Second Street and Floral Avenue. The Floral Avenue overpass is near a commercial center that provides access to services such as convenience stores, pharmacies, and a laundromat. The Second Street overpass is near a Head Start facility and the other downtown services discussed above.

Programs to Address Disproportionate Housing Need and Displacement Risk: Homelessness

- Per **Program 1**, the City will 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.
- Per **Program 3**, the City will monitor the demographic composition of the unhoused population to identify needs for targeted resources and determine what efforts to take, such as providing education on financial assistance and programs available.
- Per **Program 8**, the City will continue to seek partnerships and meet at least every other year with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing, with an emphasis on housing opportunities for very low- and extremely low-income households, as well as special-needs populations, such as seniors, persons with disabilities (including developmental disabilities), farmworkers, female-headed and single-parent households, persons experiencing homelessness, and extremely low-income households.
- Per **Program 11**, the City will provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.

Farmworkers

As discussed in the Regional Multijurisdictional Housing Element, Regional Assessment of Fair Housing, farmworkers are considered a special-needs group because they traditionally earn low wages and often migrate between farms, resulting in many farmworkers living in overcrowded and substandard housing conditions. Although Fresno County's overall economy has historically been largely based on agricultural operations, the number of farmworkers living in each of the jurisdictions in the county in more recent years varies depending on location, size, and diversification of their individual economic base. Further, prior to the COVID-19 pandemic, the industry started shifting toward recruiting and employing H-2A visa workers, many of whom are from Mexico and Central America. However, farmworkers are essential to Fresno County's and Selma's economies as well as to local and national food supplies, and their needs for safe and affordable housing resources must be addressed.

The 2017 Census of Agriculture identified 535 farm operations within the 93657 zip code, which includes the City of Selma and surrounding land in unincorporated Fresno County, including land to the northeast beyond the Sequoia National Forest. In addition, there are 49 farm operations to the west of Selma in the adjacent 93737 zip code and 300 farm operations in the 93725 zip code southwest of the city of Fresno, between Fresno and Fowler. While the farm operations in these zip codes are outside of Selma, it is possible that some of these facilities, particularly those closest to Selma, employ farmworkers that reside or use resources in the city.

According to the 2016-2020 ACS, 10.6 percent of the labor force in Selma is employed in agriculture, forestry, fishing and hunting, and mining, a lower proportion than in the majority of jurisdictions in Fresno County (see Table 2-39, Estimated Farmworkers 2020, in the HNA). While it is possible that not all the workers in this sector are engaged in farm labor, the data allow comparisons between jurisdictions and within Selma to gauge segments of the population at risk of overpayment, overcrowding, substandard housing conditions, or displacement.

Based on the most recent (2022) farmworker employment figures collected by the California Employment Development Department (EDD), there are 96,300 farmworkers employed throughout the county, yet housing facilities for only 2,540 occupants were contracted, according to the HCD Employee Housing Facilities Permit Services database. Although this is equivalent to only about 2.6 percent of farmworker employment countywide, it is important because H2-A workers must be provided with housing accommodations. The seasonal and often migrant nature of farm labor, and accounting for undocumented workers, suggest that these data likely underrepresent the actual farmworker population, because undocumented residents do not often participate in traditional data collection.

The Phase 1 COVID Farmworker Survey Report by the California Institute for Rural Studies, published in February 2021, estimates that undocumented workers comprise approximately 50 percent of workers statewide. They are predominantly Mexican, and the majority are Mixteco and Trique, that is, indigenous non-Spanish-speaking people. According to “In the Valley of Fear,” published in December 2018 on workingimmigrants.com, most of the farmworkers in the San Joaquin Valley have been working the fields for at least a decade and have established families in the vicinity of their workplace.

Between September 2021 and January 2022, Fresno County conducted a Farmworker Survey and a Farmworker Employer Survey. A second round of each survey was conducted between February 2022 and July 2022. In total, the County surveyed 240 farmworkers and 170 farm employers. There was one non-H-2A farmworker who reported residing in Selma. While no H-2A workers reported living in Selma, there are H-2A facilities (see **Table 10-14, Farmworker Housing Facilities in Selma**). According to the countywide survey, 37.0 percent of respondents reported being citizens, 38.2 percent reported being permanent residents, 16.0 percent identified their status as undocumented workers, 6.3 percent did not respond, and 1.3 percent had H-2A visa status. Due to the small sample residing in or near Selma, a definitive determination of the proportion of undocumented workers cannot be made; therefore, it is likely that the survey’s representation of undocumented workers throughout the Fresno County region may be applicable to the farmworker population in Selma and surrounding communities.

According to the EDD, the most recent data from 2014 measured median wage for farmworkers at \$13.44 per hour, or approximately \$25,804 per year for full-time work, which is considered extremely low income, correlating with the 2019 poverty threshold of \$25,750. Seasonal workers without a year-round income could have lower incomes. The median income in Selma is \$52,349, and 19.7 percent of the population live below the poverty threshold. While 85.0 percent of the population in Selma is Hispanic, 90.0 percent of the total households in poverty in the city are Hispanic households. The Farmworker Survey found that 99.6 percent of farmworkers surveyed countywide are Hispanic. When the ACS 2016-2020 data that 10.6 percent of the labor force in Selma are employed in agriculture are combined with the above poverty and EDD wage data, it suggests that a majority of the labor force employed in agricultural industries are Hispanic (see Table 2-10, Employment by Industry, in the HNA), and it is likely that many of these workers have incomes below the poverty threshold.

The HCD Employee Housing Facilities Permit Services database reports that there are no dedicated units of farmworker housing in the city. However, one H-2A visa housing facility with capacity for 100 occupants is about six miles outside the city (**Table 10-14, Farmworker Housing Facilities in Selma**). Based on the 2016-2020 ACS estimates of persons engaged in agricultural-related occupations in the city, the lack of farmworker housing, particularly for families, suggests that the farmworkers residing in the city may have difficulty finding affordable, appropriately sized housing.

Table 10-14 Farmworker Housing Facilities in Selma

Name of Facility	Location	Number of Rooms	Maximum Occupancy
On-Site Farmworker Housing Facilities			
N/A			
H-2A Visa Farmworker Housing Facilities			
Selma Camp	4282 E. Conejo Drive – Unincorporated County	6	100

Source: HCD Employee Housing Facilities Permit Services database, January 2023.

Note: Facilities reported in operation as of 12/31/2022.

Overall, farmworker housing is not available for farmworkers, except for 100 H-2A visa workers, in the Selma area, resulting in a shortfall to meet farmworker housing needs. Given the shortage of farmworker housing units, many farmworkers are likely forced to pay market rate for their housing or find other options, such as sleeping in vehicles or garages. Farmworkers that are citizens and permanent residents may have access to the 610 HUD, USDA, or locally assisted multifamily opportunities in Selma, although they must compete with other lower-income households for the limited number of units. For undocumented workers, options are more limited, and a large portion of farmworkers, even permanent residents, may live in spaces not intended for human habitation, such as shacks, outbuildings and sheds, and converted garages, often in severely overcrowded conditions.

Permanent resident farmworker households are included in the ACS estimates and therefore part of the Comprehensive Housing Affordability Strategy (CHAS) housing need estimates. Consequently, the housing needs of lower-income farmworker households would not be differentiated from other lower-income households experiencing overpayment, overcrowding, and substandard housing. With 12.6 percent of the labor force in Selma reported to be employed in agricultural operations and similar fields, farmworkers may comprise a portion of extremely low- and very low-income households experiencing one or more of these housing problems in the city. In the Fresno County Farmworker Survey, 81.7 percent of respondents countywide reported an income below \$2,500 per month, which generally corresponds to an extremely low-income household of four. The one survey respondent from Selma reported a monthly income well below \$2,500. Based on these incomes, it is likely that farmworkers in Selma have similar challenges securing affordable housing as farmworkers countywide.

Based on socioeconomic and demographic characteristics of the farmworker population in Fresno County, it is likely that a large portion of lower-income farmworker households reside in the older neighborhoods of Selma, where the median income ranges from \$25,325 to \$36,250 and 38.8 percent of households have incomes below the poverty line. These neighborhoods are designated by TCAC/HCD as High Segregation and Poverty, and the proportion of Hispanic households is above 90.0 percent.

Citizens, noncitizens with permanent status, and H-2A visa workers are eligible for public housing, HCVs, USDA rural rental assistance, and Section 8 project-based rental assistance. Section 214 of the Housing and Community Development Act of 1980, as amended, makes certain categories of noncitizens eligible for assistance, including most categories of immigrants, but excludes unauthorized immigrants (e.g., undocumented) and those with a temporary status (e.g., tourists and students). Section 214 applies to specific programs, primarily federal rental assistance programs administered by HUD and the USDA, including Public Housing, Housing Choice Voucher, Section 8 project-based rental assistance programs, and rural rental assistance. Undocumented residents are subject to eligibility requirements based on whether Section 214-covered programs are administered by HUD or USDA, which implement different regulatory treatment for mixed-status households depending on householder status. For HUD Section 214 projects, an ineligible noncitizen may reside with family members who are eligible to qualify for affordable housing (such as an undocumented single parent with U.S. citizen children or an undocumented worker married to an eligible householder), although Section 8 benefits are prorated depending on the number of undocumented household members. For USDA Section 214 projects, an undocumented householder would not be eligible to participate in the HCV program, and therefore would not qualify to live in any USDA-assisted affordable multifamily housing complexes (i.e., Huntlee House Apartments, Leebar Villlage, Selma Elderly Apartments) and the two single-family affordable complexes, Valley View Village and Valley View Homes. However, a family with an eligible householder that includes undocumented household members (such as a U.S. citizen householder married to an undocumented worker) would qualify to reside in these properties and receive full HCV benefits. This population of assistance-ineligible households is considered underserved and at higher risk of overpayment, overcrowding, and displacement compounded by the legal complexities of eligibility and language barriers.

Similar to most jurisdictions in Fresno County, the majority of the residential opportunities in Selma are single-family detached and attached units, which comprise 74.6 percent of the housing stock, and 1.9 percent are deed-restricted affordable units. Multifamily units, excluding duplex units, comprise 19.1 percent of the housing stock, and 34.0 percent are deed restricted or subsidized as affordable units. Selma has a high proportion of mobile homes, 6.2 percent of the stock, which are typically more affordable than single-family residential units and may serve as a valuable housing resource for farmworkers unable to qualify for market-rate or affordable rental housing, or other accommodations.

The proportion of renters in the neighborhoods with the majority of deed-restricted affordable housing exceeds 50.0 percent, suggesting that a portion of single-family units are renter occupied over and above the deed-restricted Valley View Village and Valley View Homes. The high renter rate in single-family neighborhoods, particularly in the older neighborhoods, may support findings of the Farmworker Survey, where respondents countywide indicated their preference for single-family units regardless of owner or renter status. According to the survey, 95.6 percent of the renters responded that they desired to be homeowners. Further, 78.4 percent of the farmworker renter households consisted of three or more persons, of which, 93.6 percent had resided in the U.S. for 10 or more years, 3.7 percent less than 10 years, and 2.7 percent did not respond. The prevalence of households with three or more persons, coupled with the longevity in the U.S. of the majority of the renters and the preference for single-family unit type further substantiate the need for housing to accommodate families. The one farmworker from the survey is a homeowner and a citizen. The relatively low proportion of owner-occupied housing units in the city suggests that the cost of homeownership, with a median home price of \$371,000 (see Table 2-22, Home Sales Recorded in 2021-22, in the HNA) is more than the majority of households in the city can pay, including farmworkers, based on the 2016-2020 ACS employment by industry count, and representational incomes reported in the Fresno County Farmworker Survey and EDD reporting. For this reason, farmworkers seeking homeowner opportunities may choose to live in communities where the cost of housing is lower.

The average household size in Selma (3.4 persons) is higher than in the county overall, and 25.6 of the households in the city have more than five persons. The Farmworker Survey found that the average household size for farmworkers countywide was 3.9 persons, larger than in Selma. The average household size in the two lowest-income block groups in the city range between 3.2 persons in the downtown to between 4.3 and 4.7 persons west of the railroad where the single-family affordable housing complexes are located.

Unlike most cities in Fresno County, homeowner households in Selma have a smaller household size (3.1 persons per household) than renters (3.7 persons per household). In Selma, 44.5 percent of rental units have three or more bedrooms, and 82.1 percent of owner-occupied homes have three or more bedrooms, which typically better accommodate larger households without overcrowding. Farmworker survey results indicated that 58.4 percent of the farmworkers in the county were living in overcrowded conditions, with renter households facing greater challenges finding affordable larger options. The rate of overcrowding citywide is 11.1 percent, higher than the county and statewide average. Of the total households in the city, 1.3 percent are overcrowded homeowners and 9.8 percent are overcrowded renters. Approximately 23.8 percent of households in the TCAC/HCD Area of High Segregation and Poverty western portion of the city,

in which the majority of affordable multifamily rental complexes are located, are overcrowded, suggesting that farmworker households and other large households, particularly renters, may face challenges finding adequately sized units within their ability to pay in Reedley, resulting in households sharing a dwelling or multiple-family members sharing rooms.

In response to the observed need for continued support and housing resources for local farmworkers, the City includes **Programs 9** and **10** to reach out to local farm employers to identify housing needs, seek funding to support development of farmworker housing, and provide materials on available resources and financial assistance on the City's website.

Programs to Address Disproportionate Housing Need and Displacement Risk: Farmworkers

- Per **Program 1**, the City will continue to participate in the countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues, including farmworker housing.
- Per **Program 8**, the City will continue to seek partnerships and meet at least every other year with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing, with an emphasis on housing opportunities for very low- and extremely low-income households, as well as special-needs populations, including farmworkers.
- Per **Program 9**, the City will reach out to local farm employers to identify housing needs and seek funding to support development and will also continue to offer incentives such as density bonuses, streamlined processing, and the minor deviation process to facilitate development of farmworker housing.
- Per **Program 10**, the City will annually reach out to affordable housing developers to gather interest and input on how to best implement this program and will provide information on available funding.
- Per **Program 11**, the City will provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.
- Per **Program 17**, the City will amend its Zoning Code to treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Additionally, the Zoning Code will be amended to treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act, and allow for a streamlined, ministerial approval process for projects on land designated as agricultural or land that allows agricultural uses (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8).

Displacement Risk

The Urban Displacement Project, a joint research and action initiative of the UC Berkeley and the University of Toronto, analyzes income patterns and housing availability to determine the level of displacement risk at the census tract level. Levels of displacement risk range from “probable displacement” to “extreme displacement,” with four levels of displacement risk if present. In Selma, the southwestern portion of the city (including the Whiston Street, Thompson/Mitchell, and Selma Auto Mall neighborhoods south of Golden State Boulevard), in a tract extending beyond city limits, the Urban Displacement Project estimates that 71.0 percent of households are low income using ACS data. In contrast, in the remainder of the city, approximately 35.2 percent to 57.7 percent of households are lower income. Further, in the southwestern portion, 34.6 percent of the population has limited English proficiency, compared to less than 20.0 percent elsewhere in the city. These factors may indicate a concentration of socioeconomic characteristics that can present a barrier to securing housing or accessing and navigating resources for assistance. Given this, the Urban Displacement Project estimates that there is a displacement risk in this portion of the city (**Figure 10-24, Elevated Displacement Risk**).

The Urban Displacement Project also identified the southwestern area and the area south of Floral Avenue, east of Golden State Boulevard, and west of Dockery Avenue (Arrants/McCall neighborhood) as areas of “vulnerability” (**Figure 10-25, Vulnerable Community Designation**). Vulnerability is defined as areas in which the share of very low-income residents is above 20 percent, and the tract meets at least two of the following criteria:

- Share of renters is above 40 percent.
- Share of people of color is above 50 percent.
- Share of very low-income households that are severely rent burdened is above the county median.
- They or areas in close proximity have been experiencing displacement pressures.

The Urban Displacement Project defines displacement pressures as a percentage change in rent greater than the county median for rent increases. While the Urban Displacement Project does not specify the conditions that led to the vulnerability determination for Selma, it can be assumed that residents of southern Selma experience heightened displacement risk compared to residents elsewhere in the county due to a combination of incomes and housing prices.

As found in the analysis of overpayment, for-sale home costs have increased by an average of 12.2 percent annually since 2014, and rental costs have increased by an average of 2.4 percent annually since 2015. In contrast, the ACS estimates that, since 2014, the median income in Selma has decreased by an average of 0.4 percent annually. When comparing change in median income to change in home prices, it is clear that the increase in housing costs far outpaces any changes in wages, indicating increasing displacement risk for residents of Selma. Given the rapid increase in home values, current and prospective homeowners are likely impacted the greatest by changes in housing cost. In comparison, countywide, median incomes have increased by approximately 4.4 percent annually and rents have increased by 3.2 percent on average. Though Zillow does not report countywide home values, the ACS estimates that these have increased by

3.9 percent annually, on average. Therefore, in contrast to conditions in Selma, there may be a countywide decrease in displacement risk due to home costs. The inflated displacement risk resulting from discrepancies in wages and housing costs in Selma reflects a disproportionate need for affordable options in the city.

Programs to Address Disproportionate Housing Need and Displacement Risk: Displacement Risk

- Per **Program 5**, the City will identify and rezone land exclusively for residential uses at a density of at least 20 units per acre to meet a shortfall in the lower-income category and will permit owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. Through this program the City will also facilitate and monitor three annexations, one of which is expected to include units for lower-income households.
- Per **Program 11**, the City will provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.
- Per **Program 16**, the City will target development of a variety of housing types in areas of predominantly single-family development and of concentrated overpayment to reduce displacement risk, promote inclusion, and support integration of housing types based on income.
- Per **Program 19**, the City will assist residents with reasonable accommodation requests to reduce displacement risk and encourage three accessible units to improve housing mobility.
- Per **Program 20**, the City will meet with local developers and property owners to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and consider additional incentives brought forth by developers.
- Per **Program 24**, the City will target promotion of the Fresno County Housing Assistance Rehabilitation Program through the City's bilingual newsletter and areas of need to assist in reducing displacement risk for homeowners and their households by improving living conditions and enabling them to stay in their home and community.
- Per **Program 25**, the City will target promotion of the Fresno County Rental Rehabilitation Program through the City's bilingual newsletter and in areas of concentrated renter households or older housing stock to assist in reducing displacement risk and promote place-based revitalization for residents by improving living conditions and enabling them to stay in their home and community.
- Per **Program 26**, the City will use code enforcement and substandard abatement processes to improve housing conditions in areas of need and will facilitate rehabilitation to reduce displacement risk for residents by improving living conditions and enabling them to remain in their home and community.

- Per **Program 27**, the City will promote the availability of homebuyer resources, particularly in areas with concentrations of renters, particularly lower-income renters who may be overpaying, by providing multilingual informational materials at public buildings and community locations and will post the program on the City’s website.
- Per **Program 28**, the City will assist lower-income residents annually in need of assistance with energy-efficiency improvements to reduce displacement risk due to housing costs.
- Per **Program 30**, the City will provide fair housing information on the City’s website and in printed materials available in public buildings in both English and Spanish.
- Per **Program 31**, the City will prioritize projects that facilitate place-based revitalization and stimulate access to economic opportunities through the City’s Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas.

Figure 10-24: Elevated Displacement Risk

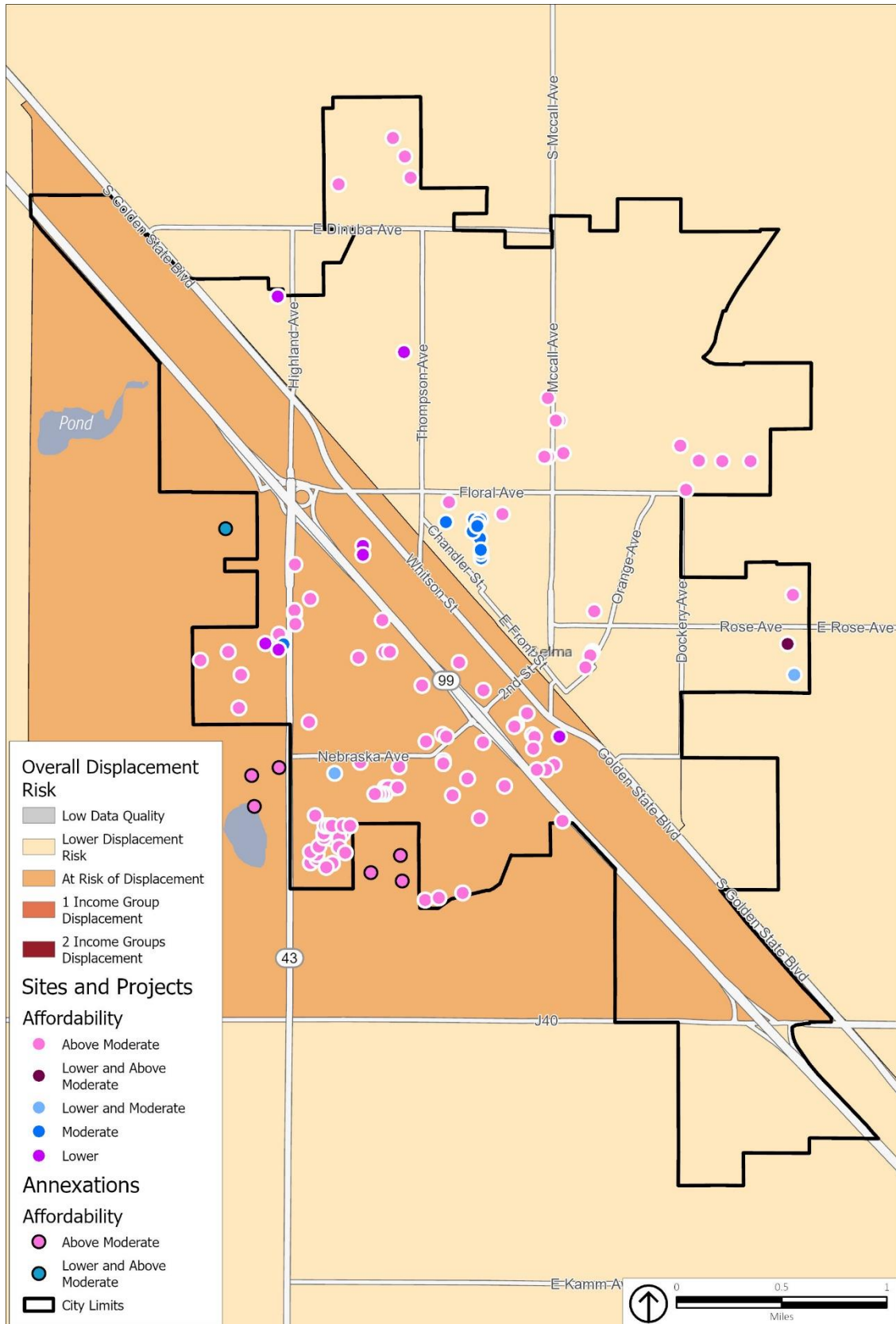
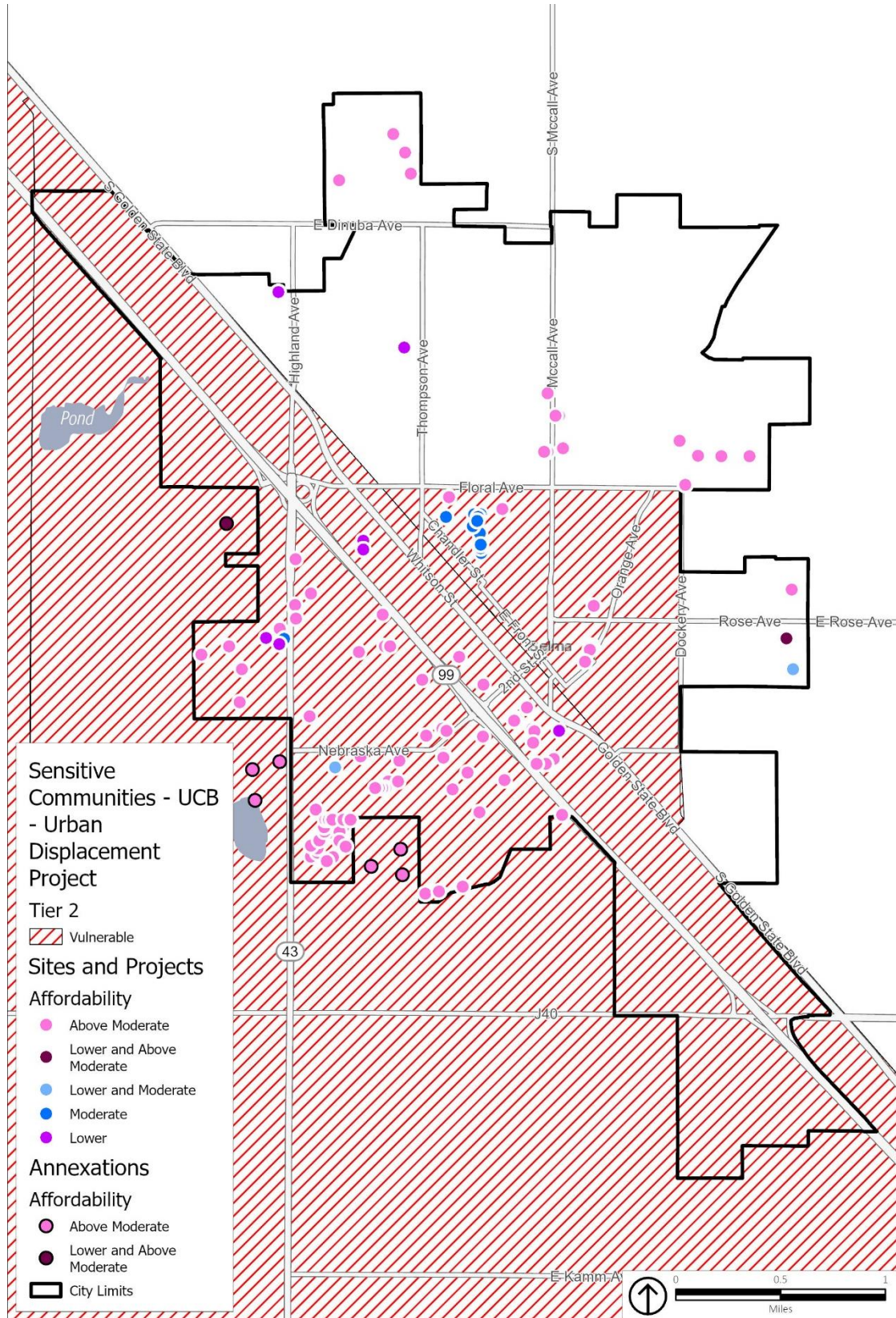


Figure 10-25: Vulnerable Community Designation



Other Relevant Factors

In addition to the indicators analyzed above, several other factors can influence housing mobility and access to opportunity in a jurisdiction. For example, historical development patterns may have resulted in neighborhoods that are largely or exclusively made up of single-family homes, or historical discrimination may have influenced a city's racial and ethnic composition. Further, given current market trends, newer market rate neighborhoods may not be financially accessible to lower-income households without overpayment or overcrowding. Other factors may include public and private investment, local regulatory or economic development plans, and historical policies. The factors that are considered relevant vary between jurisdictions and are described at the local level for Selma.

Land Use and Zoning Patterns

According to the 2016-2020 ACS, 74.6 percent of the housing stock in Selma is single-family units, inclusive of single-family attached units, a slightly higher proportion of single-family units relative to other Fresno County jurisdictions. Duplex, triplex, and fourplex unit types make up approximately 7.6 percent of Selma's housing units. Only 11.5 percent of the housing stock consists of multifamily units in structures of five or more units. Mobile homes comprise 6.2 percent of the housing stock, higher than other Fresno County jurisdictions, with the majority of the units in the Selma Mobile Estates, Frontier Mobile Lodge, and the age-restricted McCall Village Mobile Home Park. In most communities, single-family zoning can create desirable places to live, but the higher entry costs associated with this housing type can pose a barrier to access for lower- and moderate-income households, restricting access to economic, educational, and other opportunities. In Selma, however, Zillow.com reported in October 2022 that there may be a limited number of smaller, older homes in the vicinity of the central commercial area and west of the rail line and SR 99 and that are priced from \$60,000 to \$135,000 for a mobile home and \$75,000 to \$196,000 for a single family unit. These provide opportunities for home ownership for lower-income households, but the single-family residential areas west of the Union Pacific Railroad and South Golden State Boulevard are designated by TCAC/HCD as areas of high segregation and poverty and therefore may not offer more positive access to education, services, employment, and businesses resources than multifamily neighborhoods. Also, many of these units appear to need some maintenance and repair, and several had only two bedrooms, so the unit might be affordable but could present overcrowding issues for larger families.

Affordable housing development typically requires higher density to support construction; therefore, zones limited to single dwelling units on each lot generally do not support affordable development. There are four zones in Selma that allow multifamily housing: R-3, R-3-A, R-3-P, and R-4. As shown in **Figure 10-18, Zoning in Selma**, the R-3 zone applies throughout the eastern side of the city rather than being concentrated in a single area. Although this area contains a large proportion of multifamily affordable units, the area is TCAC/HCD designated as high resource, suggesting strong access to opportunities for lower-income households. Parcels zoned R-3 north of Floral Avenue in a moderate resource area are adjacent to commercial or office uses, the age-restricted McCall Village Mobile Home Park, school sites, industrial/business park, and R-4 multifamily complexes. At the far eastern edge of the city, within the Adventist Medical Center campus, is a parcel zoned for R-3-P to accommodate the private senior living facility.

The neighborhoods surrounding the central business district to the east of Lincoln Park, along Orange Street adjacent to the Woodrow Wilson Elementary School, south of the central business area from 3rd Street to Center Street along Grove and Tucker Streets are zoned R-3. R-3 parcels are also located west of the Southern Pacific Railroad line between McCall Avenue and Canal Street and south of Nebraska Avenue between Thompson Avenue and Mitchell Avenue. R-3 zones in the eastern side of the city offer housing mobility opportunities in moderate resource areas. There is only one site, the large Shadowbrook Apartment complex, identified for the highest density residential R-4 zone, located between R-3 and Office zoned parcels in the vicinity of the mixed commercial, office and residential node at the intersection of McCall Avenue and Nelson Boulevard, south of the McCall Village Mobile Home Park.

Lower density R-2 zones are scattered throughout the city among areas of duplex and triplex units, generally as a transitional buffer between single-family residential zones and commercial or other nonresidential uses, with the largest concentration in the lower-income Whitson neighborhood between SR 99 and the Southern Pacific Railroad. When compared to **Figure 10-8, Local TCAC/HCD Opportunity Areas**, this distribution of zones is consistent with a countywide pattern for multifamily housing, primarily in low- and moderate-resource areas, although the majority of high density and affordable properties are within moderate-resource areas.

Programs to Address Other Relevant Factors: Land Use and Zoning Patterns

- Per **Program 4**, the City will monitor the availability of sites appropriate for lower-income housing in keeping with State “no net loss” provisions (Government Code Section 65863), if development projects are approved at densities lower than anticipated in the sites inventory, and, if necessary, rezone sufficient sites to accommodate the RHNA within 180 days, ensuring that there is sufficient higher-density residential land available in areas throughout the city to deconcentrate poverty.
- Per **Program 5**, the City will identify and rezone land exclusively for residential uses and will permit owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower-income households. Through this program the City will also facilitate and monitor three annexations, one of which is expected to include units for lower-income households.
- Per **Program 8**, the City will work with developers of multifamily and affordable housing projects to identify site opportunities in proximity to parks and public facilities, promoting access to related recreational opportunities and services to facilitate and support housing mobility by improving access to resources.
- Per **Program 16**, the City will encourage a variety of housing types to address the housing needs of various household types, sizes, and incomes.
- Per **Program 17**, the City will amend the Municipal Code and add City website links to the Zoning Code portion of the Municipal Code for easy access by citizens and the development community.

- Per **Program 23**, the City will develop objective design guidelines and standards to provide clear and objective standards related to single-family, multifamily, and mixed-use residential developments. (Note: the required update was completed as part of the June 2024 Zoning Code Update.)
- Per **Program 31**, the City will prioritize projects that facilitate place-based revitalization and stimulate access to economic opportunities through the City’s Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas.

Historical Development Patterns

As reported in *The Sentinel* in September 2020, in an article informed by Randall McFarland’s *Centennial Selma: Biography of a California Community’s First 100 Years* (1980), Selma’s roots stem back to the Central Pacific Railroad, as was the case for many communities in Fresno County. In 1880, the new town was formed by local farmers as a farming community and railroad station. A historical plot map of the original city from 1892 shows that the layout of the city did not change significantly in the next 130 years, with the exception of subdivision of larger agricultural tracts held by a few families. The railroad bisected the 40-acre town site diagonally, with smaller parcels typically closest to the railroad and larger farms on the edges.

Selma’s agricultural economy stems from its origin as wheat fields, though this shifted to fruit production, notably raisins, as irrigation techniques improved. The success of agriculture in Selma and the surrounding areas spurred ongoing growth and jobs and drew major growing, packing, and shipping facilities for grapes, peaches, and other fruits. Throughout its history, the economic success of Selma has been based on the availability of farmworkers, water supplies, and local and national demand. Development in Selma reflects its role as a major agricultural hub and its proximity to Fresno.

Today, Selma has expanded its commercial economy by attracting many large nonagricultural businesses, such as Walmart, Toyota, and Home Depot, among others. Although these businesses bring jobs to Selma, they have also impacted the vitality of the original downtown, thus spurring current revitalization efforts.

Public Investment Patterns

Public and private investment typically include construction, maintenance, and improvements to public facilities, including infrastructure, and acquisition of land and major equipment. Historically, investment in Selma has been prioritized based on need and available funding, which has prevented physical disinvestment in any particular area of the city, although the downtown appears to have suffered economic disinvestment as a result of big box commercial centers locating in the northern portion of the city. Infrastructure or facilities in need of improvement are identified for investment in the City’s annual budget, which identifies capital improvements, which are funded from a variety of sources that can each be used for specific purposes. These funds are allocated to improve roadways and other transportation infrastructure, improve the water and wastewater systems, improve or construct city facilities, and other projects, including:

- **Roadway Improvements.** The City has allocated funding for the reconstruction of arterial streets and replacing wayfinding signs to improve navigability and facilitate place-based revitalization through upgraded infrastructure.
- **Lighting and Utilities.** To improve pedestrian and vehicular safety when navigating the city, the City retrofitted lighting in areas of need to LED and installed café lighting in the downtown area. The café lighting is intended to have the secondary effect of stimulating economic activity through an improved ambiance.
- **Parks and Recreation.** The City aims to improve access to healthy spaces for residents through allocated funding for revitalization of Veteran’s Plaza, installing amenities and walkways in neighborhood parks, and improving wayfinding signage.
- **Bear Bucks eGift Cards.** While not a capital improvement project, to stimulate the local economy, support local businesses, and support job opportunities for Selma residents, the City offers the Bear Bucks eGift Card program. Through this program, residents, visitors, and business owners can give gift cards that can be used at 16 local businesses.

Priority is based on projects that will result in the greatest community benefit, mitigate existing issues, and address public demand and need, focusing on creating more public facilities, public safety, and recreational amenities for residents; expanding the capacity of the water, sewer, and roadway infrastructure network; and preparing for expansion of development within the city and at the perimeter. There has not been any disproportionate investment or targeted disinvestment in any particular area of the city, but the annual capital improvements program does provide funding for new facilities to handle expanding growth, rather than targeting the central older core of the city—with the exception of roadway improvements, parks improvements and general maintenance, and infrastructure rehabilitation throughout the city. However, in 2021 the City began working with downtown business owners on the creation of a business improvement district to spur place-based revitalization of the downtown and differentiate its position in the city from the commercial corridor uses that have received more recent public investment. The primary objectives are to create a strong district voice, a recognizable identity, and improved customer experience and to actively target business recruitment. The establishment of the business improvement district (BID) was considered and approved by city council on October 17, 2022, and included a district management plan, downtown map boundary, and a list of businesses within the district.

Programs to Address Other Relevant Factors: Place-Based Revitalization

- Per **Program 26**, the City will improve housing conditions in areas of need through its code enforcement and substandard abatement processes and by providing referrals to home rehabilitation assistance. This will facilitate place-based revitalization and assist in reducing displacement risk for residents by improving living conditions and enabling them to remain in their home and community.
- Per **Program 31**, the City will prioritize projects that facilitate place-based revitalization and stimulate access to economic opportunities through the City’s Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas.

- Per **Program 32**, the City shall promote environmental justice and maintain and revitalize neighborhoods citywide, with a particular focus on areas of lower opportunity and concentrated poverty. Targeted investment in neighborhood revitalization will focus on improving infrastructure, schools, employment, parks, transportation, and other community amenities.

Local Knowledge

The City of Selma has a number of development projects in the entitlement pipeline. The South Selma Specific Plan project site is immediately adjacent to the southern boundary. State Route 99 and Golden State Boulevard bisect the project at a northwest/southeast diagonal in the eastern portion of the site. The specific plan is a proposed, 2,650-acre, master-planned community that will include residential, commercial, mixed use, industrial, and business park uses; neighborhood commercial and community facilities; and parks, trails, and open space. Adoption of the specific plan entailed a general plan amendment and annexation of a portion of the acreage.

Several of the pipeline projects have recently been revisited in modified form, and development activity is either moving forward or has been completed in recent years. Most notable is the Selma Grove Commercial Project (phase one of the former Rockwell Pond Commercial project), a regional shopping center north of Floral Avenue and west of SR 99. The Selma Grove Commercial Project consists of about 35.88 acres and regional retail uses, with Walmart as the major anchor tenant, an auto dealership, and general retail tenants. While the commercial base of this project does not include residential uses, it does give residents access to commercial and service uses as well as employment opportunities, thereby improving accessibility to resources. A second major commercial project, Selma Crossings, proposes 278 acres for retail, commercial, and residential in three phases at the southern end of the city with access off the Mountain View interchange with SR 99. This project is in the South Selma Specific Plan and was on hold for almost 15 years before an extension for a tentative map was approved in March 2021. Plans are underway for the developer to rebuild the Mountain View overpass as part of the project approval and move forward with development. The mix of residential unit capacity at a range of income levels with commercial and services facilitates accessibility to resources, fosters housing mobility resources, and provides employment opportunities in the community.

Two residential projects are also in preliminary phases: Amberwood Subdivision and Vineyard Estates. The Amberwood Subdivision project site is immediately east of Selma's city limits and has historically been used for agricultural purposes. Amberwood is a 671.3-acre master planned community that proposes a mixture of residential, commercial, and civic land uses for approximately 7,700 residents. High density residential mixed-use units could be accommodated on the second floor of the commercial space. The residential areas of Amberwood north of Floral Avenue consist of numerous neighborhoods of low, medium low, and medium density single family homes along with a linear park, neighborhood parks, and open space corridors. These neighborhoods will provide a wide variety of housing opportunities for a broad range of homebuyers. The residential area south of Floral Avenue will include low density single-family homes. The first phase of the development includes 248 units. Although this development is on the northeastern edge of the city, which has a TCAC/HCD designation of highest resource, the types of units proposed will offer housing mobility options for existing and new residents who fall within the above moderate-income

category, with the exception of the potential 100 units of high density residential above mixed-use commercial.

The Vineyard Estates project at the southwestern border of the city, south of Valley View Street, proposes single family homes in the next phases of the development, ranging in price from the mid-\$200s to low \$300s. As of November 2023, 60 building permits for Phase II and 50 building permits for Phase III of this project have been issued. Although this area of the city does not have a TCAC/HCD designation, some units at the lower end of the price range in this neighborhood could be affordable to lower-income households, thus offering housing mobility options and facilitating income integration.

There are no residential or mixed-use projects proposed in the Washington and Whitson neighborhoods that offer housing mobility options for lower-income residents, as of July 2024. Neither are there market rate or mixed-income developments that would foster socioeconomic integration in these lower-resource, older neighborhoods that are adjacent to major roadways and nonresidential uses.

New and revived projects are more commercially oriented, with emphasis on economic development to maximize accessibility at key northern and southern interchanges, and they do establish zoning for high-density residential uses. These projects will potentially provide moderate- and higher-income residential mobility opportunities to attract residents from within the city or the Fresno County region.

Enforcement and Outreach Capacity

Compliance with Fair Housing Laws

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to achieve compliance. Selma enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with state law, and referral of fair housing complaints to appropriate agencies.

- **Density Bonus Law (Government Code Section 65915).** The City has included **Program 17** to amend the density bonus ordinance to allow up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with state law. (Note: the required update was completed as part of the June 2024 Zoning Code Update.)
- **No-Net-Loss (Government Code Section 65863).** The City has identified a surplus of sites available to meet the Regional Housing Needs Assessment allocation. In total, the City's surplus unit capacity is 26, composed of 20 lower-income units and 6 moderate-income units. An additional 300 units of lower-income capacity and 1,294 units of above moderate-income capacity were identified in projects that will require significant infrastructure improvements prior to development (see Table 10-3) and annexations that may not be fully built-out during the planning period (see 10-6). These units were discussed in the Housing Element, but were not counted toward RHNA.

- **Housing Accountability Act (HAA) (Government Code Section 65589.5).** The City does not condition the approval of housing development projects for very low-, low-, or moderate-income households or emergency shelters unless specified written findings are made. Further, the City currently allows emergency shelters by right and without limitations in the M-1 zoning district.
- **Senate Bill 35 (Government Code Section 65913.4).** The City will comply with SB 35 by establishing a written policy or procedure—as well as other guidance as appropriate—to streamline the approval process and standards for eligible projects by September 2023 (**Program 22**).
- **Senate Bill 330 (Government Code Section 65589.5).** The City complies with SB 330, relying on regulations in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project. The City has included **Program 22** to formalize this process by establishing a written procedure to be made available on the City’s website and at public counters.
- **California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act.** The City provides protections to residents through referrals to legal assistance organizations, such as California Rural Legal Assistance, and has included **Program 30** to meet with local fair housing and legal aid organizations, and other interested cities in Fresno County, to develop materials or biannual training for landlords on fair housing rights and responsibilities with the intent of reducing or eliminating discrimination.
- **Review Processes (Government Code Section 65008).** The City reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including but not limited to residential sites subject to AB 1397.
- **Assembly Bill 686 (Government Code Section 8899.50).** The City has completed this Assessment of Fair Housing and identified programs to address identified fair housing issues in **Table 10-16, Factors Contributing to Fair Housing Issues**.
- **Equal Access (Government Code Section 11135 et seq.).** Upon request, the City provides translation services for all public meetings and materials and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.

Fair Housing Outreach

Regional outreach efforts for the Multijurisdictional Housing Element included interviewing Fair Housing of Central California (FHCC) for feedback on housing need, fair housing concerns, and opportunities to affirmatively further fair housing throughout the county. FHCC is a nonprofit, civil rights organization

dedicated to the elimination of discrimination in housing and the expansion of housing opportunities for all persons. They accomplish this through advocacy, assistance for victims of discrimination, and enforcement of fair housing laws.

In response to the request for input, FHCC noted that the most common fair housing issues reported throughout Fresno County are discrimination on the bases of disability and race. Further, they expressed concern about the aging multifamily housing stock becoming uninhabitable due to physical conditions. However, given the shortage of affordable housing in the region, FHCC noted that many units that have already physically deteriorated are still occupied, posing a risk to occupants. Discrimination by landlords or agents as well as deliberate segregation has resulted in fair housing concerns, particularly for protected and special-needs populations, such as persons with disabilities and lower-income households.

FHCC emphasized a need for more government involvement in enforcement of fair housing laws. Currently, affordable housing options are often concentrated in specific neighborhoods. When developers are encouraged to continue to build affordable units in these areas as a result of zoning or other government regulations, this results in either intentional or unintentional segregation based on income. When asked about opportunities for local governments to actively improve outreach regarding fair housing and to combat existing issues, FHCC identified several opportunities, including local rent controls to manage affordability and reduce displacement risk, code enforcement to ensure a safe and habitable housing stock, funding fair housing groups such as FHCC to enforce fair housing laws, and adjusting regulations or encouraging development of a variety of unit types and sizes throughout the jurisdiction to promote mobility and integration.

In response to the feedback received, the City has included **Program 31** to improve fair housing outreach capacity and multilingual accessibility to all public resources, information, and meetings, including fair housing resources. This program also includes steps to establish a procedure to connect residents with fair housing organizations, make information readily available and accessible on the City's website and in public buildings, and conduct biannual trainings for landlords on fair housing laws, rights, and responsibilities.

Discrimination Cases

In its 2020 Annual Report, the California Civil Rights Department (previously Department of Fair Employment and Housing) reported that it received nine housing complaints from residents of Fresno County, approximately 1.0 percent of the total number of housing cases in the state that year (880). As part of the Fair Housing Assistance Program (FHAP), the Civil Rights Department also dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO), reporting them by the origin of the issue.

HUD FHEO reported that there were no cases filed by residents of Selma between January 2013 and April 2021. However, one inquiry was made regarding discrimination on the basis of race, though it was determined to have no valid basis. Though no cases were in Selma, this does not necessarily mean that there

is no discrimination. In some cases, residents may be hesitant to report discrimination, such as in the case of undocumented residents that fear retaliation or may not be aware of fair housing legal assistance available to them.

Programs to Address Enforcement and Outreach Capacity

- Per **Program 1**, the City will 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.
- Per **Program 26**, the City's Code Enforcement division will continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes. The City will also refer income-eligible households to County housing rehabilitation programs and promote targeted assistance for property owners and landlords of rental properties for assistance in making the code corrections.
- Per **Program 30**, the City will provide fair housing information on the City's website and in printed materials available in public buildings in both English and Spanish and will coordinate with the Housing Authority, FCOG, and other Fresno County jurisdictions to develop Spanish-language printed materials. Furthermore, the City will coordinate with local fair housing service providers to conduct biannual trainings for landlords and tenants on fair housing laws, rights, and responsibilities and ongoing access to legal counseling.

Sites/Fair Housing Analysis

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity.

Table 10-15, RHNA Capacity by Census Tracts in Selma, presents the RHNA capacity by census tracts in the city, and the existing conditions of each tract as they relate to indicators of fair housing. **Figure 10-26, Census Tracts in Selma**, shows the location of each census tract within the city. As shown, sites with units at varying income levels have been identified in all four census tracts within Selma. Tract 70.02 does not contain any lower-income RHNA units. Though tracts 70.03, 70.04, and 71 extend beyond the boundaries of the city, very few homes are located in the areas outside the city and are unlikely to significantly influence the fair housing factors discussed.

Table 10-15: RHNA Capacity by Census Tracts in Selma

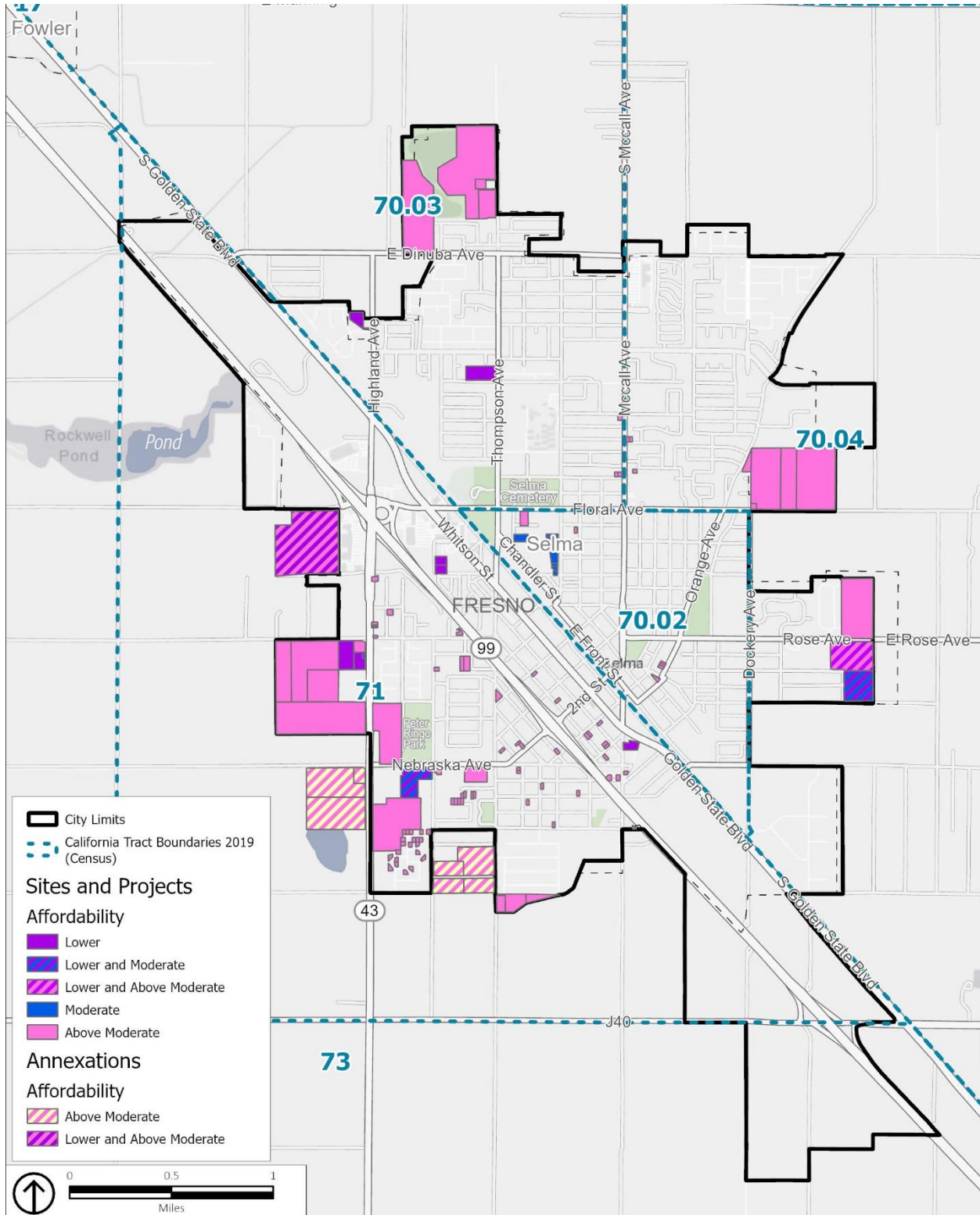
Census Tract	Existing Households	RHNA Capacity			Integration and Segregation						AFFH Indicators			Displacement Risk			
											Access to Opportunity						
		Lower Income	Moderate Income	Above Moderate Income	Median Income	Poverty Rate	Low- to Moderate-Income Population	Nonwhite Population	Disability Rate	R/ECAP Status	Resource Designation	Jobs Proximity Index	CalEnviro Screen Percentile	Overcrowding Rate	Renter Overpayment Rate	Homeowner Overpayment Rate	Percentage Renter Households
70.02	1,466	0	81	22	\$37,760	26.9%	63.2%	91.5%	12.6%	No	High and Moderate Resource	25.0%	91.0%	12.4%	47.6%	44.1%	52.7%
70.03	2,228	117	7	308	\$56,033	17.3%	36.9%	87.4%	10.5%	No	Highest and Moderate Resource	43.0%	86.5%	9.4%	60.6%	38.0%	36.2%
70.04	1,823	184	88	322	\$58,341	11.7%	38.5%	79.4%	11.8%	No	Highest, High, and Moderate Resource	44.0%	80.7%	9.7%	48.4%	30.9%	33.0%
71	2,050	575	69	1,342	\$33,916	38.8%	68.4%	92.5%	11.0%	No	High Segregation and Poverty, Missing or Insufficient Data	50.0%	99.1%	23.9%	74.6%	43.6%	49.7%

Source: ACS 2015-2019.

Note: TCAC Resource Designations are based on census tract boundaries that were defined after the 2020 Census, so multiple designations exist in the 2019 Census Tract boundaries. Later discussion in this section will address the percentage of units that exist in each resource designation.

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Figure 10-26: Census Tracts in Selma



Figures 10-27 through 10-37 compare the distribution of projected units by income category of the following indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing: TCAC opportunity areas, median income, disability rates, educational score, environmental health, and overpayment. The following sites inventory discussion includes an analysis of the number of projected units by income category, total RHNA capacity, and city acreage by income category to further assess the potential impacts of the sites inventory to affirmatively further fair housing.

Potential Effect on Patterns of Integration and Segregation

TCAC/HCD Opportunity Areas

As discussed in the citywide analysis, according to the 2021 TCAC/HCD Opportunity Area analysis, the City of Selma is considered a mix of moderate, high, and highest resources east of Golden State Boulevard, and High Segregation and Poverty in the western side of the city. One area on the west side of the city within Tract 71 was considered to have insufficient data to make a determination, which may be related to the limited population in that sub-area of the census tract. Because this area is near the city limits and has significant areas off vacant land along with opportunities for land annexation, a significant portion of the RHNA inventory (54.0 percent of the total inventory) is in this area. As shown in **Figure 10-27, Percentage of Unit Capacity by TCAC Resource Category**, a higher percentage of lower-income unit capacity was identified in this area of insufficient data (57.9 percent, compared to 28.6 percent of moderate- and 55.4 percent of above moderate-income unit capacity), but if development occurs in line with the patterns estimated in the RHNA inventory, the area will be approximately equally balanced between housing affordable to lower-, moderate-, and above moderate-income households, and will not create an over-concentration of lower-income households.

On the eastern edge of the city, within census Tract 70.04, are several areas that were designated in the Highest Resource category. These include 19.1 percent of all RHNA unit capacity, including the majority of lower-income unit capacity that was given a designation (21.0 percent). It is expected that development of lower-income housing units within this area will provide housing mobility opportunities for lower-income households in the city. Pending projects in this area are developing with units affordable to above moderate-income households, along with several sites expected to develop with units affordable to this income group. These projects and sites represent 16.1 percent of above moderate-income unit capacity. One moderate-income site is also located in another Highest Resource area along the city's northern boundary, and represents 36.5 percent of the moderate-income unit capacity in the RHNA inventory.

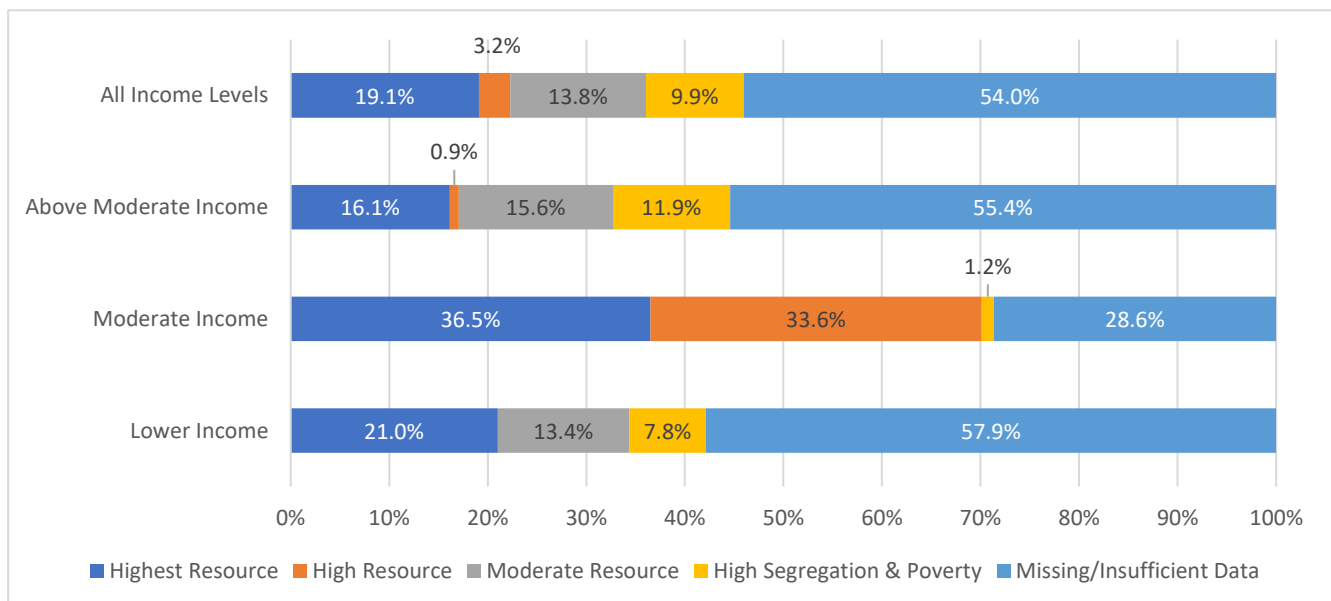
High Resource areas are clustered in the center of the city and contain a relatively small percentage of the RHNA unit capacity (3.2 percent). Most of the unit capacity in these areas is in the moderate-income category (33.6 percent of moderate-income capacity). Only 0.9 percent of above moderate-income units and none of the lower-income units are located in High Resource areas. Areas designated as Moderate Resource are located on the southeast side of downtown, the northeast side of the city, and the north side of the city. These areas combined contain 13.8 percent of the overall RHNA unit capacity, including 1.5

percent of above moderate-income capacity, no moderate-income unit capacity, and 13.4 percent of lower-income units.

Areas of High Segregation and Poverty

The area south of SR 99, near the downtown area, was designated by TCAC as an area of High Segregation and Poverty. In spite of this designation, including unit capacity in this area will promote infill development and will allow residents of future development to be close to schools, parks, and the commercial services and related employment opportunities along the highway corridor. Though 7.8 percent of the RHNA inventory's lower-income units were identified in this area, it is not expected that the development of lower-income housing in this area will exacerbate the existing conditions, as moderate and above moderate-income units are also expected to develop in this area. This area includes 1.2 percent of moderate-income RHNA unit capacity and 11.9 percent of above moderate-income unit capacity, totaling of 9.9 percent of the RHNA unit capacity across all income levels. It is expected that future development will help to encourage a more income-integrated community in this area.

Figure 10-27: Percentage of Unit Capacity by TCAC Resource Category



Source: TCAC/HCD 2021 Regional Opportunity Areas Analysis

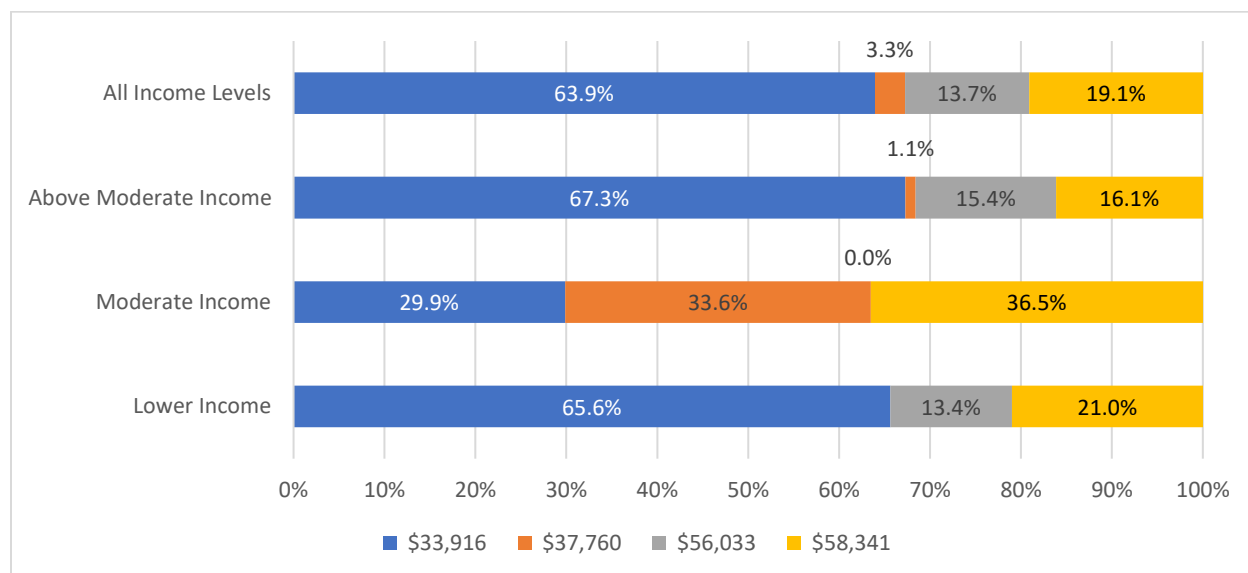
Median Household Income

Similar to patterns in the TCAC Opportunity Area designations, as is shown in **Figure 10-28, Percentage of Unit Capacity by Median Household Income**, 21.0 percent of units inventoried for lower-income households in the RHNA are in the census tract with the highest median household income in the city (\$58,341). This is expected to promote housing mobility for lower-income households. This tract includes 19.1 percent of the RHNA inventory unit capacity across all income categories, including 16.1 percent of above moderate-income unit capacity and 36.5 percent of moderate-income unit capacity. The census tract with the city's second-highest median household income (70.03, with a median income of \$56,033) includes

an additional 13.4 percent of lower-income unit capacity, as well as 15.4 percent of above moderate-income unit capacity, totaling 13.7 percent of the RHNA inventory's unit capacity across all income levels. Though these are the two highest median household incomes in the city, it is worth noting that both are well below the 2020 statewide median income of \$87,100.

The census tract with the second-lowest median household income in the city (\$37,760), Tract 70.02, does not include any lower-income unit capacity. A total of 3.3 percent of RHNA unit capacity is in this tract, including 1.1 percent of above moderate-income unit capacity and 33.6 percent of moderate-income unit capacity. Over half of the RHNA inventory's unit capacity (63.9 percent) has been identified in the city's lowest-income census tract, with a median household income of \$33,916. It is expected that this area will develop with a mix of incomes, which will create a more income-integrated neighborhood. Of all above moderate-income unit capacity in the inventory, 67.3 percent are in this tract, along with 29.9 percent of moderate-income unit capacity and 65.6 percent of lower-income unit capacity.

Figure 10-28: Percentage of Unit Capacity by Median Household Income



Source: American Communities Survey (2015-2019)

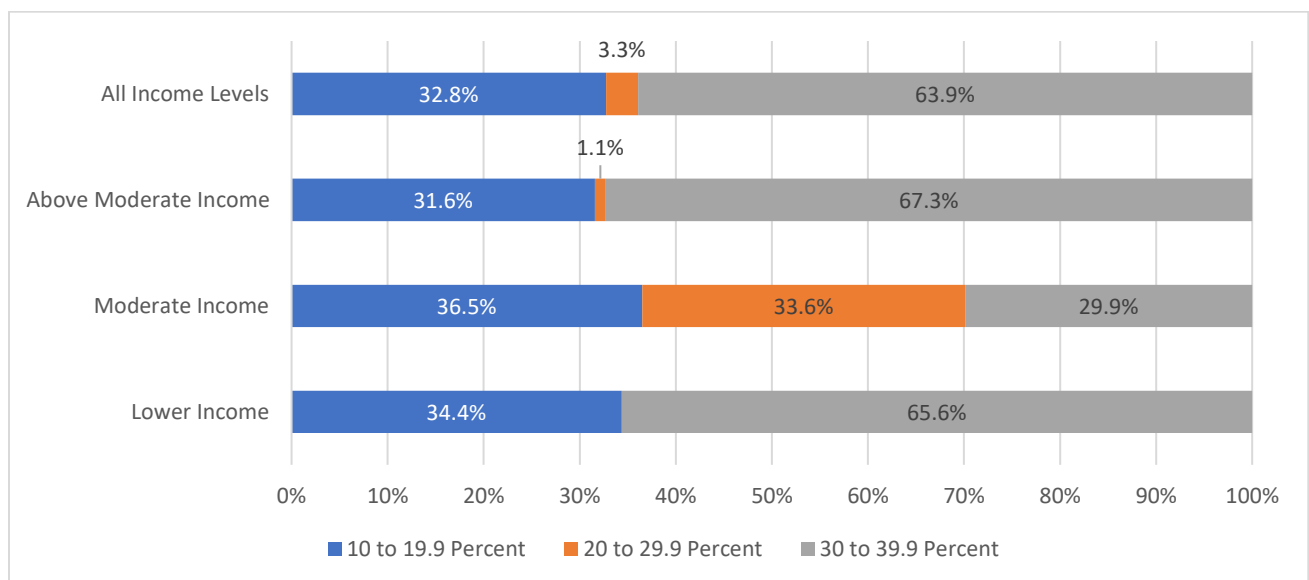
Poverty Rate

In addition to being the tract with the city's lowest median household income, the city's southwest census tract, Tract 71, is also the tract with the city's highest rate of residents with incomes below the poverty level. In this area, 38.8 percent of residents have incomes below the poverty level. As shown in **Figure 10-29, Percentage of Unit Capacity by Percentage of Residents with Incomes Below the Poverty Level**, nearly half of the total RHNA inventory's unit capacity (63.9 percent) is in this tract, including 65.6 percent of lower-income unit capacity, 29.9 percent of moderate-income unit capacity, and 67.3 percent of above moderate-income unit capacity. It is estimated that by identifying sites for moderate- and above moderate-income housing development in this area, the over-concentration of residents with incomes below the

poverty level in this area will be lessened. In the city’s downtown area, where 26.9 percent of residents have incomes below the poverty level, no lower-income RHNA capacity was identified, along with 0.1 percent of above moderate-income unit capacity. The inclusion of 26.4 percent of moderate-income unit capacity in the RHNA inventory is not expected to exacerbate existing levels of poverty in this area.

Two of the city’s census tracts have poverty rates below 19.9 percent (Tract 70.03, with a poverty rate of 17.3 percent, and Tract 70.04, with a poverty rate of 11.7 percent). A significant percentage of lower-income RHNA unit capacity is in this area (34.4 percent), which is expected to promote housing mobility for lower-income households. Additionally, 32.7 percent of above moderate-income unit capacity and 70.1 percent of moderate-income unit capacity was identified in these tracts.

Figure 10-29: Percentage of Unit Capacity by Percentage of Residents with Incomes Below the Poverty Level



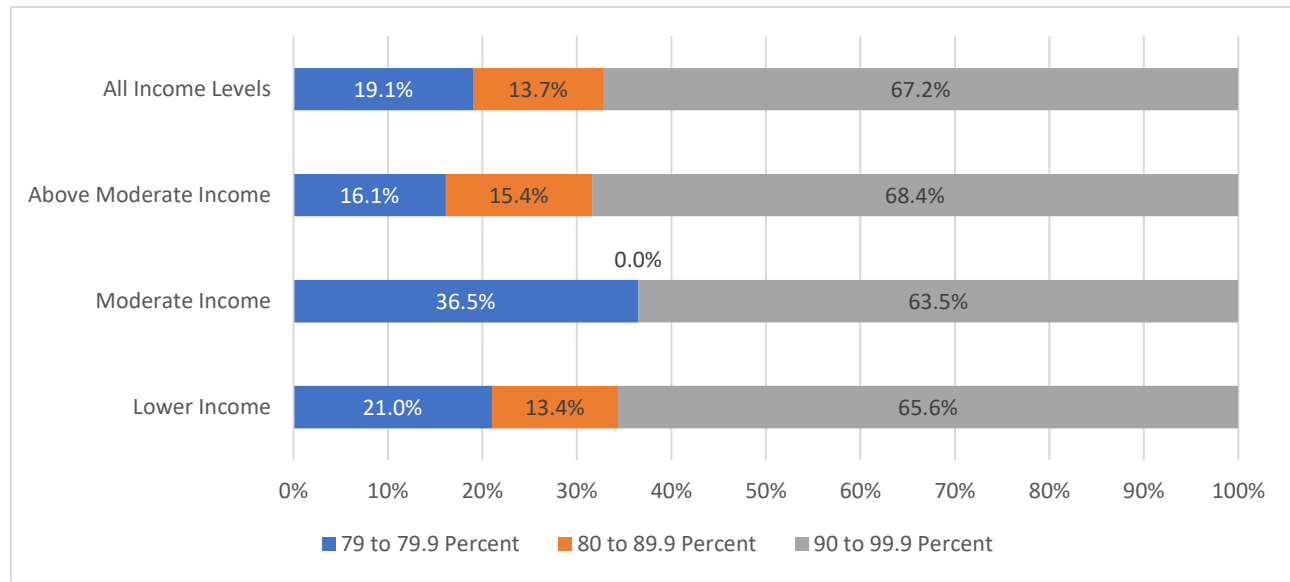
Source: American Communities Survey (2015-2019)

Race and Ethnicity

As discussed in the citywide analysis, the majority of Selma’s population identifies with census-defined racial groups other than “white, non-Hispanic.” The predominant population citywide is Hispanic. As shown in **Figure 10-30, Percentage of Unit Capacity by Percentage of Residents Non-White**, just under one quarter of lower-income unit capacity in the RHNA inventory, 21.0 percent of unit capacity, is in the census tract with the lowest percentage of residents that identify as non-White. This will help to avoid over-concentrating lower-income housing in areas with high percentages of non-White communities. Additionally, 36.5 percent of moderate-income unit capacity and 16.1 percent of above moderate-income unit capacity were in this area. In the inverse, over half of the RHNA inventory’s unit capacity across all income levels (67.2 percent) was identified in the two census tracts where over 90 percent of residents identify as non-White, including 68.4 percent of above moderate-income unit capacity, 63.5 percent of

moderate-income unit capacity, and 65.6 percent of lower-income unit capacity. It is estimated that this mix of unit capacity in these areas will establish more income-integrated communities without over-concentrating areas with the highest percentage of non-White residents with a high percentage of lower-income unit development.

Figure 10-30: Percentage of Unit Capacity by Percentage of Residents Non-White



Source: American Communities Survey (2015-2019)

Residents with Disabilities

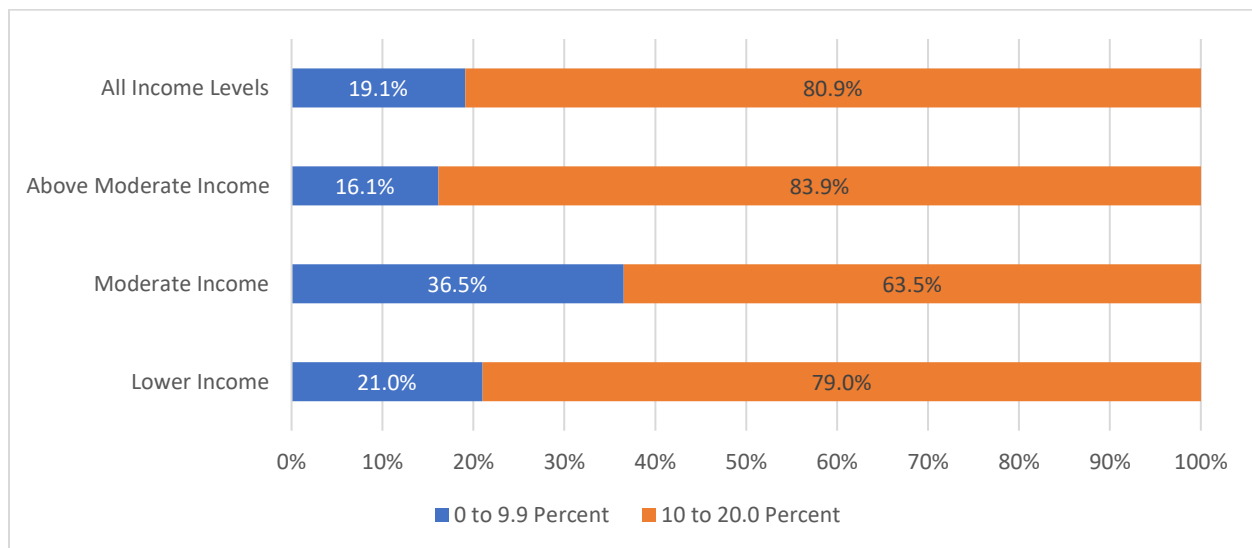
All four census tracts in Selma have rates of disability between 10.5 and 12.6 percent of the population according to the 2015-2019 ACS, indicating that there is no over-concentration of residents with disabilities in this community. By identifying capacity for lower-income units, which may be more affordable for residents with disabilities, in areas designated as Highest Resource areas and in undesignated areas with a mix of affordability capacity, it is estimated that residents with disabilities will be able to access lower-cost housing in income-integrated neighborhoods and higher-opportunity areas as units develop.

Children in Female-Headed Households

Fewer than 20 percent of children in Selma live in households with a single female householder. In one census tract, Tract 70.04, fewer than 10 percent of children live in this household type. As shown in **Figure 10-31, Percentage of Unit Capacity by Percentage of Children in Female-Headed Households**, 21.0 percent of lower-income unit capacity, 36.5 percent of moderate-income unit capacity, and 16.1 percent of above moderate-income unit capacity was identified in the RHNA inventory within this tract. Because households with children and single female householders may have lower incomes, and because this census tract is a Highest Resource-designated area, it is estimated that the housing mobility opportunities created by future lower-income housing development in these areas may benefit households of this type without creating an over-concentration of these households. The remaining 80.9 percent of the RHNA inventory's

unit capacity is distributed through the rest of the city, where between 10.3 and 18.3 percent of children live in female-headed households. Though the concentration of this household type is not high in the remainder of the city, by identifying more above moderate-income unit capacity (83.9 percent) and moderate-income unit capacity (63.5 percent) than lower-income unit capacity (79.0 percent), the city is expected to mitigate any possible over-concentration of households of this type in lower-income areas while also creating more housing opportunities citywide.

Figure 10-31: Percentage of Unit Capacity by Percentage of Children in Female-Headed Households

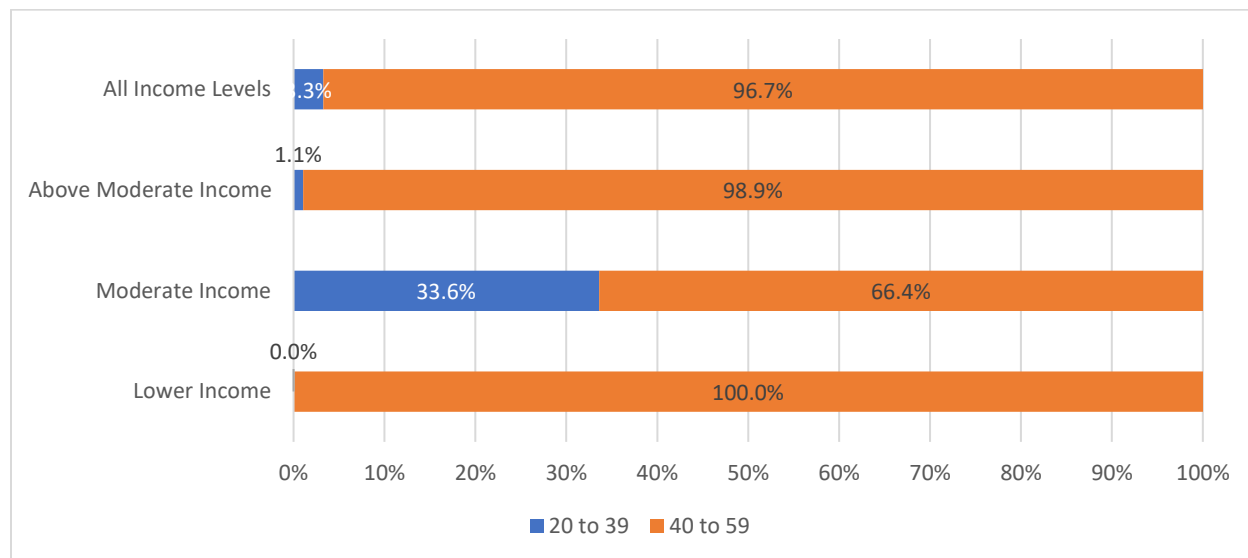


Source: American Communities Survey (2015-2019)

Potential Effect on Access to Opportunity

Job and Transit Proximity

Because agricultural employment plays a significant role in Selma's employment landscape, areas of highest jobs proximity are on the outer edges of the city rather than its central areas. Because all of the RHNA inventory unit capacity identified to accommodate lower-income households was identified in areas outside of downtown and the north-central area of the city, all of this unit capacity was inventoried in areas with the closest proximity to jobs, with HUD Jobs Proximity Index ratings between 40 and 59. The Jobs Proximity Index is scored out of 100, where 100 represents the closest proximity to jobs. As shown in **Figure 10-32, Percentage of Unit Capacity by HUD Jobs Proximity Index Rating**, 96.7 percent of the RHNA inventory's unit capacity across all income levels was identified in areas within this Jobs Proximity range, including 98.9 percent of above moderate-income unit capacity and 66.4 percent of moderate-income unit capacity. In the central areas of the city, where 33.6 percent of moderate-income unit capacity and 1.1 percent of above moderate-income capacity was identified, Jobs Proximity Index ratings were between 20 and 39, indicating that jobs tend to be farther away from housing in this area. However, it is expected that future economic development activities in Selma will improve jobs proximity in all areas of the city.

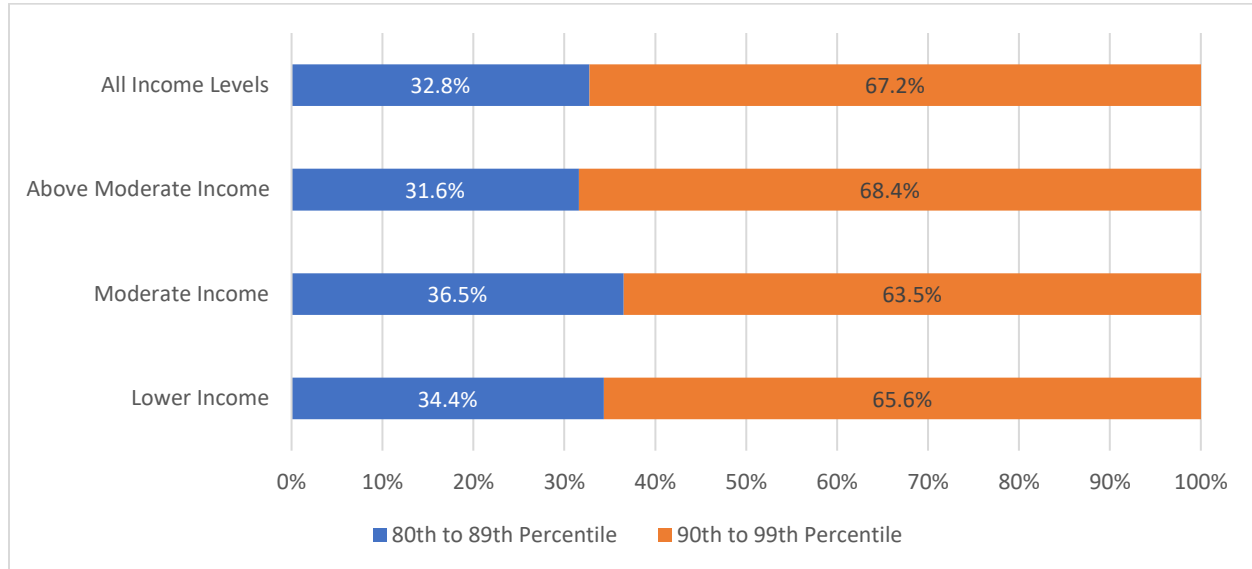
Figure 10-32: Percentage of Unit Capacity by HUD Jobs Proximity Index Rating

Source: HUD (2014-2017)

While job opportunities may be less proximal in the city's central areas, the FCRTA transit routes that run through the city parallel to the SR 99 corridor are most accessible to residents of the city's central areas. This includes some of the smaller moderate- and above moderate-income sites identified in the RHNA inventory, but none of the lower-income sites in the outer areas of the city. As part of **Program 31**, the City will work with FCRTA to publicize available services, such as demand-response and paratransit services that can help to mitigate the cost of transportation associated with residing far from transit, particularly for seniors and residents with disabilities.

Environmental Health

The entirety of Selma is considered to be a Disadvantaged Community under SB 535, based on having CalEnviroScreen 4.0 scores in the 75th to 100th percentile. As shown in **Figure 10-33, Percentage of Unit Capacity by CalEnviroScreen 4.0 Percentile**, over half of the RHNA inventory's unit capacity (67.2 percent) is in areas with scores in the highest decile, including 65.6 percent of lower-income unit capacity, 63.5 percent of moderate-income unit capacity, and 68.4 percent of above moderate-income unit capacity. This indicates that sites inventoried to accommodate lower-income households are not over-concentrated in the areas of the city with the most negative environmental ratings. In the city's central area north of SR 99, PM_{2.5} levels, ozone, and lead from housing are factors of particular concern. Though areas in the north and east of the city still have relatively negative CalEnviroScreen scores, they are lower within the context of the city falling in the 80th to 89th percentile. These areas include 34.4 percent of lower-income unit capacity, 36.5 percent of moderate-income unit capacity, and 31.6 percent of above moderate-income unit capacity.

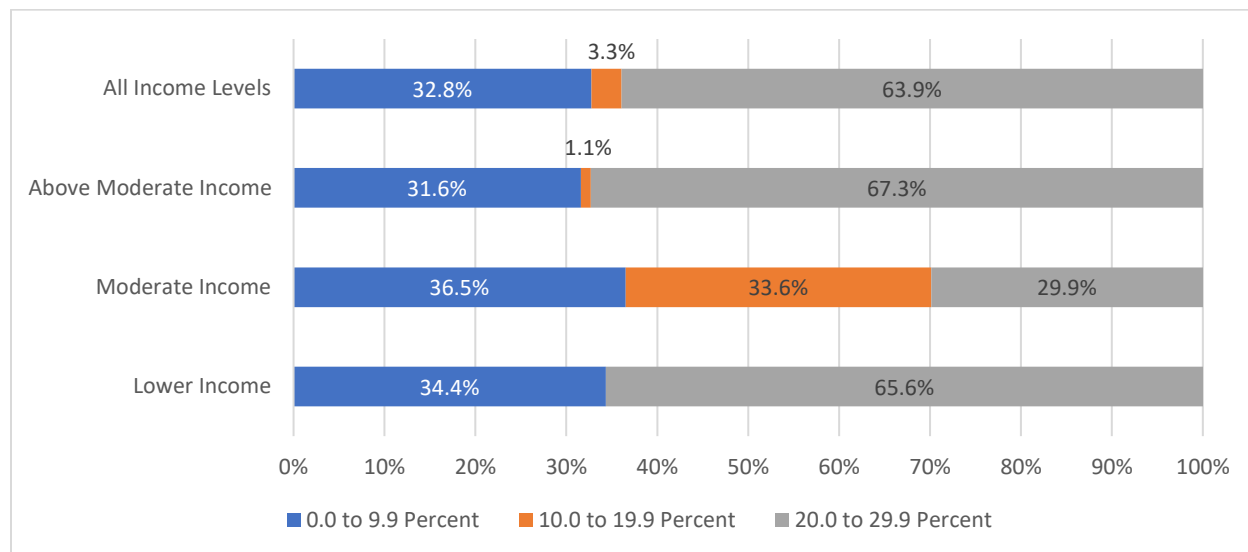
Figure 10-33: Percentage of Unit Capacity by CalEnviroScreen 4.0 Percentile

Source: OEHHS 2021

Potential Effect on Displacement Risk

Rate of Overcrowding

No areas of Selma have rates of household overcrowding that are lower than the statewide average of 8.2 percent. However, as shown in **Figure 10-34, Percentage of Unit Capacity by Percentage of Households Overcrowded**, some areas of the city experience more severe rates of overcrowding than others. Two census tracts, those on the north and east sides of the city, have rates of overcrowding just above the statewide average, between 9 and 9.9 percent. This area includes 32.8 percent of unit capacity in the RHNA inventory, including 34.4 percent of lower-income unit capacity, 36.5 percent of moderate-income unit capacity, and 31.6 percent of above moderate-income unit capacity. Another 3.3 percent of the RHNA inventory is in the central area of the city, where 12.4 percent of households experience overcrowding. This area includes 1.1 percent of above moderate-income households and 33.6 percent of moderate-income households. It is estimated that development on these sites will help to alleviate any overcrowding among moderate-income households in this area. Similarly, future development in the census tract southwest of SR 99, where 23.9 percent of households experience overcrowding, is expected to alleviate these overcrowding conditions. The 63.9 percent of RHNA inventory unit capacity that was identified in this census tract includes 67.3 percent of the above moderate-income unit capacity, 29.9 percent of the moderate-income unit capacity, and 65.6 percent of the lower-income unit capacity.

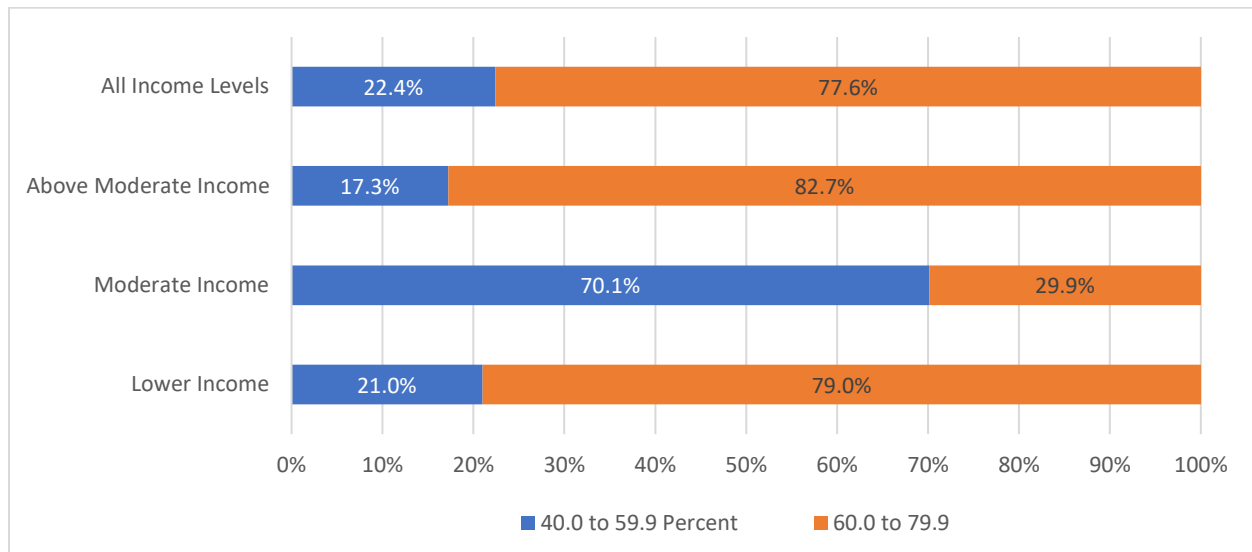
Figure 10-34: Percentage of Unit Capacity by Percentage of Households Overcrowded

Source: CHHS 2020

Renter Overpayment

Renter overpayment is an issue of significant concern in Selma. In two of the city's four census tracts, Tract 71 in the southwest and Tract 70.03 in the north, more than 60.0 percent of renter households pay more than 30 percent of their household income toward housing. In an effort to prevent displacement and provide more housing opportunities in these communities, the City identified capacity for 77.6 percent of its RHNA inventory in this area, including 79.0 percent of lower-income unit capacity, 29.9 percent of moderate-income unit capacity, and 82.7 percent of above moderate-income unit capacity (**Figure 10-35, Percentage of Unit Capacity by Rate of Renter Overpayment**). While the central and eastern census tracts have lower rates of overpayment, even in these census tracts, more than 45.0 percent of renter households overpay for housing (47.6 percent in Tract 70.02 and 48.4 percent in Tract 70.04). Just under one-quarter of the inventory's unit capacity to accommodate lower-income households was identified in this area (21.0 percent), along with 70.1 percent of moderate-income unit capacity and 17.3 of above moderate-income unit capacity. Because of the strong need for more affordable rental housing throughout the city, it is estimated that any housing development in the city, but particularly lower-income and moderate-income housing development, has the potential to help to alleviate the risk of displacement caused by housing overpayment.

Figure 10-35: Percentage of Unit Capacity by Percentage of Renter Households Overpaying

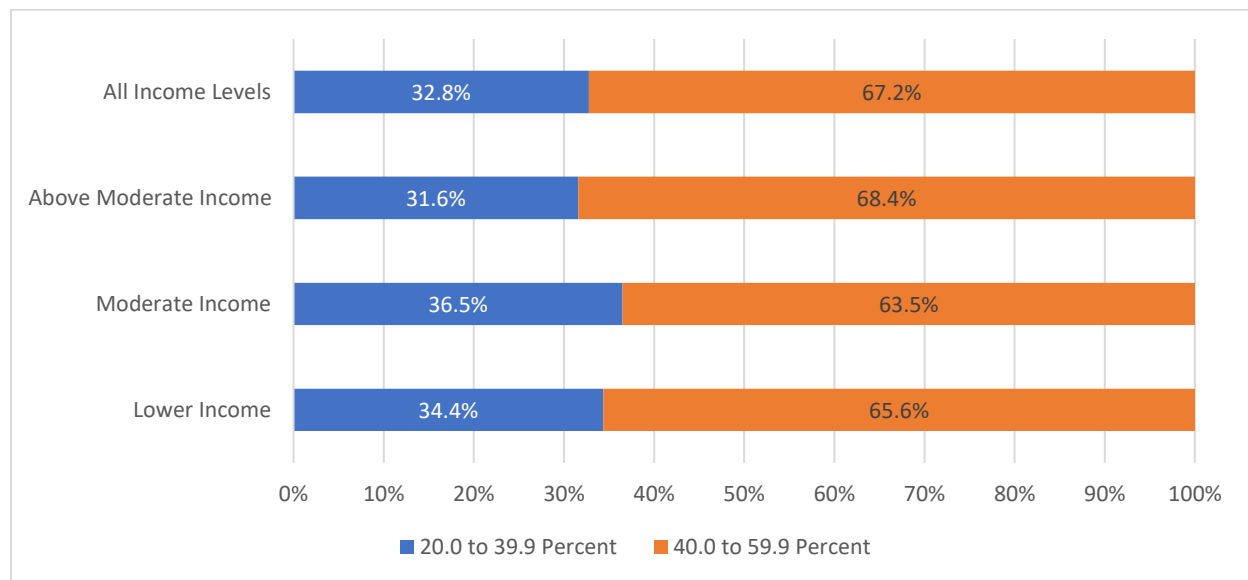


Source: American Communities Survey (2015-2019)

Owner Overpayment

While rates of homeowner overpayment are lower than those of renters, they still represent a significant affordability and displacement concern. In the city's southwest and central census tracts, between 40.0 and 59.9 percent of owner households pay more than 30 percent of their income on housing costs. In an effort to mitigate the potential displacement that could come from this rate of overpayment, the City has identified unit capacity for 67.2 percent of its RHNA inventory in these two census tracts, including 68.4 percent of above moderate-income unit capacity, 63.5 percent of moderate-income unit capacity, and 65.6 percent of lower-income unit capacity (**Figure 10-36, Percentage of Unit Capacity by Rate of Owner Overpayment**). In the north and east census tracts of the city, between 20.0 and 39.9 percent of owner households overpay for housing. The remaining 32.8 percent of the RHNA inventory's unit capacity was identified in these two census tracts, including 31.6 percent of above moderate-income unit capacity, 36.5 percent of moderate-income unit capacity, and 34.4 percent of lower-income unit capacity. As with the issue of renter overpayment, it is estimated that housing development at all income levels, but especially at lower- or moderate-income levels of affordability, could help to mitigate displacement risks associated with high levels of homeowner housing cost overpayment.

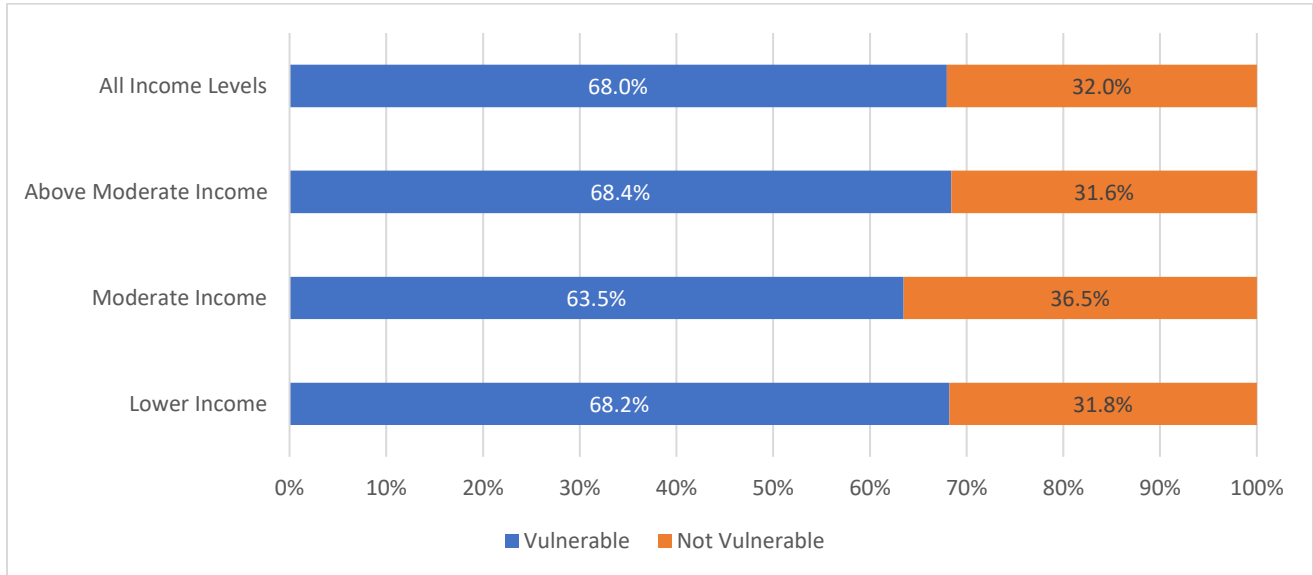
Figure 10-36: Percentage of Unit Capacity by Percentage of Owner Households Overpaying



Source: American Communities Survey (2015-2019)

Communities Vulnerable to Displacement

As has been discussed throughout this analysis, residents of the city's center and southwest census tracts (Tracts 70.02 and 71, respectively), face a number of displacement risks, including housing cost burden, low incomes, and exposure to potentially harmful environmental conditions. The Urban Displacement Project at the University of California (UC) Berkeley identified both of these tracts as being communities vulnerable to displacement (**Figure 10-37, Percentage of Unit Capacity by Community Vulnerable to Displacement**). When evaluating the relative benefits of identifying sites to accommodate development affordable to different income levels, the City attempted to balance the need to develop additional housing opportunities in these vulnerable communities while also creating opportunities for housing mobility in less vulnerable areas. Accordingly, over half of the unit capacity in the RHNA inventory (68.0 percent) was identified in the census tracts that were designated as vulnerable, including 68.4 percent of above moderate-income unit capacity, 63.5 percent of moderate-income unit capacity, and 68.2 percent of lower-income unit capacity. Lower-income households have the greatest potential for housing mobility if development occurs in line with RHNA inventory estimates, as the census tracts that are not considered vulnerable to displacement include 31.8 percent of lower-income unit capacity, 36.5 percent of moderate-income unit capacity, and 31.6 percent of above moderate-income unit capacity.

Figure 10-37: Percentage of Unit Capacity by Community Vulnerable to Displacement

Source: UC Berkeley Urban Displacement Project, 2020

Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the City identified factors that contribute to fair housing issues, as shown in **Table 10-16, Factors Contributing to Fair Housing Issues**. While there are several strategies identified to address the fair housing issues, the most pressing issues are the concentration of lower-income households in the Whiston Street neighborhood and barriers to strong educational and economic and opportunities. The combination of these factors presents challenges to housing and economic mobility in the short and near term for many households, particularly lower-income households. Prioritized contributing factors are **bolded** in **Table 10-16** and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***. Additional programs to affirmatively further fair housing are included in **Section 10-1, Action Plan**.

Table 10-16: Factors Contributing to Fair Housing Issues

AFH Identified Fair Housing Issue	Contributing Factor	Meaningful Actions
Concentration of lower-income household in the Whiston Street neighborhood	Concentration of affordable housing complexes Location of multiple mobile home parks Shortage of affordable options in other areas of the city	Conduct targeted outreach to inform property owners of rehabilitation assistance in neighborhoods with older housing units (Program 24). Allow and permit mobile and manufactured housing in the same manner and in the same zone as conventional or stick-built structures are permitted (Program 17). (Note: the required update was completed as part of the June 2024 Zoning Code Update.) <i>Continue to promote the State density bonus and provide streamlined processing to facilitate affordable housing development (Program 8).</i>
Limited access to services and resources	Limited transit connectivity Decreasing jobs-housing ratio indicating a shortage of employment opportunities Low school performance scores Shortage of supportive units for seniors and persons with disabilities	<i>Pursue partnerships with the Central Valley Regional Center to identify funding opportunities and promote housing for persons with disabilities (Program 8).</i> <i>Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups (Program 10).</i> <i>Meet with school district representatives to analyze whether there are links between housing stability and school performance (Program 31).</i> Prioritize projects that facilitate place-based revitalization and stimulate access to economic opportunities (Program 31). Focus on improving infrastructure, schools, employment, parks, transportation, and other community amenities (Program 32).
Exposure to adverse environmental conditions	Proximity to commercial agricultural and natural resource extraction Proximity to State Route 99 traffic	<i>Facilitate place-based revitalization and improve access to healthy outdoor spaces and reduce exposure to pollutants for new housing by evaluating transitional buffers between residential and agricultural uses and highways (Program 31).</i>

SECTION 10-4: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The 2035 General Plan was adopted in October 2010. The Plan includes six residential land use designations and one mixed-use land use designation that allows residential, as shown in **Table 10-17**. These zones range in densities from 0 – 24 units per acre. In addition, the Plan includes commercial land uses that permit residential development.

Table 10-17: Land Use Designations

Designation	Maximum Density	Typical Uses	Compatible Zoning
Residential Designations			
Very Low Density	0.0 – 2.0	This category is characterized by larger lot sizes ranging from a minimum of 12,000 square feet to a more typical 20,000 square feet.	R-1-12
Low Density	1.0 – 4.0	The intent of this classification is to provide locations for the construction of single-family homes.	R-1-9 R-1-12
Medium Low Density	3.0 – 5.5	This designation allows for a transition of housing types between higher-density development and conventional single-family developments.	R-1 R-1-9
Medium Density	4.5 – 9.0	Small-lot, clustered development and low-density multiple-family developments would be acceptable in this designation.	R-2
Medium High Density	8.0 – 14.0	This classification provides for lower-intensity multiple-family developments.	R-3
High Density	13.0-24.0	Notable apartment developments are provided within this designation.	R-4
Mixed-Use Designations			
Mixed-Use	10.0 – 20.0	Accommodates a wide variety of uses, including restaurants, commercial, medical offices/clinics, government, inns/hotels, and high-density residential.	R-4
Commercial Designations			
Neighborhood Commercial	n/a	This designation includes convenience commercial and neighborhood shopping centers serving the immediate neighborhood.	C-1
Community Commercial	n/a	This designation includes multiple anchor tenants such as grocery-drugstore combinations as well as smaller retail and service businesses.	C-2

Designation	Maximum Density	Typical Uses	Compatible Zoning
Regional Commercial	n/a	This designation is designed to provide development opportunities for those uses that attract customers from well outside the City of Selma.	C-3
Commercial Office	n/a	This designation is intended for the exclusive development of non-retail business and professional offices.	C-O

Source: City of Selma, 2010. While the C-1, C-2, C-3, and C-O zones permit residential uses at densities comparable to the R-3 zone (as described in the following section), the underlying land uses of these zones do not intend for residential uses. As these zones have the same development standards as the R-3 zone, it is likely that new multifamily development may occur in areas of the City not originally planned for residential uses.

Conclusion

The City offers a range of housing densities in the community, from one dwelling unit per acre (du/ac) to 24 du/ac in residential districts. The Mixed-Use designation permits densities up to 20 du/ac. These densities allow for a variety of housing types, including high-density affordable housing.

Recommended Action

None required.

Zoning Code

Analysis

The City's Zoning Code (Title 11 of the City of Selma Municipal Code) provides for the following residential districts:

Zoning District	Allowable Density	Purpose
One-Family Residential		
R-1	<i>Based on General Plan land use</i>	These districts are intended to accommodate primarily single-family homes in locations designated in the General Plan for low, medium low, and medium density development. Single-family uses are permitted by right.
R-1-9		
R-1-12		
Multiple-Family Residential		
R-2	<i>Based on General Plan land use</i>	These districts are intended to accommodate two-family and three-family homes and multifamily housing in locations designated in the General Plan for medium and medium high density development and mobile homes in locations designated for high density. Two- and three-family homes are permitted by right in the R-2 districts.
R-2-A		
R-2-AP		
R-2-P		
R-2-M		These districts are intended to accommodate two-family and three-family homes and multifamily housing in locations designated in the General Plan for medium and medium high density development and mobile homes in locations designated for high density. Multifamily housing is permitted by right in the R-3 zone, subject to a site plan review.
R-3		
R-3-A		
R-3-P		
R-4	20 - 24 du/ac	Multifamily dwellings.
Mixed-Use Residential		
C-O	<i>See R-3 zone</i>	Two-, three-, and multiple-family dwellings
C-1, C-2, C-3		Multiple dwellings

Source: City of Selma Zoning Code, 2022.

None of the residential zones use a units/per acre methodology for calculating the number of units permitted on a lot.:

- The R-2 zone requires 4,500 square feet of lot area per unit when two or more units are located on a single lot, with each additional unit requiring 5,700 further square feet, with an additional dwelling unit for any remaining area of less than 5,700 square feet, but more than 2,500 square feet.
- The R-3 zone requires 4,000 square feet of lot area per unit when two or more units are located on a single lot, with each additional unit requiring 3,550 further square feet, with an additional dwelling unit for any remaining area of less than 3,550 square feet, but more than 1,500 square feet.
- The R-4 zone permits one dwelling unit per every 1,815 - 2,178 square feet of lot area.

Conclusion

The City's Zoning Code provides for a range of housing options, including higher-density options in the R-4 district. Commercial zones have development standards based on the R-3 zone, and so are considered to have a comparable density.

Recommended Action

None required.

Growth Management

Analysis

The 2035 General Plan Land Use Element contains the following goal and policy on growth management.

Goal 20. Maintain a viable population growth rate in Selma over the plan period that provides for orderly growth with minimal adverse impacts on City services within the community and consistent with the character of Selma, and with a planned average annual growth rate of 4.0 percent.

Policy 1.93. In any given three-year period where the average annual growth rate exceeds 4.0 percent, the City shall enact measures that control the number of building permits issued for new residential construction. At the time the average annual population growth rate exceeds 4.0 percent, the City shall determine the number of residential permits that will be needed to be issued over the next two years to establish a 4.0 percent growth rate for that 5-year period. The number of annual permits may be prorated on a monthly basis and adjusted for traditional seasonal construction. Residential units constructed or reconstructed by funds provided in full or part by the Selma Redevelopment agency shall be exempt from this policy.

As presented in Table 2-1 in Chapter 2 of this Housing Element (Housing Needs Assessment), Selma has experienced an average annual growth rate of 1.2 percent since 2000, so in any given three-year period, the average annual growth has been approximately 3.6 percent. Therefore, the City has not established a growth management process.

Conclusion

The Regional Housing Needs Allocation (RHNA) for the City during the eight-year period from 2023 through 2031 is 1,492 units, an average of 186 to 187 units per year. Under the City's growth management policy, the City could issue building permits for an average of 290 units over a 5-year period to achieve a 4.0 percent growth rate during that period, resulting in approximately 58 units per year.

Recommended Action

Per **Program 18**, the City will monitor its annual and cumulative allocations and revise as necessary to ensure that remaining allocations can accommodate its RHNA for all income levels. As part of its annual allocation process, the City will monitor the remaining allocations available. As necessary, the City will consider prioritizing allocations to projects that help meet the City's RHNA.

Density Bonus

Analysis

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

Under current State law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households. Section 11-30-4 of the Selma Municipal Code implements the State Density Bonus Law.

Conclusion

The City's density bonus provisions do not meet current State law requirements, which require a density bonus of up to 80 percent.

Recommended Action

The Housing Element contains **Program 17** to adopt a density bonus ordinance in compliance with State law. (Note: the required update was completed as part of the June 2024 Zoning Code Update.)

Residential Development Standards

Analysis

The Zoning Code describes the development standards for residential development. **Table 10-18** lists the residential and commercial zoning districts in the Zoning Code and shows the development standards for the districts. These development standards are typical and consistent with standards established in surrounding communities. Residential development in commercial zones are subject to the standards established in the City's Commercial Development Manual.

APPENDIX 10: CITY OF SELMA

Consistent with Government Code Section 65940.1(a)(1) related to transparency requirements, zoning and development standards for all parcels for all parcels in the City are available on the City's website: https://www.cityofselma.com/departments/community_development/zoning_ordinance_update.php

Table 10-18: Residential Development Standards

District	Open Space	Lot Coverage	Height	Minimum Lot Area	Minimum Lot Dimensions (ft.) ¹		Minimum Setback (ft.) ¹		
					Width	Depth	Front	Side	Rear
R-1/R-1-7	--	40%	35 ft.	7,000 sq. ft.	60	100	20	5	15
R-1-9	--	40%	35 ft.	9,000 sq. ft.	70	110	25	7	10
R-1-12	--	40%	35 ft.	12,000 sq. ft.	80	120	35	10	10
R-2-A	175 sq. ft. for 1st floor unit; plus common area of 300 sq. ft./unit	45%	1 story 20 ft.	9,000 sq. ft.	60	100	20	5	10
R-2	175 sq. ft. for 1st floor unit; 80 sq. ft. for 2nd floor unit; plus common area of 300 sq. ft./unit	45%	2 stories 35 ft.	9,000 sq. ft.	60	100	20	5	10
R-2-M	Common area of 300 sq. ft./mobile home	---	2 stories 35 ft.	---	60	100	20	5	10
R-3-A	150 sq. ft. for 1st floor unit; plus common area of 300 sq. ft./unit	55%	1 story 20 ft.	9,000 sq. ft.	60	100	15	5	10
R-3	150 sq. ft. for 1st floor unit; 60 sq. ft. for 2nd floor unit; plus common area of 300 sq. ft./unit	55%	2 stories 35 ft.	9,000 sq. sf.	60	100	15	52	10
R-4	175 sq. ft. for 1st floor unit; 80 sq. ft. for 2nd floor unit; plus common area of 300 sq. ft./unit	50%	3 stories 45 ft.	30,000 sq. ft.	75	100	15	5	10
C-1	--	--	75 ft.	--	--	--	15	--	10
C-O	--	--	20 ft.	6,000 sq. ft.	60	100	15	5	10

Source: City of Selma Zoning Code, 2022

Parking

Excessive parking requirements may serve as a constraint on housing development by increasing development costs and reducing the amount of land available for project amenities such as childcare, open space, attractive design, or additional units. As shown in **Table 10-19**, residential parking requirements vary by housing type and size. Residential uses in the commercial zones also adhere to the same parking requirements as in residential zones.

Table 10-19: Residential Parking Requirements

Use		Parking Requirement
Single-Family Dwellings		2 spaces per unit in garage or carport
Two-Family, Three-Family, Multifamily	1 BR	1.5 spaces (with 1 space in garage or carport)
	2 BR	2.0 spaces (with 1 space in garage or carport)
	3 or more BR	2.5 spaces (with 1 space in garage or carport)
Accessory Dwelling Units		2 spaces per unit in garage or carport
Emergency Shelters		Determined pursuant to a site plan review or other review as dictated by the requirements of the zone in which the emergency shelter is to be located

Source: City of Selma Zoning Code, 2022.

Open Space and Park Requirements

Open space and park requirements can decrease the affordability of housing by increasing developer fees and/or decreasing the amount of land available on a proposed site for constructing units. For multifamily development, the City requires setting aside at least 300 square feet per unit as usable common open space on the project site. Common open space may include roofed areas designed to accommodate recreational and leisure activities; any space between buildings in excess of that which is required, and 50 percent of the required spaces between buildings when they are unified with other recreational and leisure areas; and side yard areas having a minimum dimension of 10 feet when unified with other recreational and leisure areas. Common open space should be a minimum of 12 feet in its smallest horizontal dimension and should not be less than 175 square feet in total area. The common open spaces are exclusive of spaces designated for private open space.

The City's current development impact fee schedule requires the payment of a Park Land and Acquisition and Park Facilities Improvements fee that varies depending on the unit type and density. The development impact fee is \$7,168.22 per low-density detached dwelling, \$7,164.50 per medium-density detached dwelling, \$6,814.47 per attached dwelling, and \$3,438.12 per mobile home dwelling. The City also has an Open Space Land Acquisition that varies depending on the unit type and density. The development impact fee is \$209.09 per low- and medium-density detached dwellings, \$199.18 for attached dwellings, and \$100.21 for mobile home dwellings. The City also has a commercial loading unit of \$22.26 per dwelling unit. The retail service/office uses and regional commercial uses were 0.02 per square foot of development, and industrial/manufacturing uses rate of \$0.01 per square foot of development. The development impact

fee is designed to ensure the City achieves its park standard of 5 acres of park per 1,000 persons (Ord. 2003-5, 3-17-2003).

Overall, the park dedication requirement, the park improvement fees, and the open space land acquisition space requirement fees do not represent excessive constraints on residential development.

Cumulative Impacts of Development Standards

The City evaluated the cumulative impact of its land use controls that limit sites' building envelope (setbacks, private open space, and parking) and lot coverage restrictions. Based on this evaluation, though single-family developments in conventional single family residential zones are not constrained by the development standards, the per-unit lot area requirement in conventional residential zoning districts would prevent an applicant from reaching the maximum density allowed for multifamily developments in some zones where multifamily is allowed. Current development standards for the residential and non-residential zones that permit multifamily housing were applied to hypothetical sites representing common parcel sizes in each respective zone as well as sample sites from the inventory in multifamily zones.

The R-1 zone (maximum 5.5 units per acre in R-1 and R-1-7 and 4.0 units per acre in R-1-9 in R-1-12) is the low density residential designation. It is divided into the R-1-7, R-1-9, and R-1-12 subzones. The City analyzed development feasibility for one single-family home on the minimum parcel size, as development restrictions do not become more restrictive on larger parcels. For each of these subzones, the maximum density can be achieved with individual units served by the required covered/garage parking. In the case of R-1-12, the maximum achievable density is 3.6 units per acre with a maximum permitted density of 4.0 units; however, this is a difference of a fraction of a unit on the site, so this is not considered to be a constraint to development.

The R-2 zone (maximum 9 units per acre) is the medium density residential designation. The City evaluated development feasibility on the minimum parcel size, 6,000 square feet, as well as a parcel approximately 0.25-acre (Site 81 in the inventory). Sites larger than one-half acre were not evaluated, as development standards do not become more restrictive as parcel size increases. Although the code requires 5,700 square feet of lot area per unit, per code section 11-4.1-13, an additional unit may be built if the residual lot area is equal to, or greater than, 2,500 square feet. This may restrict maximum achievable density on smaller lots in the zone. On a lot of the minimum permitted size, a single unit was developable at a resulting density of 7.3 dwelling units per acre. While this is slightly lower than the maximum density, the resulting density at two units on this site would be greater than the maximum of 9.0 units per acre, so development is not considered to be constrained. The City also evaluated Site 81 from the sites inventory. Similar to the minimum lot size, on this lot the development of two units also results in a density of 7.3 units per acre, and the development of a third unit would exceed the maximum permitted density, so development is not considered to be constrained by the lot coverage, setbacks, or parking requirements. The R-2-A zone, which has the same lot size requirements but a height limit of one story, also allows development at the same density on the smallest lot size, but with a unit size of 1,885 square feet rather than the 3,770 square feet allowed by the R-2 zone.

The R-3 and R-3-A zones (maximum 14 units per acre) are medium-high density residential designations. The City evaluated development feasibility on the minimum parcel size, 6,000 square feet, using R-3 development standards as well as a parcel of approximately 1.1 acres (Site 78 in the inventory) that is within the R-3-A zone. Sites larger than one-half acre were not evaluated, as development standards do not become more restrictive as parcel size increases. Although the code requires 3,550 square feet of lot area per unit, per code section 11-5.1-13, an additional unit may be built if the residual lot area is equal to, or greater than, 1,500 square feet. However, in the R-3 zone the maximum density can be achieved with a mix of one-, two-, and three-bedroom units served by the required covered/garaged and uncovered (screened) parking. On Site 78, 13 units can be developed at a density of 12.4 dwelling units to the acre and an average unit size of 852 square feet. Though this average unit size is appropriate to accommodate a range of unit types, the density is below the maximum permitted density. The development of this site is constrained by the maximum lot area per unit defined by the code for this zone. As part of **Program 17**, the City will evaluate the maximum population density requirements in residential zones and non-residential zones that allow multifamily uses and revise as necessary to ensure that per-unit lot size requirements do not constrain development from reaching the maximum density. The R-4 zone (20 – 24 units per acre) is the highest density residential designation. The City evaluated development feasibility on the minimum parcel size, 30,000 square feet, as well as a parcel of approximately 4.2 acres (Site 84) that will be rezoned to R-4 as part of **Program 5**. In both scenarios, approximately the maximum density (within one unit) can be achieved with a mix of studio, one-, and two-bedroom units served by the required covered/garaged and uncovered (screened) parking.

Although there are no sites in the inventory in the C-O, C-1, C-2, C-3, and C-H zones, the City evaluated the cumulative effect of development standards in these zones and determined that it is feasible to achieve maximum allowed densities. The City permits multifamily residential development in its C-O, C-1, C-2, C-3, and C-H zones. Residential development in the C-1, C-2, C-3 and C-H zones are guided by the same standards as the R-3 zone and was therefore not analyzed separately. Residential developments in the C-O zone are guided by the same standards as the R-3 zone (with the exception of height, which follows the standards of the R-3-A zone) but with a different maximum population density and associated required lot area. For the C-O zone, the City evaluated development feasibility on the minimum parcel size, 6,000 square feet, as well as a hypothetical parcel of 0.55 acres. The maximum density can be achieved with a mix of studio, one-, and two-bedroom units served by the required covered/garaged and uncovered (screened) parking. Units on the minimum lot size are relatively small, however smaller units are not uncommon in mixed-use buildings. Furthermore, there are no sites in the inventory in the C-O zone.

The first step in the analysis was to determine the allowable building footprint given the site size and the maximum lot coverage. The next step was to determine the maximum allowed developable envelope given the lot coverage, setback, open space, and parking requirements. Parking and open space requirements were subtracted from the maximum building footprint to determine the occupiable area on the first floor. In all scenarios, parking could be accommodated in the residual building envelope area and did not encroach into required setbacks. Occupiable area on the second floor was set equal to the first floor building footprint,

including parking area. Average unit size was calculated by dividing the total occupiable building area by the permitted number of units. Density bonus units are not factored into the calculations.

Typical Densities for Development

The City of Selma is a small city in Fresno County along Highway 99 and southeast of the City of Fresno, surrounded by agricultural land. Single-family residential lots generally vary in size from approximately 9,000 to 12,000 square feet in the low-density residential zone. Single-family projects are typically between four and six units per acre. Multifamily densities are typically between 15 to 20 units per acre depending on the land use designation. In the previous planning period, no sites identified to accommodate the lower-income RHNA in the inventory were developed below the minimum allowable density of the zone in which the site is located and the City did not receive any requests to develop below the assumed capacity in the sites inventory. In the event that a developer made this request, they could seek a Planned Unit Development Designation. However, this request was not made during the past planning period.

Conclusion

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

Recommended Action

None required.

Zoning for a Variety of Housing Types

Analysis

The Zoning Code describes the City’s land use regulations for residential development. **Table 10-20** summarizes the housing types permitted and conditionally permitted under the Zoning Code.

Table 10-20: Residential Uses Permitted by Zone

Uses	R-1	R-1-9	R-1-12	R-2-A	R-2	R-3-A	R-3	R-2-M	R-4	C-O	C-1 ⁴
Single-Family	P	P	P	P	P	P	P	NP	P	NP	P
Multifamily (Two-Family/Three-Family)	NP	NP	NP	P	P	P	P	NP	CUP	P	P
Multifamily	NP	NP	NP	P	P	P	P	NP	P	P	P
Manufactured/ Mobile homes ¹	P	P	P	P	CUP	NP	NP	NP	P	NP	NP
Mobile Home Park	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP
Farmworker / Employee Housing ²	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Emergency Shelters ³	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Transitional and Supportive Housing ²	P	P	P	P	P	P	P	NP	P	NP ²	P
SRO ²	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Boarding House	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	NP	P ¹	NP	P ¹
Residential Care Facilities (six or fewer) ²	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Residential Care Facilities (seven or more) ²	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Accessory Dwelling Unit ²	P	P	P	P	P	P	P	NP	P	NP	P

NP = Not Permitted; P = Permitted; CUP = Conditional Use Permit

Notes:

¹ Manufactured homes are included in the definition of Accessory Dwelling Units and are permitted in the same manner. The City has included **Program 17** to amend the Zoning Code to treat mobile and manufactured homes in the same manner and same zones as stick-built single-family homes. (Note: the required update was completed as part of the June 2024 Zoning Code Update.)

² The City has included **Program 17** to amend the Zoning Ordinance to permit all residential uses in compliance with State laws.

³ Emergency shelters are permitted by right in the M-1 zone.

⁴ Permitted uses in the R-3 zone are also permitted in C-1, C-2, C-3, C-H, and M-1 zones.

Source: City of Selma Zoning Code, 2022.

The following is a description of the City’s requirements for various housing types.

Multifamily

The Selma Zoning Code provides ample opportunities for multifamily housing. Multiple-family dwellings are permitted by right in the R-2, R-2-A, R-3, R-3-A, R-4, C-O, and C-1 zones.

Manufactured Housing

The City’s Zoning Code permits manufactured homes, as defined in California Health and Safety Code Section 18007, as an accessory dwelling unit (ADU), permitted on lots that are developed with single-family dwellings. The City also permits mobile home parks by right in the R-2-M zone. (Note: As of the June 2024 Zoning Code Update, manufactured homes are now defined within single-family residences and are permitted the same way as other single-family residences.)

Farmworker/Employee Housing

To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the Zoning Code to define farmworker housing and employee housing as well as regard employee housing serving six or fewer employees as a single-family dwelling for purposes of applying land use and zoning regulations (**Program 17**). Additionally, this amendment will allow employee housing of no more than 12 units or 36 beds as an agricultural use and will be permitted in the same manner as other agricultural uses in the same zone.

Emergency Shelters

In compliance with State law, the City of Selma Zoning Code defines emergency residential shelter as:

Housing with minimal supportive services for homeless persons limited to occupancy of six (6) months or less. No individual or household may be denied emergency shelter because of an inability to pay.

Per **Program 17**, the City will update its definition of “emergency shelter” in accordance with Government Code Section 65583(a)(4)(I), to clarify that emergency shelters may include other non-permanent housing interventions, such as a navigation center, bridge housing, and respite or recuperative care.

Government Code Section 65583(a)(4)(A) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards

may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Development standards in Selma are:

1. The maximum number of beds or persons permitted to be served nightly by the facility shall be 40.
2. On- and off-street parking shall be determined pursuant to a site plan review or other review as dictated by the requirements of the zone in which the emergency shelter is to be located.
3. Client intake and waiting areas should be located, whenever possible, on the interior of the emergency shelter subject to a site plan review or other review based on the proposed operational statement of the applicant.
4. All emergency shelters within any zone of the city shall have on-site management 24 hours a day. The number of on-site managers shall be determined pursuant to a site plan or other review of the project based on the applicant's operational statement.
5. Emergency shelters shall be located at least 300 feet apart unless a waiver is granted by the community development director or his or her designee.
6. The length of stay should be limited to the amount of time necessary to transition a client from emergency housing to transitional or supportive housing, with a goal of less than 30 days per 180-day period.
7. Lighting and security requirements shall be determined as part of a site plan or other review using the applicable development standards in the zone where the emergency shelter is to be located.

Requirements 2 and 5 above are potentially constraining and are addressed with **Program 17**. The City will remove the requirement that emergency shelters must be a certain distance from other emergency shelters. The City will review parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses in the same zone.

Emergency shelters are permitted by-right in the M-1 zone. Government Code Section 65583(a)(4)(I) requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow residential uses. This zone allows for the same residential uses as the R-3 zone; therefore, the City is in compliance with Government Code Section 65583(a)(4)(I).

According to the Fresno/Madera Continuum of Care, the homeless population in Selma is estimated at 30 persons (February 2022). 2023 homeless PIT based on zip code. 52 homeless individuals were counted in the zip code where Selma is, however its estimated that 9 were counted in the unincorporated portion of the zip code and 43 were counted in Selma. In compliance with Government Code Section 65583(a)(4)(I), there is ample land area to accommodate one or more facilities with 43 beds at 200 square feet per bed. A single facility with 43 beds could be accommodated in a building of approximately 8,600 square feet. In the M-1 zone, a facility this size could be constructed on a 0.25-acre lot while meeting development standards. As

shown in **Table 10-21**, there are three vacant parcels in Selma in the M-1 zone that are 0.25 acres or larger. In accordance with Government Code Section 65583(a)(4)(J), the sites in **Table 10-21** are near amenities and services that serve people experiencing homelessness.

Table 10-21: Potential Emergency Shelter Sites

Assessor's Parcel Number	Acreage	Zoning	Notes
039-019-002	2.34	M-1	Less than half a mile from daycare facilities and other residences.
039-021-002S	0.57	M-1	Less than half a mile from daycare facilities and other residences.
038-908-014	0.25	M-1	Located centrally within the city. Less than half a mile from a grocery store, just over one-half mile from an elementary school. Adjacent to other residential uses.
Total	3.16		

Source: City of Selma, 2023.

Low-Barrier Navigation Centers

Government Code Section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered “low barrier,” its operation should incorporate best practices to reduce barriers to entry, which may include, but are not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Permitting pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

Transitional and Supportive Housing

The City permits transitional and supportive housing in all zones allowing single-family residential uses. Further, the City permits supportive housing in all zones where multifamily housing is permitted, in the same manner as similar uses, including nonresidential zones that permit multifamily housing, except in the C-O zone. **Program 17** is included to commit the City to amending the C-O zone to allow supportive housing, in the same manner as similar uses.

The municipal code defines “transitional housing” as:

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 (6) months from the beginning of assistance.

Furthermore, “supportive housing” is defined as:

Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on site or off site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Single-Room Occupancy (SRO) Units

Extremely low-income households typically comprise persons with special housing needs, including, but not limited to, persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. AB 2634 (Lieber 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing Elements must also identify zoning to encourage and facilitate supportive housing and SRO units. The Zoning Code does not currently contain provisions for SRO housing.

Per **Program 17**, to facilitate the development of housing affordable to extremely low-income households and in accordance with Government Code Section 65583, the City will define SRO units and identify zones where they are permitted.

Residential Care Facilities

The City currently has no provisions of any kind for residential care facilities of any size. However, the City anticipates adopting updated allowed uses by December 2024, including provisions for residential care facilities in accordance with State law (see Program 17).

Accessory Dwelling Units

The City of Selma Zoning Code allows for ADUs on lots developed with single-family dwellings that are zoned residential (Chapter 35, Section 11-35-1). However, while ADUs are permitted in zones that allow multifamily residential, they are not permitted on lots developed with multifamily dwellings. Additionally, the Zoning Code does not include provisions for junior ADUs (JADUs).

Conclusion

The City provides zoning for a variety of traditional housing types; however, Per **Program 17**, the Zoning Code will be amended to fully comply with State law for the following housing types:

- **Manufactured Housing.** Allow and permit mobile and manufactured housing in the same manner and in the same zones as conventional or stick-built structures (Government Code Section 65852.3). (Note: the required update was completed as part of the June 2024 Zoning Code Update.)
- **Farmworker/Employee Housing.** Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type in the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
- **Transitional and Supportive Housing.** Amend the C-O zone to allow supportive housing, as a permitted use (Government Code Section 65583(c)(3)). The City will ensure that it continues to allow transitional and supportive housing in all zones where single-family uses are permitted and allow supportive housing as a permitted use in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).
- **Single-Room Occupancy (SRO) Housing.** Define SRO units and identify zones where they are permitted, in compliance with Government Code Section 65583.
- **Residential Care Facilities.** Allow residential care facilities for six or fewer persons in accordance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, and allow residential care facilities, regardless of size or licensing, with an administrative approval process in all zones that permit residential uses of the same type, in accordance with the State’s definition of family.
- **Emergency Shelters.** Remove the requirement that emergency shelters must be a certain distance from other emergency shelters. The City will review parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses in the same zone.
- **Low-Barrier Navigation Centers.** Permit low-barrier navigation centers by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662).
- **Accessory Dwelling Units.** Permit ADUs in all zones that permit single-family or multifamily uses in accordance with California Government Code Section 65852.2.

Recommended Action

The Housing Element includes **Program 17** to amend the Zoning Code to address manufactured housing, farmworker and employee housing, transitional and supportive housing, SRO housing, small and large residential care facilities, emergency shelters, low-barrier navigation centers, and ADUs. Furthermore, per **Program 14**, the City will facilitate the process of bringing existing unpermitted ADUs into compliance with local regulations (including the building code) by owners of this type of unit.

On- and Off-Site Improvement Standards

Analysis

Selma has residential subdivision development requirements for residential streets, sidewalks, landscaping, walls, street lighting, and parking. Improvement requirements for new developments are regulated under the Subdivision Ordinance (Title 11, Chapter 6 of the Municipal Code) and the City Standard Specifications for Public Works. Major improvements (road/street widths, water and sewer infrastructure) required by the City include:

- Local roads are improved to meet current Public Works Standards for Street Cross Sections. Local roads include a 40-foot curb-to-curb width within an overall 60-foot right of way. Curbs, gutters, and monolithic concrete sidewalks constructed with a 5-foot pattern are required on all local streets with a 5-foot landscape strip behind the walk.
- Major streets are developed to meet current Public Works Standards for Street Cross Sections for Collectors, Arterials, or Major Arterials. Right of way widths vary from 76, 100, and 134 feet, depending on their classification. Curbs, gutters, and monolithic concrete sidewalks are required at certain widths based on the street classification. The subdivider is responsible for dedicating sufficient rightofway adjacent to the project to adequately serve the street classification.
- Sewer, water, and drainage lines are in streets or within easements within the project boundaries. Easements for underground electrical, natural gas, telephone, and cable facilities are provided as requested by the affected utilities.
- A landscaped strip five feet in width is required adjacent to major streets between the sidewalk and wall to extend water mains to survey the development.
- In areas lacking master drainage facilities, a temporary on-site ponding basin adequate to remove surface water and stormwater from the project is required.
- Streetlights and traffic signs are required in accordance with the City Standard Specifications.
- All utilities are placed underground, in accordance with the requirements of the utility concerned and the City, in either City street easements or appropriate utility easements.

Conclusion

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

Recommended Action

None required.

Fees and Exactions

Analysis

Typical City fees are summarized in **Tables 10-22** and **10-23**.

Consistent with Government Code Section 65940.1(a)(1) related to transparency requirements, City fees are available on the City's website:

https://www.cityofselma.com/departments/finance/taxes_and_fees/index.php

Table 10-22: Selma Permit Processing Fees

Permit		Fee
<i>Pre-Application Design Review</i>		
Conditional-Use Permit (CUP)	Administrative CUP	\$2,590
	CUP	\$4,470
Plan Review	Site Plan	\$3,965
Subdivisions	Tentative Map, Parcel Map (1-4 lots)	\$3,830
	Tentative Map, Tract Map (5-50 lots)	\$7,245 plus \$360 per 50 lots beyond the first 50 lots
Land Use / Zoning	General Plan Amendment	\$4,960
	Planned Unit Development	\$3,390
	Zoning Change Amendment	\$4,960 per application If multiple applications are involved, there will be a 25% reduction to the lowest fee
	Annexation Request	\$7,020 per application
	Initial Study and Mitigated Negative Declaration (MND)	Actual outside costs to process MND/Negative Declaration, plus 10% for administrative review
	Environmental Impact Report	Actual cost of study by consultant plus 15%

Source: City of Selma, 2021.

Table 10-23: Development Impact Fees

Development Impact Fees					
	Low-Density Detached Dwelling	Medium-Density Detached Dwelling	Attached Dwellings	Mobile Home Dwellings	Commercial Lodging Units
General City Facilities	\$585.18	\$585.18	\$585.18	\$585.18	\$145.99
Law Enforcement	\$532.22	\$532.22	\$1,504.41	\$153.41	\$510.95
Fire Protection	\$530.75	\$530.75	\$1,838.44	\$4,617.15	\$1,128.31
Storm Drainage	\$5,997.84	\$3,633.59	\$1,687.51	\$2,249.19	\$1,036.76
Wastewater Collection/ Sanitary Sewer	\$769.52	\$769.52	\$731.17	\$368.68	\$316.72
Public Use Facilities	\$2,097.01	\$2,097.01	\$1,994.33	\$1,007.07	0
Park Land Acquisition and Park Facilities Improvements	\$7,168.22	\$7,164.50	\$6,814.37	\$3,438.12	0
Open Space Land Acquisition	\$209.08	\$209.08	\$199.18	\$100.21	\$22.26
Circulation Systems	\$1,894.13	\$1,894.13	\$1,264.40	\$687.87	\$565.39
Total	\$19,783.95	\$17,415.98	\$16,618.99	\$13,206.88	\$3,726.38

Source: City of Selma, 2022.

In addition to City fees, several regional fees are also charged for residential development: Regional Transportation Mitigation and Indirect Source Review. The Selma-Kingsburg-Fowler County Sanitation District also charges a one-time fee for connection. For school fees, the Selma Unified School District has adopted a fee of \$4.79 per square foot of residential use.

Construction costs for a single-family home in Selma are approximately \$144 per square foot. This is based on costs calculated for a 2,000-square-foot, wood-framed, single-story, four-cornered home, of good quality construction and including a two-car garage and forced air heating/cooling. Estimated total construction costs for such a home are \$288,364. These construction costs include labor, materials, and equipment, but do not include costs of buying land.⁴

⁴ 2022 National Building Cost Manual and 2022 93622 zip code modifiers, Craftsman Book Company.

Costs for multifamily construction in Selma are approximately \$136 per square foot. This is based on costs calculated for a two-story building with 20 units and an average unit size of 1,000 square feet. The calculation is for a wood or light-steel frame structure, including forced air heating and cooling and constructed of good-quality materials. The estimated total construction cost for each unit is \$131,017 and total construction costs for the building are \$2,738,959. These construction costs include labor, materials, and equipment but do not include costs of buying land or off-street parking.⁵

Table 10-24 shows permit fees for single-family and multifamily prototype developments.

Table 10-24: Prototypical Construction Fees

Fee Description	Amount		
	Single-family (low-density detached)	Multifamily (attached dwellings)	
		Entire 20-Unit Development	Per Unit
Building Permit	\$5,351.75 ⁶	\$163,715.00	\$8,185.75 ⁷
Plan Check (65% of Building Permit Fee)	\$3,478.64	\$106,414.75	\$5,320.74
City Impact Fees	\$18,659	\$321,715	\$16,086
Total Selma Fees	\$27,489.39	\$591,844.75	\$29,592.49
School District Fee (\$4.79/sq. ft.)	\$6,720	\$3,360	\$168
Transportation Mitigation Fee ¹	\$1,640	\$1,150	\$58
Indirect Source Review ²	N/A	N/A	N/A
Total Fees	\$35,849.39	\$596,354.75	\$29,818.49
Typical Construction Cost per Unit	\$288,364	\$3,745,140	\$187,257
Total Cost (Fees Plus Construction Cost per Unit)	\$324,213.39	\$4,341,494.75	\$217,075.49
Selma Fees as a Percentage of Total Cost	11.1%	13.7%	13.7%

¹ The regional impact fee is the RTMF (Regional Transportation Mitigation Fee) collected by the Council of Governments for all Fresno County cities.

² The Indirect Source Review fee is collected by the air district for projects larger than 50 units, which generally are about \$500/unit.

Source: City of Selma, 2021

Conclusion

The current fees for plan check, permits, and development impact are not considered to constrain housing development in Selma. However, the City intends to solicit feedback from developers regarding any constraints associated with fees and will reduce fees if found to be a constraint.

⁵ 2022 National Building Cost Manual and 2022 93662 zip code modifiers, Craftsman Book Company.

⁶ Building permit cost estimated based on a detached single-family home with an assumed construction cost of \$300,000.

⁷ Building permit cost estimate based on an assumed construction cost of \$500,000.

Recommended Action

As part of **Program 21**, the City will solicit developer feedback on development fees and will reduce fees if they are found to be a constraint to housing development. Additionally, the City will offer deferred or reduced fees to facilitate affordable housing development, where appropriate.

Processing and Permit Procedures

Analysis

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

1. Arranging the following to avoid traffic congestion and protect pedestrian and vehicular safety: facilities, improvements, and utilities; vehicular ingress, egress, and internal circulation; setbacks; height of buildings; location of service use areas; walls; and landscaping.
2. The proposed lighting is so arranged as to deflect the light away from adjoining properties.
3. The proposed signs will not by size, location, or lighting interfere with traffic or limit visibility.
4. That any conditions of approval are deemed necessary to protect the public health, safety, and welfare. Conditions may include the following:
 - Special yards, spaces, and buffers.
 - Fences and walls.
 - Enclosure of storage areas and limitation on out-of-door display of merchandise.
 - Grading, surfacing, and drainage specifications.
 - Regulation of points of vehicular ingress and egress.
 - Regulation of signs.
 - Requiring landscaping and maintenance thereof.
 - Requiring maintenance of grounds.
 - Requiring fire prevention equipment and measures.
 - Regulation of noise, vibration, odors, electrical discharge, or interference.
 - Regulation of lighting.
 - Requiring street dedication and improvements.
 - Other conditions as could make possible the development of the city in an orderly and efficient manner.

In instances where a particular residential development requires the approval of a Conditional Use Permit (Discretionary Action), certain findings must be made by the approval body:

1. That the site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Section to adjust said use with land and uses in the neighborhood.
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will have no adverse effect on property within a 300 foot radius of the permitted use thereof. In making this determination, the Planning Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation, setbacks, height of buildings, walls and fences, landscaping, outdoor lighting, signs, such other characteristics as will affect surrounding property.
4. That the conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare. Conditions may include the following:
 - a. Special yards, spaces and buffers.
 - b. Fences and walls.
 - c. Enclosure of storage areas and limitation on out of door display of merchandise.
 - d. Grading, surfacing and drainage specifications.
 - e. Regulation of points of vehicular ingress and egress.
 - f. Regulation of signs.
 - g. Requiring landscaping and maintenance thereof.
 - h. Requiring maintenance of grounds.
 - i. Requiring fire prevention equipment and measures.
 - j. 10. Regulation of noise, vibration, odors, etc.
 - k. Regulation of time for certain activities.
 - l. Time period within which the proposed use shall be developed. (See Section 11-16-7)
 - m. Regulation of the time period for which the use permit will be valid and the use may be operated. (See Section 11-16-8)
 - n. Regulation of lighting.
 - o. A bond acceptable to the City or deposit of money to assure faithful compliance and performance on the part of the applicant for the completion of street improvements and other facilities or the removal of such facilities.
 - p. Installation of site improvements including but not limited to curb, gutter, sidewalk and street paving between the edge of existing paving and the proposed curb line.
 - q. And such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in this Section.

5. That the proposed use is consistent with the Selma General Plan and applicable land use component plans which may establish criteria for approval and/or standards for development.

The City requires subdivisions be approved by City Council per the Municipal Code (Discretionary Action), with findings consistent with Government Code Section 66410. No findings are required specifically for multifamily projects. The requirement for making certain findings will be delineated by the Planning Entitlement.

Information in **Table 10-25** is indicative of the maximum estimated timeline for these types of residential developments. The building permit review timeline is included in the table. Building permits are issued when full compliance with the conditions of approval and relevant State Law is confirmed by the City's Community Department. These estimates are also accounting for typical projects, this does not account for time lost on the applicant side addressing comments, or due to other delays outside of the City's control.

Table 10-25: Approvals and Processing Times for Typical Developments

	Single-Family Subdivisions	Single-Family, Detached Home	Multifamily	ADU
Approval Authority	City Council	Director or Planning Commission	Director or Planning Commission	Director
Processing Time	7 months	< 2 months	5 months	< 1 month
Public Hearing Approval	2 months	1 month	1 months	N/A
Building Department	< 6 month	<1 month	< 3 month	< 1 month
Total Estimate Time	15 months	< 2 months	9 months	< 1 month

Source: City of Selma, 2023.

Senate Bill 330

SB 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. The bill allows housing developments for which a preliminary application is submitted that complies with applicable General Plan and zoning standards is subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application. The City will continue to review all development projects in accordance with State laws and use the SB 330 preliminary application form prepared by the Department of Housing and Community and Development. The City has included **Program 22** to continue to review projects in compliance with SB 330.

Senate Bill 35

Currently, the City of Selma does not have a process for SB 35; however, should an affordable housing project make application for land within the city limits, the City would be obligated to process this project consistent with SB 35. The City has included **Program 22** to establish a process that specifies the SB 35 streamlining approval process and standards for eligible projects.

Conclusion

The City does not have a lengthy project review process.

Recommended Action

None required.

Building Codes**Analysis**

The City uses uniform codes, including the 2022 California Building Code (CBC), Title 24 of the California Code of Regulations, and the State housing law subchapter of Title 25 of the California Code of Regulations, as the basis for its building standards and code enforcement procedures. Minor local amendments have been made to clarify the procedures for issuing citations to those that violate the code and a provision allowing for the reuse of plans for model tract homes.

Conclusion

No local amendments to the building codes have been made that would significantly increase the cost of housing.

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities**Analysis****California Building Code**

The City has adopted the 2016 California Building Code and the California Code of Regulations, Title 24, including regulations concerning accessibility for persons with disabilities. The City has not made any local amendments to the code, including any that would limit accommodation of persons with disabilities.

Definition of Family

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

Zoning and Land Use Policies

The Zoning Code permits boarding houses for 5 to 15 persons with conditional-use permit approval in the R-3 and R-3-A zones. However, the Zoning Code makes no provisions for residential care facilities of any size. **Program 17** has been included to amend the Zoning Code to permit this housing type.

Separation Requirements: The City’s Zoning Code does not impose any separation requirements between group homes or residential care facilities.

Site Planning Requirements: The City does not have site plan requirements for residential care facilities that differ from any other residential use.

Reasonable Accommodation Procedure

The City does not currently have a formal process to grant reasonable accommodation requests. The City provides a process under which residents can apply for a variance that will allow them to alter their homes with ramps or other atypical features. The Zoning Code must be amended to establish a formal reasonable accommodations process.

Conclusion

Amendments to the City’s Zoning Code are required to address the definition of family, residential care facilities, and reasonable accommodation procedures.

Recommended Action

The Housing Element includes **Programs 17** and **19** to amend the Zoning Code to address the definition of family, residential care facilities, and reasonable accommodation procedures.

At-Risk Analysis

As required by California Government Code Section 65583, the Housing Element must analyze the extent to which below-market rate units are at risk of converting to market-rate housing. If there are at-risk units, the element should include programs to encourage preservation of these units or to replace any that are converted to market rate. The units to be considered are any units that were constructed using federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Housing is considered to be “at risk” if it is eligible

to be converted to non-low-income housing due to: (1) the termination of a rental subsidy contract, (2) mortgage prepayment, or (3) the expiration of affordability restrictions. The time period applicable in making this determination is the 10-year period following the last mandated update of the Housing Element, which, in the case of all Fresno County jurisdictions, is December 31, 2023. **Table 10-26** shows assisted housing units in Selma. There are 745 publicly assisted affordable rental units in Selma and 57 at the Saratoga Apartments are at risk of expiring in the next 10 years. The Selma Elderly Apartments are not likely to convert to market price. As of 2022, the United States Department of Agriculture (USDA) estimates the development will exit the program on September 14, 2037. As detailed in **Program 12**, the City will coordinate with the property owner and tenants at the Saratoga Apartments and any other affordable units, if the City becomes aware that they are at-risk of converting to market rate.

Table 10-26: Assisted Housing Developments, Selma

Name	Address	Target Population	Funding Source	No. of Units	No. of Affordable Units	Affordable Units Expiration	Risk Level
Saratoga Apartments	2830 Willow Ave	Non-Targeted	LIHTC	57	57	2027	At-Risk
Sunshine Real Estate	2303 Yerba	Large Family	LIHTC	5	5	2046	Not At-Risk
The Lakes Apartments	1675 Nelson Blvd	Non-Targeted	LIHTC, CalHFA	38	8	2052	Not At-Risk
Shadowbrook Apartments	1849 Nelson Blvd	Non-Targeted	LIHTC	193	191	2053	Not At-Risk
Villa Rose Apartments	2651 Whitson St	Family	LIHTC	53	52	2059	Not At-Risk
Valley View Village	2245 Valley View St.	Large Family	USDA Section 515, Rural Development Rental Assistance	65	66	2066	Not At-Risk
Valley View Homes	1625 San Carlos Street	Large Family	USDA Section 515, Rural Development Rental Assistance	48	48	2068	Not At-Risk
Leebar Village Apartments	2026 Barbara St	Non-Targeted	USDA Section 515, Rural Development Rental Assistance	44	44	Perpetuity	Not At-Risk
Huntlee House Apartments	2543 Nelson Blvd	Non-Targeted	USDA Section 515	32	32	Perpetuity	Not At-Risk
Selma Elderly ¹	2745 Wright St	Senior	USDA Section 515, Rural Development Rental Assistance	24	24	Perpetuity	Not At-Risk
Shockley Terrace	1445 Peach Street	Family	Public Housing	48	47	2069	Not At-Risk
Floral Gardens	2375 Floral Ave	Family	HUD	56	56	2046	Not At-Risk
Valley View Terrace	1480 Skelton Street	Large Family	LIHTC	36	35	2074	Not At-Risk
Cordova Apartments	2320 Stillman Street	Large Family	LIHTC	81	80	2065	Not At-Risk
Total				780	745		
Total At Risk				--	57		

Source: California Housing Partnership Corporation, 2022

Notes:

1. Owner can apply to prepay at any time. USDA estimates the development will exit the program on 09/14/2037.

Preservation Resources

The types of resources needed for preserving at-risk units fall into three categories: (1) financial resources available to purchase existing units or develop replacement units; (2) entities with the intent and ability to purchase and/or manage at-risk units; and (3) programs to provide replacement funding for potentially lost Housing Choice Voucher Program rent subsidies, otherwise known as the Section 8 program.

A variety of federal and State programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, a variety of funding sources would be required. Several sources of funding are available to Selma for preservation of assisted multifamily rental housing units to assist with purchasing units or providing rental subsidies, including Community Development Block Grant (CDBG) or HOME funds. For older buildings with expiring affordability, funding for substantial rehabilitation may also give the City an opportunity to reinstate affordability requirements. The United States Department of Housing and Urban Development (HUD) may provide Section 8 Tenant Protection Vouchers to subsidize rents for tenants in properties at risk of loss because of expiration due to loss of affordability associated with mortgage prepayment.

When affordable housing units have the potential to convert to market rate, due typically to the expiration of an affordable housing agreement or expiration of funding, there is a risk that tenants in those affordable units will be displaced. Certain companies and organizations can be certified as eligible to purchase buildings where a federally assisted mortgage is due to be prepaid.

Qualified Entities

The following qualified entities were listed as potential purchasers of at-risk units in Fresno County:

- Fresno Housing
- Fresno Housing Authority
- ACLC, Inc.
- Better Opportunities Builder, Inc.
- Fresno County Economic Opportunities Commission
- The East Los Angeles Community Union (TELAC)
- ROEM Development Corporation
- Self-Help Enterprises
- Volunteers of America National Services
- L + M Fund Management LLC

The Section 8 Housing Choice Voucher Program is another affordability option that individuals may apply for through the Fresno Housing Authority (FHA). Section 8 increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. Section 8–supported housing may be either project-based for a portion of an entire apartment building, or subsidies may be provided in the form of vouchers for individual, independent units.

The FHA administers 146 active housing choice vouchers in Selma, the largest concentration of vouchers in the county behind Clovis and Fresno.

Strategies for Preserving Affordable Housing

Acquisition - For units at risk of conversion, qualified nonprofit entities must be offered the opportunity to purchase buildings to maintain affordability.

The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market). Outside of the City of Fresno, multifamily buildings in the county ranged from \$111,666 for a triplex within Reedley’s sphere of influence to \$156,225 per unit for a four-unit building in Selma. However, there were only five multifamily buildings for sale in Fresno County outside of the City of Fresno when the survey of prices was conducted in January 2023. Within the City of Fresno, prices for multifamily buildings ranged from \$73,331 per unit for a six-unit building to \$176,666 per unit for a different six-unit building. The largest complex was a 57-unit multifamily complex for \$143,859 per unit in the City of Fresno.

While most units listed for sale in January 2023 were in incorporated jurisdictions of Fresno County, purchasing residential units throughout Fresno County will likely have a similar price range. Additionally, if the property needs significant rehabilitation, or financing is difficult to obtain, it is important to consider these factors in the cost analysis. It is important to note that a major financing tool, Low Income Housing Tax Credits (LIHTC), currently do not prioritize acquisition and rehabilitation projects, but instead fund new construction projects. This makes the effort to preserve units much more difficult.

Preservation - Housing affordability can also be preserved by seeking alternative means of subsidizing rents, such as the Section 8 Housing Choice Voucher program described previously. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. Based on HUD’s 2023 fair-market rents in Fresno County, the total cost to subsidize rental costs for a very low-income, four-person household for 20 years would be \$39,120 for a two-bedroom home and \$151,920 for a three-bedroom home. This is typically done through project-based contracts with the Housing Authority that administers a project-based program and has available vouchers.

Replacement with New Construction – Another alternative to preserve the overall number of affordable housing units in the county is to construct new units to replace other affordable housing stock that has been converted to market-rate housing. Multifamily replacement property would be constructed with the same number of units, with the same number of bedrooms and amenities as the one removed from the affordable housing stock.

The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction, and on- and off-site improvements. Looking at Valley View Terrace as an example project with 35 assisted units and one manager’s unit, the cost for land acquisition was approximately \$202,500, total construction costs were \$15,160,217, and other combined fees and costs (e.g., legal fees, developer fees, contingencies) were \$5,762,659 for a total project cost of \$21,125,376 (\$586,816 per unit). Based on cost data estimated by the Craftsman Book Company in the 2022 National Building Cost Manual, costs for multifamily construction in Selma are approximately \$136 per square foot for a two-story building in Selma with 20 units and an average unit size of 1,000 square feet each. The total construction costs for the building are \$2,738,959; based on the total cost of building this development, it can be estimated that the per-unit cost to replace low-income housing would be \$131,017 per unit. These construction costs include labor, materials, and equipment but do not include costs of buying land or off-street parking.⁸

⁸ 2022 National Building Cost Manual and 2022 93662 zip code modifiers, Craftsman Book Company.

APPENDIX 10: CITY OF SELMA

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SECTION 10-5: REVIEW OF PAST ACCOMPLISHMENTS

California Government Code, Section 65588(a)(2), Review and Revision, requires that each local government review its Housing Element as frequently as appropriate to evaluate the effectiveness of the Housing Element in attainment of the community's housing goals and objectives. This section reflects the actual housing activities that were accomplished since the 5th round Housing Element.

Effectiveness of Programs for Special Housing Needs

Special-needs populations include farmworkers, large families, female-headed, single-parent households, people experiencing homelessness, persons with disabilities, seniors, and households with extremely low incomes. As shown in greater detail in **Table 10-27: Review of Past Accomplishments**, the City made a diligent, consistent effort to achieve its housing goals that address special housing needs through the implementation of policies and programs from the 5th cycle Housing Element. These accomplishments are highlighted below:

Special Needs Groups

- In 2017, the City successfully annexed 35 acres for the proposed development of a regional retail center that included a multistory hotel. This proposed development is considered foundational to the expected likelihood of additional, nearby vacant acres being prezoned/rezoned to high-density residential. This will help facilitate the development of housing suitable for those with special needs. In 2019, the City became capable of efficiently monitoring and providing an updated inventory of vacant and underutilized parcels. The City regularly contacts the developers and property owners to solicit development applications and take steps to assist applications for annexation for high-density residential uses. The City established an R-4 zoning district in the municipal code and rezoned areas as R-4 in 2020. The R-4 zone will facilitate the development of housing at densities that can accommodate the lower-income RHNA.
- In 2019, City Council adopted an ordinance permitting accessory dwelling units in all residential zones in the city. In 2020, the zoning code was amended to allow accessory dwelling units (ADUs) via a ministerial process. ADUs have the potential to serve as affordable housing and can be utilized by special needs groups such as seniors, persons with disabilities, and lower-income households.
- In 2019, the City amended and updated its municipal code to ensure compliance with State standards and facilitate the goals of the City's Regional Housing Needs Allocation (RHNA). The following amendments were addressed, which will help facilitate the development of housing for special needs groups:
 - (1) Density Bonus
 - (2) Residential Care Facilities
 - (3) Farmworker Employee Housing

- (4) Reasonable Accommodation
 - (5) Definition of Family
 - (6) Second Units
 - (7) Manufactured Homes
 - (8) Single-Room Occupancy (SRO) Housing
 - (9) Adopt to Title XI, Zoning, a chapter for the regulations applicable to the General Plan land use designation for R-4 High-Density Multiple-Family Residential Zone.
 - (10) Amend zoning code and modify as appropriate the development standards in commercial zones to ensure they are capable of facilitating residential and mixed-use development.
- In 2019, the City started the process of creating a residential housing resource "brochure," which was made available at the public counter and online and informed developers of the incentives the City offers for developing affordable housing. The brochure will provide an easy-to-understand guide to the development process in Selma. Though this brochure is still pending, an informational brochure specific to SB 9 was completed in 2022 and is currently available both at the public counter and on the City's website.

Lower-Income Households and Extremely Low-Income Households

- In 2019, the City consulted with Selma-Kingsburg-Fowler County Sanitation District (SKF) to determine the feasibility of granting priority water and sewer services to developments with lower-income units in compliance with California Government Code Section 65589.7. The City provided SKF with an updated Housing Element and provided further assistance to SKF in establishing these priority service programs through the City's newly updated housing inventory system.
- In 2019, the City adopted the following incentives for developers of affordable housing: modification to development standards (e.g., setbacks, lot coverage, height, etc.), expedited permit processing, and fee waivers—consisting of a revised fee schedule that waives all City-imposed fees to cover the cost of processing development permits and building permit fees for the development of deed-restricted housing affordable to extremely low-, very low-, and low-income households; the fees for processing mixed-income developments will be discounted proportionally.
- The City has referred income-eligible households to County housing rehabilitation programs for assistance in making code corrections. The City has also referred property owners to the Rental Rehabilitation Program for making improvements to their rental properties that require code corrections.

Persons with Disabilities

- The City continued to promote available housing rehabilitation resources on the City website and public counters. The City has also referred property owners to the Rental Rehabilitation Program for making improvements to their rental properties that require code corrections.

Farmworkers

- The City continued to support and encourage other agencies in the application of funds for farmworker housing throughout the planning period. The City continued to offer incentives for farmworker housing but did not receive any interest from developers in building farmworker housing in Selma.

Table 10-27: Review of Past Accomplishments

Program	Evaluation	Recommendation
Program 1: Regional Collaboration on Housing Opportunities <i>Time Frame and Objectives:</i> - The County of Fresno Public Works and Planning Department, with assistance of the Fresno COG, will take the lead in coordinating the Countywide Fifth Cycle Housing Element Committee meetings. - Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including, disadvantaged unincorporated communities (SB 244), infrastructure challenges, farmworker housing, homelessness, and fair housing. - The Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs. - The Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs, and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding. - The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education. - The Committee will advocate on behalf of the Fresno County region for more grant funding for affordable housing and infrastructure improvements. - Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.	The City continued to participate in biannual Countywide Housing Element Technical Committee meetings. The City successfully updated the Geographical Information Systems (GIS) reflecting changes to land inventory since 2015. The City is now capable of efficiently monitoring and providing an updated inventory of vacant and underutilized parcels. This inventory includes sites in the City's SOI as well as various parcels immediately outside the City's SOI. The City of Selma has been an active participant in the MJHE committee biannual meetings. As a result of the continued attendance to those meetings and implementation of the Selma Housing Element, the Programs for Special Housing needs were executed and completed. The City has used several grant funding opportunities from Fresno County over the past seven years through the Community Development Block Grant Program (CDBG) to fund necessary infrastructure improvements. 2016 (\$231,344): 16561 Ringo Park Restroom - allocation used to repay previous loan, and borrowed for project. 2017 (\$236,593): No project - repayment of previously borrowed funds 2018 (\$232,742): Sheridan St Storm Drain 2019 (\$230,062): Sidewalk Connectivity 2020 (\$246,892) and 2021 (\$261,990): Sidewalk ADA Improvements (Downtown) 2022 (\$246,558): Additional funds for Sidewalk Connectivity and Sidewalk ADA Improvements Downtown 2023 (\$242,504): Sidewalk Connectivity Phase II The City acquired SB2 grant funding for the Zoning Ordinance Update to ensure consistency between the City's	Modify and Continue. New Program 1.

Program	Evaluation	Recommendation
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.	local ordinances and State legislation pertaining to housing. Due to staffing limitations, the City was unable 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. The City was unable to develop a directory of services and resources for lower-income households during the planning period due to limits in staffing	
Program 2: Review Annexation Standards in Memorandum of Understanding <i>Time Frame and Objectives:</i> During the Housing Element planning period, the County of Fresno and the cities within the County shall work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities.	In 2017, the City successfully annexed 35 acres for the proposed development of a regional retail center that included a multistory hotel. Development for the proposed project has been broken into phases. The first phase, the hotel, is within the City and is near completion. Phase 2, which involves the annexation of land throughout the City has already begun. Pursuant to the MOU with the County, the City requested the annexation for the purpose of promoting its economic development goals related to job creation and increasing sales tax revenue, which are crucial to several vacant sites that have potential and expected likelihood of being prezoned/rezoned to high density residential. The current proposal identified that large-scale prezone and rezone areas all have active applications with the City. It will take approximately 12 months for prezone and rezone actions to be codified. Prior to the project's approval from the City, a study was conducted to assess the magnitude of jobs to be created by the project and the related impact it would have on current and future housing opportunities for the area. As of 2021, all parties continue to establish procedures for annexations of land to cities.	Modify and Continue. New Program 2.

Program	Evaluation	Recommendation
Program 3: Provision of Adequate Sites <i>Time Frame and Objectives:</i> • Maintain and annually update the inventory of residential land resources. • Provide the updated inventory on City website and make copies available upon request. • Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need. • Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies. • Evaluate in 2017, and modify as appropriate, the development standards in commercial zones to ensure that they are adequate and appropriate to encourage residential and mixed use developments. • By December 2018, establish the R-4 zoning district to implement the new High Density Residential designation (up to 19 units per acre) set forth in the Selma 2035 General Plan.	As of March 2019, the GIS reflected changes to land inventory since 2015. The City is now capable of efficiently monitoring and providing an updated inventory of vacant and underutilized parcels. This inventory includes sites in the City's SOI as well as various parcels immediately outside the City's SOI. Throughout the planning period, the City provided updated information about its inventory when requested. The City also established an R-4 zoning district in the municipal code and rezoned areas as R-4 in 2020. In August 2020, the City amended the General Plan land use and zone designation of approximately 9 acres of Medium Density Residential (MDR) to High Density Residential (HDR). A Public Notice was published one time in the local paper and mailed to property owners within 300 feet of the project site in August 2020. Throughout the planning period, the City actively participated in the development of the next RHNA Plan.	Modify and Continue. Combine with Program 5. New Program 4.
Program 4: Prezoning and Annexation for RHNA <i>Time Frame and Objectives:</i> • Pursue prezoning of at least 8.5 acres for high density residential uses with a minimum density of 20 units per acre by December 2016 for the RHNA shortfall of 169 units incurred from the previous 2007 RHNA cycle. • Work with other jurisdictions in the County to review the annexation standards to enhance feasibility of annexing these properties into the City limits (see Program 2). • Promote the prezoned properties to developers to solicit development applications and take steps to assist applications for annexation, including meeting with potential developers (bi-annually) and identifying development incentives, such as expedited applications, or fee deferrals.	In August 2020, the City amended the General Plan land use and zone designation of approximately 9 acres of Medium Density Residential (MDR) to High Density Residential (HDR) to meet the RHNA of the 2007 Housing Element. The City has experienced and undergone several staff changes over the past several years; as a result, until recently the City was unable to fully complete this program. The City will continue to identify property within the City limits to rezone to meet the RHNA allocations.	Delete.

Program	Evaluation	Recommendation
As part of the Housing Element Annual Reports to HCD, the City will monitor and evaluate the progress in annexations to ensure sites are made available commensurate with the City's remaining housing needs. Should the evaluation demonstrate that annexations are not occurring as anticipated or needed to accommodate Selma's RHNA shortfall, the City will identify alternative sites and/or strategies to accommodate the remaining need by 2019.		
Program 5: Monitoring of Residential Capacity (No Net Loss) <i>Time Frame and Objectives:</i> - Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863. - Monitor and report through the HCD annual report process. - If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be adequate in size to accommodate at least 16 units per site at a minimum density of 20 units per acre, and shall be rezoned within two years.	In 2019 City staff established a proper procedure and methodology to effectively monitor and assess vacant and underutilized parcels on a regular basis. The City also established an R-4 zoning district in the municipal code and rezoned areas as R-4.	Modify and Continue. Combine with Program 3. New Program 4.
Program 6: Lot Consolidation <i>Time Frame and Objectives:</i> - Assist interested developers/property owners in identifying opportunities for lot consolidation and conduct pre-application meeting with property owners. - Continue to process lot consolidation with an administrative review and process requests for lot consolidation concurrent with other development reviews. - Annually monitor lot consolidation activities as part of the City annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating lot consolidation of small sites for residential development. If appropriate, make necessary changes to facilitate lot consolidation. - Consider incentives to encourage lot consolidation, such as increased density, in 2016.	The City continued to assist interested developers/property owners to identify opportunities for lot consolidation, and periodically conducted preapplication meetings with property owners. City staff also continued to process lot consolidation with an administrative review and process requests for lot consolidation concurrently with other development reviews. Starting in 2019, the City evaluated the effectiveness of facilitating lot consolidation of smaller sites for residential development. The City established an R-4 zoning district in the municipal code and rezoned areas as R-4 in 2020. As of 2023, no units were developed as a result of a lot consolidation.	Modify and Continue. New Program 20.

Program	Evaluation	Recommendation
Program 7: Water and Wastewater Capacity <i>Time Frame and Objectives:</i> - 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.	In 2019 the City consulted with SKF to determine the feasibility of granting priority water and sewer services to developments with lower-income units in compliance with California Government Code Section 65589.7. The City provided SKF with an updated Housing Element and provided further assistance to SKF in establishing these priority service programs through the City's newly updated housing inventory system, which monitors existing and proposed housing units.	Modify and Continue. New Program 6.
Program 8: Affordable Housing Incentives <i>Time Frame and Objectives:</i> - Maintain a list of interested developers and annually contact developers to explore affordable housing opportunities. - The City will continue to assist developers in obtaining additional funding. Continue to promote State density bonus, flexible development standards, and other incentives to facilitate affordable housing development by publicizing the incentives on City website and by conducting pre-application consultation with developers regarding incentives available. - Continue to streamline the environmental review process for housing developments to the extent possible, using available state categorical exemptions and federal categorical exclusions, when applicable. - Annually pursue State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in Selma for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), farmworkers, the homeless, and those at risk of homelessness. - Annually contact affordable housing developers to explore affordable housing opportunities. - Expand the City's affordable housing inventory by 80 units	As of March 2019 the City adopted the following incentives for developers of affordable housing: modification to development standards (e.g. setbacks, lot coverage, height, etc.), expedited permit processing, and fee waivers—consisting of a revised fee schedule that waives all City-imposed fees to cover the cost of processing development permits and building permit fees for the development of deed-restricted housing affordable to extremely low-, very low-, and low-income households; the fees for processing mixed-income developments will be discounted proportionally. The City's present density bonus ordinance was updated in the June 2024 zoning code update. The City also created a brochure about the development opportunities available under SB 9, which was made available at the public counter and online and informed developers of the incentives the City offers for developing affordable housing. The City was unable to maintain a list of interested developers during the planning period due to staff turnover. As of 2023, the City has begun discussing affordable housing opportunities with developers when proposed projects are in the early planning stages. Due to staffing limitations, the City has not pursued State, Federal, and other funding opportunities to increase the supply of affordable housing for special needs populations. Grants received: Regional Early Action Planning (REAP) for GIS, SB 2 for zoning update.	Modify and Continue. New Program 8.

Program	Evaluation	Recommendation
over the next eight years – 8 extremely low-income, 32 very low-income, and 32 low-income units.		
Program 9: Farmworker Housing <i>Time Frame and Objectives:</i> - Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available. - Continue to offer incentives such as gap financing (as funding is available), density bonus, streamlined processing to facilitate the development of farmworker housing. - Annually monitor the status of farmworker housing as part of the City’s annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the provision of farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development.	The City continued to support and encourage other agencies in the application of funds for farmworker housing throughout the planning period. The City continued to offer incentives for farmworker housing but did not receive any interest from developers in building farmworker housing in Selma. The City did not receive any applications for farmworker housing funds. Due to staffing limitations, the City did not evaluate whether the City’s efforts in facilitating the provision of farmworker housing was effective.	Modify and Continue. New Programs 9 and 10.
Program 10: Preserving Assisted Housing <i>Time Frame and Objectives:</i> - Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing: - Monitor the status of any Notice of Intent and Plan of Action filed by property owners to convert to market-rate units. - Identify nonprofit organizations as potential purchasers/managers of at-risk housing units. - Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or nonprofit agencies, purchase existing	The City continued to monitor existing publicly assisted rental units throughout the remainder of the current planning period. City staff continued to maintain a list of potential nonprofit organizations as feasible purchasers/managers of at-risk housing units. The City continued to explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or nonprofit agencies, purchase existing buildings to replace at-risk units, or construct replacement units. City staff continued to give tenants proper notice and information of their rights and eligibility to obtain special Housing Choice Vouchers that are reserved for them, as appropriate.	Modify and Continue. New Program 12.

Program	Evaluation	Recommendation
buildings to replace at-risk units, or construct replacement units. ○ Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Housing Choice Vouchers reserved for tenants of converted HUD properties		
Program 11: Accessory Units (Second Units) <i>Time Frame and Objectives:</i> • By 2016, amend the Zoning Code to allow second units via a ministerial process (see Program 11). • By 2019, consider fee reductions for second units and implement a public education program advertising the opportunity for second units through the City website and at the planning counter.	On March 4, 2019, City Council adopted an ordinance permitting accessory dwelling units in all residential zones in the city. In 2020, the zoning code was amended to allow ADUs via a ministerial process. The City is actively considering fee reductions for ADUs. Since the public notice for the ordinance, there have been several inquiries for the potential development of ADUs by property owners. The City will monitor and report annually the progress of these ADU developments. The City provides fact sheets and guidance on building ADUs in person and on its website.	Modify and Continue. New Programs 13 and 14.
Program 12: Zoning Code Amendments <i>Time Frame and Objectives:</i> • Amend Zoning Code to address State law requirements within one year of Housing Element adoption. • Evaluate in 2017, and modify as appropriate, the development standards in commercial zones to ensure that they are adequate to facilitate residential and mixed use developments. • Annually review the effectiveness and appropriateness of the Zoning Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.	As of March 2019, the City amended and updated its municipal code to ensure compliance with State standards and facilitate the goals of the City's RHNA. The following amendments were addressed: (1) Density Bonus (2) Residential Care Facilities (3) Farmworker Employee Housing (4) Reasonable Accommodation (5) Definition of Family (6) Second Units (7) Manufactured Homes (8) Single-Room Occupancy (SRO) Housing (9) Adopt to Title XI, Zoning, a chapter for the regulations applicable to the General Plan land use designation for R-4 High Density Multiple-Family Residential Zone. (10) Amend zoning code and modify as appropriate the development standards in commercial zones to ensure	Modify and Continue. New Program 17.

Program	Evaluation	Recommendation
	they are capable of facilitating residential and mixed-use development.	
Program 13: Monitoring of Planning and Development Fees <i>Time Frame and Objectives:</i> - 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.	The City continues to monitor the various fees charged to ensure they do not unduly constrain housing development. The City has utilized planned unit development agreements to facilitate affordable housing development.	Modify and Continue. New Program 21.
Program 14: Fresno County Housing Assistance Rehabilitation Program (HARP) <i>Time Frame and Objectives:</i> - Promote available housing rehabilitation resources on City website and public counters. - Refer interested households to County program with the goal of assisting 5 very low- and 10 low-income households during the planning period.	The City continued to promote available housing rehabilitation resources on City website and public counters. During the 5th planning period, the City referred to homeowners to HARP for making improvements to their properties. Due to staffing limitations, the City does not have a record of how many homeowners were referred to HARP.	Modify and Continue. New Program 24.
Program 15: Fresno County Rental Rehabilitation Program (RRP) <i>Time Frame and Objectives:</i> - Promote available housing rehabilitation resources on City website and public counters. - Refer interested property owners to County program.	The City continued to promote available housing rehabilitation resources on the City website and public counters. The City referred property owners to the RRP for making improvements to their rental properties. Due to staffing limitations, the City does not have a record of how many property owners were referred to RRP.	Modify and Continue. New Program 25.
Program 16: Code Enforcement <i>Time Frame and Objectives:</i> - Continue to utilize code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes. - Refer income-eligible households to County housing rehabilitation programs for assistance in making the code corrections.	The City continued to utilize code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with City codes. The City has referred income-eligible households to County housing rehabilitation programs for assistance in making the code corrections. The City's Code Enforcement Division employs two full-time code enforcement officers who conduct inspections on a complaint basis. Staff monitors neighborhood conditions, encourages voluntary compliance, and issues citations as needed.	Modify and Continue. New Program 26.

Program	Evaluation	Recommendation
Program 17: Fresno County Homebuyer Assistance Program (HAP) <i>Time Frame and Objectives:</i> - Promote available homebuyer resources on City website and public counters. - Refer interested households to County program with the goal of assisting 5 very low- and 10 low-income households.	The City continued to promote available homebuyer resources on the City's website and public counters. Due to staffing limitations, the City does not have a record of how many homeowners were referred to HAP.	Modify and Continue. New Program 27.
Program 18: First-Time Homebuyer Resources <i>Time Frame and Objectives:</i> - 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.	The City continued to promote available homebuyer resources on the City's website and public counters. The City will continue to annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.	Modify and Continue. New Program 27.
Program 19: Energy Conservation <i>Time Frame and Objectives:</i> - Consider incentives to promote green building techniques and features in 2017, and as appropriate, adopt incentives in 2018. - Continue to promote and support Pacific Gas and Electric Company (PG&E) programs that provide energy efficiency rebates for qualifying energy-efficient upgrades by providing a link to PG&E programs on City website and make available brochures about PG&E programs at City counters. - Expedite review and approval of alternative energy devices.	In 2017, the Building Division and Community Development Department converted lampposts throughout the downtown area to LED. The City formed a partnership with PG&E to promote existing programs and, at City Council discretion, adopted an incentive program in 2021. The City expedites the review and approval of alternative energy devices depending on the size of the proposed structure or facility,	Modify and Continue. New Program 28.
Program 20: Housing Choice Vouchers <i>Time Frame and Objectives:</i> - 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.	The City continued to promote at the public counter and has continued to maintain updated information on its website on Housing Choice Vouchers resources and opportunities. The City is working with the Housing Authority to better disseminate information on incentives for participating in the HCV program throughout the City neighborhoods with varying income levels.	Modify and Continue. New Program 29.

Program	Evaluation	Recommendation
• Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout the City neighborhoods with varying income levels to promote housing opportunities for all residents.		
Program 21: Fair Housing <i>Time Frame and Objectives:</i> • 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.	The City continued to refer persons in need of housing assistance to the Fair Housing Council of Central California and participated in the County's efforts to update the Analysis of Impediments while working collaboratively with other jurisdictions. The City actively worked on updating the City website to reflect the current housing resources available and provide information on housing opportunities or related assistance in a format accessible to all persons. The City has not received any fair housing complaints.	Modify and Continue. New Program 30.

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SECTION 10-6: PUBLIC OUTREACH AND ENGAGEMENT

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that “[t]he local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.”

The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process. Spanish-language materials were available, and Spanish translation was made available by request.

To meet the requirements of state law, the City of Selma completed the public outreach at both the local level and as part of the regional Fresno County Multi-Jurisdictional Housing Element effort to encourage community involvement. These efforts included:

- Regional Project Website
- Stakeholder Consultations and Focus Groups
- Study Sessions with Planning Commissions, City Councils, and the County Board of Supervisors
- Community Workshops
- Community Survey

Regional efforts included three sets of community workshops, consultations, and a community survey, all of which are discussed in detail in Chapter 1: Regional Housing Element Public Outreach.

Joint Planning Commission/City Council Study Session

On September 19, 2022, a Joint Planning Commission/City Council Study Session was held to introduce the 2023-2031 Housing Element update and to review new State laws. The public was also invited to attend and participate in this virtual event. Staff presented an overview of the Housing Element update process and the required contents of the element, discussed early strategies and possible sites to meet the City’s RHNA, reviewed new state laws, and solicited feedback from the City Council, Planning Commission, and community members on these strategies and other housing needs in Selma. There were no questions or comments from Council or Commission members. No public comments or questions were received during the study session.

Community Workshop

A community workshop was held on September 2, 2022, from 2:00 to 3:30 pm. To invite the community to the event, the following outreach efforts were conducted:

- Flyers in English and Spanish were distributed through the Fresno COG email list and a list of regional stakeholders and CBOs.
- Eventbrite registration pages were created in both English and Spanish along with a Facebook event.
 - The Eventbrite and Facebook pages advertised that Spanish language interpretation, refreshments, and activities for kids would be provided.
- Flyers were sent out through the Fresno Housing Authority to residents of affordable housing.
- Flyers were posted on the City’s Facebook page.
- The event was livestreamed to the City’s YouTube channel.

In the presentation, members of the public were introduced to the process of developing the Housing Element both for the region and for the City of Selma. They were also given information about current housing conditions in the region and in Selma and were invited to participate in a discussion about local housing needs. The discussion was prompted by the following questions:

- What do you think are the most critical housing issues in your community?
- What do you think are the housing types most needed in the community?
- When assessing new housing development that might be built in the next 8 to 10 years, what should be the community’s most important consideration?
- Is there anything else that you can share regarding additional housing opportunities in the community?
- Any suggestions for soliciting additional Housing Element feedback?

Six community members attended the workshop. Attendees expressed concern that areas of the city allocated for new development had stalled out because of a lack of infrastructure. High prices were also an issue for community members, particularly for senior residents. Participants indicated a desire for more programs and incentives serving first-time homeowners. Overcrowding, limited available housing stock, and small houses were also concerns expressed by attendees. Participants were interested in seeing safer streets and green space along with housing, and wanted any future development to maintain the look and feel of the city at present.

Stakeholder Interviews

Throughout the summer and fall of 2022, several interviews were conducted with stakeholders who work in areas such as housing, homelessness, and other social services in Selma and throughout the Fresno County area. Summaries of their responses are below.

BIA of Fresno/Madera Counties

The president of the Building Industry Association of Fresno/Madera Counties (BIA), Mike Prandini, was interviewed in November 2022. The BIA is an industry organization that represents builders, developers, subcontractors, and affiliated businesses in the residential, commercial, and industrial building industry throughout the region.

The current shortage of housing has created demand, which can be a positive for BIA's members. Most jurisdictions have sufficient available land to build new housing. Kingsburg was identified as an outlier in this, as they have a growth limitation ordinance, so the two builders that work in the area have been able to work but at a slower pace. The statewide move to require all-electric utilities rather than gas is a concern. For market-rate housing, the State's vehicle miles traveled (VMT) regulations are a large barrier, as transit isn't reliable, and a car is necessary to get around. Builders have to pay a fee to get around the cost of mitigating car miles unless City Councils can make a finding of an unavoidable impact. For affordable housing, the prevailing wage requirements are a barrier to development due to the increased cost. Infrastructure costs also affect both types of projects. Streamlining tools help with increasing costs, but not enough. A lack of local water access is also a barrier to development. He expressed concern that the State assigned the RHNA without this in mind. There may not be enough water access to support the housing development that the State is looking to see.

In his experience, single-family homes are in greatest demand. There is a lot of demand for low-income housing projects, but these aren't financially viable for developers without government subsidy. However, including government subsidy in projects increases the overall cost to build, as it triggers prevailing-wage requirements. A recent affordable development in the City of Fresno cost around \$400,000 per unit to build. Condo-style projects are also a possibility, but in his experience, they don't tend to be successful in this region. To keep prices within reach of local residents, recent projects have needed to be built at higher densities. A typical project is between 8 and 15 units per acre on small lots, with single-family homes built as two-story structures in order to reach 1,200 or 1,300 square feet. Developers need to build higher-density projects to spread out the cost of infrastructure among a larger number of units. Demand isn't as high in smaller communities as it is in the Cities of Fresno and Clovis. These cities have better access to jobs, education, and medical centers. VMT mitigation costs increase in communities that are far from these economic centers, so it's less of an issue in closer communities like Sanger, Reedley, Kingsburg, Fowler, and Kerman. Coalinga is too far away from the economic center of the region, which causes challenges. Many residents of Mendota and San Joaquin have incomes that are too low to afford development at its current costs. He indicated that more downpayment assistance and maintenance programs are needed throughout the region. Fresno Housing Authority has some, but they're limited.

Fair Housing of Central California

A representative of Fair Housing of Central California (FHCCC) was interviewed on September 27, 2022. The organization works to eliminate housing discrimination and expand housing opportunities to all persons. The FHCCC receives fair housing complaints and tracks them by location, zip code, gender, race or ethnicity, and type of complaint. The most common fair housing issue that clients report is discrimination related to disability or race. She expressed concern that fair housing practices are not really embraced by local government, and that cities should avoid promoting the development of new housing in neighborhoods where segregation is deliberately continued by landlords and real estate agents. Her clients prefer decent, affordable, and accessible housing, but as the cost of purchasing a home increases, opportunities decline. She feels there is adequate rental housing in the community, including for seniors and persons with disabilities, but affordability and accessibility remain barriers.

Fresno Madera Continuum of Care

As a representative for the Fresno Madera Continuum of Care (CoC), Laura Moreno was interviewed in October 2022. Ms. Moreno is a program manager for Fresno County’s Department of Social Services (DSS). The CoC does not provide direct services, but instead is a collaborative of agencies that work together to provide homeless services. At present, there is insufficient low-income housing for those who are homeless. Many people in the region are on a fixed income, including disability or social security, and cannot afford housing.

Law Office of Patience Milrod

Fresno-area civil rights attorney Patience Milrod was interviewed on October 31, 2022. While Ms. Milrod supports the continued attention to inclusionary housing, she has concerns about the passive language of “facilitate” and “encourage” that has been common in past Housing Elements. She identified code enforcement as a strategy for improving housing quality that could be strengthened. At present, rents are increasing while the quality of housing is decreasing and there isn’t a lot of energy locally to correct that imbalance. This particularly hurts lower-income households. With more aggressive code enforcement in place, she suggested that some landlords may decide that the cost of maintaining their property isn’t worthwhile and may choose to sell to a community land trust or Habitat for Humanity rather than entering receivership. She would like to see that as a specific goal. The biggest barrier to finding affordable, decent housing in the region that she identified was that lower-cost housing tends to also be low quality or ill maintained. However, she cautioned that the supply problem won’t be solved with suburban or exurban single family-dwelling units. There’s also local disinclination to build lower-income housing in areas of opportunity. She suggested that cities should ask for affordability covenants in perpetuity and highlighted the land trust model as a way to enable that.

Central Valley Urban Institute

On September 7, 2022, Eric Payne, the executive director of the Central Valley Urban Institute (CVUI), was interviewed. The CVUI is an advocacy organization working throughout the Fresno area. He indicated that there may be opportunities to increase affordable housing stock production, particularly in infill areas and brownfields, as well as to increase homeownership through programs like the downpayment assistance program. However, he expressed concerns about high building costs, lack of financing, and poor leadership in the area. Community members would like to see intergenerational housing, middle-income housing, and “missing-middle” sized housing as well as housing to end homelessness, particularly among college-aged youth. At present, he does not believe that there are adequate opportunities for homeownership or adequate rental housing. The largest barriers are access to credit, lack of financial education, and existing housing cost burden. There is a lack of investment in programs that serve low- to moderate-income communities.

Resources for Independence Central Valley

On November 1, 2022, a representative from the organization Resources for Independence Central Valley was interviewed. The representative expressed concern about laws in the City of Fresno that prevent homeless community members from camping or living in their cars. Homelessness is increasing, but the City is investing resources in enforcing these laws rather than providing assistance. There is funding to move homeless people around, but not to improve anyone’s living situation. Access to Section 8 can be a challenge, as the waiting list can be four or five years long. Additionally, rental housing can require incomes of two to three times the rent, which can be a barrier to some who need to access rental housing. For those who may be able to access housing, some landlords levy additional fees during the application process that can present a prohibitive cost. Credit checks are becoming a barrier for residents to get into housing. Community members with disabilities can experience additional challenges trying to find homes that have necessary accessibility features. Homeowners with disabilities end up needing to make expensive home improvements in order to make their homes accessible for themselves. For renters, these improvements may be more challenging to implement, and those who use service or support animals may experience discrimination against pets. There isn’t enough higher-density housing, housing near transit or major transportation corridors, or housing in good repair.

Llaves de tu Casa Iniciativa

As a follow-up to the region-wide stakeholder focus groups held in October and November 2022, a collection of members from the Llaves de tu Casa Iniciativa (LDTC) met on December 13, 2022, to respond to several stakeholder interview questions. The initiative is a financial education program open to all County of Fresno residents but with a focus on increasing Latino homeownership rates. Eight initiative members represented organizations and companies, including Envision Fresno (Mirna Garcia), Self Help Enterprises (Rick Gonzales, Alicia Bohigian), CORE Home Loans (Pablo Estrada), Union Bank (Reyes Ruiz), the California Association of Realtors (Sabrina Brown), and the National Association of Hispanic Realtors (Aldiva Rubalcava, Lucy Sandoval). The group collectively serves Fresno County, and members also serve other counties in the Central Valley.

The opportunities for future housing in the region that the initiative members identified included LTDC's ability to provide homeownership education virtually and in partnership with other local organizations. There has been a lack of financial literacy in the community along with challenges in using technology and language barriers.

The initiative members expressed concerns about affordability, including the location of affordable housing in undesirable areas. Upzoning single-family zoning would create more opportunities for the development of multifamily housing in more desirable locations. Some funding is only available in certain areas, which can exacerbate existing patterns of segregation and close proximity to industrial uses. They also expressed concern about investors displacing community members in order to establish short-term rentals while community members live in hotels. The State's mandate to install solar panels on new homes was also cited as an additional cost that will drive up the buyers' or renters' cost.

The gap between ownership housing affordability and program income limits was identified as a barrier to accessing housing. Moderate-income households earn too much to qualify for housing assistance, but those who qualify aren't able to afford the housing available. In addition to a lack of multifamily rental housing, there aren't many condo buildings in the region, which could present another affordable homeownership strategy. The establishment of land trusts was also identified as a potential strategy for increasing affordability, as well as donations of land from municipalities.

Self Help Enterprises has partnered with the City of Clovis on their recent accessory dwelling unit program and has partnered with Salt + Light to develop tiny homes for transitional housing.

Fresno Housing Authority

Two representatives from the Fresno Housing Authority, Doreen Eley and Michael Duarte, were interviewed on January 11, 2023. The Fresno Housing Authority currently has housing projects in every jurisdiction participating in the Multi-Jurisdictional Housing Element except for Coalinga. The City of Fresno has a separate Housing Authority.

The representatives noted that there is tremendous demand for housing in all communities in Fresno County. The last time the Section 8 waiting list opened they received more than 50,000 applications. Recently, when a 60-unit development in Clovis opened, they received more than 10,000 applications. When a project in downtown Fresno opened, they received 4,000 applications within a two-week period. Rents are high, which is challenging for residents but good for developers. The region needs more housing opportunities for people experiencing homelessness.

In rural and unincorporated communities, lack of water and sewer capacity is a major concern. The Housing Authority can't build housing in areas with no services.

For local developers, state funding and streamlining programs trigger skilled, trained, and prevailing wage requirements, which can be a barrier. Entitlement processing timelines are a barrier to development for the Housing Authority. The representatives gave the example of a recent project in San Joaquin where streamlined initiatives were used, but the project still took a year to finish the project review process. Many communities don't have much staff capacity and have part-time consultants to complete the work.

There is also a lack of capacity among agencies that provide services in rural and unincorporated areas. This is especially challenging for special needs populations that need mental health services. There is a countywide Department of Behavioral Health, but no offices in smaller cities. The representatives gave the example of a Homekey project in Huron that the Housing Authority wanted to assist with, but there were no service providers available to serve the project.

While there is a lot of interest in the community for homeownership opportunities, more funding is available for multifamily rental projects. The Housing Authority is more focused on rental projects and arriving at deeper affordability levels.

The Housing Authority is following the State's lead in providing housing in high opportunity areas. There are lots of incentives to do this to compete for tax credits and other state funding programs. The representatives mentioned that they are trying to balance this need by also working to improve the lower-resource areas where folks are already living along with disadvantaged communities like Del Ray and Lenar.

The COVID-19 pandemic brought challenges for many residents of Housing Authority projects. There were increases in domestic violence, and it was challenging for property managers to enforce rules.

Public Comments

The City offered the public opportunities to provide comment during the drafting of the Housing Element. As of August 16, 2023, no public comment was received. Any comments received will be considered and used to inform the sites analysis and assessment of fair housing issues, and goals, policies, and actions.

Comment Letter

Self-Help Enterprises (SHE) provided a comment letter to several Fresno COG jurisdictions with numerous broadly applicable recommendations. The City of Selma has taken these recommendations into careful consideration. SHE urges its service area members, including the City of Selma, to prioritize high-potential sites that unlock access to opportunity and not just basic shelter. As shown in **Figure 10-5 Local TCAC/HCD Opportunity Areas**, sites counted towards each RHNA income category are distributed across the City, with many low- and moderate-income sites in the highest, high and moderate resource areas. SHE encourages the City to streamline approvals and create financial incentives (including fee waivers or deferrals) for 100 percent affordable housing. Per **Programs 8, 9, 11, 13, 17, 20, 21 and 22**, the City will continue to use streamlined approvals and offer incentives (including fee waivers or deferrals) to facilitate lot consolidations and lot splits, encourage affordable housing, housing for farmworkers and

ADUs. SHE encourages jurisdictions to add a program to revise their zoning ordinance to add a manufactured home on a permanent foundation to be allowed in all zones that allow single-family residences. The City completed this revision of the zoning code as part of its June 2024 zoning update. **(Program 17)**. SHE calls for a collaborative effort and the City of Selma stands ready to partner with SHE as opportunities arise.

Noticing of Study Sessions and Community Workshops

Notice of the Joint Study Session was made available as part of the City's standard meeting notice process for City Council and Planning Commission meetings.

The Community Workshop was advertised to members of the public through multiple information channels. Flyers in English and Spanish were distributed through the Fresno COG email list and list of regional stakeholders and CBOs. Flyers were also sent to the Fresno Housing Authority for them to post and distribute.

Noticing of the Draft Housing Element

Per California Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, starting on November 17, 2023. Public comment was received, and an additional 10 business days was allowed to consider and incorporate public comments into the draft revision before submitting to HCD on December 28, 2023. The draft was made available on the City's website and was noticed to residents through the same methods as the Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups and other stakeholders.

Summary of Public Input Incorporated into the Housing Element

Highlights of public input and the programs that address it are provided in Section 10-3: Local Assessment of Fair Housing, in the subsections called *Programs to Address Community Workshop Comments* and *Programs to Address Consultation Comments*.



C I T Y O F S E L M A

1710 TUCKER STREET • SELMA, CALIFORNIA 93662

June 20, 2024

Property Owner – Jatinder Singh
APN: 385-220-23 and 26
2535 W. Lake Van Ness
Fresno CA 93711

RE: Property Owner's Intent to Develop Subject Property (APN: 385-220-23) within the City of Selma 6th Cycle Housing Element planning period

Dear Mr. Singh

The City of Selma has identified your property (APN: 385-220-23 and 26) as a candidate for being rezoned as a part of the City of Selma's 6th Cycle Housing Element. If included in the rezone, the property would be rezoned to R-4, which would allow for the development of higher-density housing, such as apartments. The City, as a part of the Housing Element process, must confirm development intent with each property owner(s) of a selected property that is considered underutilized or nonvacant. One of the properties mentioned has two single family dwelling units. According to the Fresno County Assessor data, the majority of the property's area is undeveloped. The City of Selma would like to confirm your intent on developing the property with housing within the planning period of the 6th Cycle Housing Element. The planning period for the Housing Element ends in 2031.

The Property Owners acknowledgement of their intent to develop the property will provide a clear picture of the future of the property and can be referred to as such in the 6th Cycle Housing Element. With that said, the City will maintain contact with the property owner of the aforementioned properties and provide:

- Identification and removal of barrier to the development of housing, and
- Assisting developers with technical assistance as needed, and
- Supporting funding applications, and
- Applying priority project processing and deferral of development impact or permit fees for proposals that provide low-income, special needs, and/or farmworker housing.

In the event, the property is not developed within the planning period, no consequences will be enacted onto the property.

If you agree to the following, please sign and date below.

Property Owner Signature: Jatinder Singh
Date: 6/21/2024



A Regional Plan for Addressing Housing Needs

*Fresno County • Coalinga • Firebaugh • Fowler • Fresno City • Huron • Kerman
Kingsburg • Mendota • Orange Cove • Parlier • Reedley • San Joaquin • Sanger • Selma*

