

CITY OF SELMA
REGULAR PLANNING COMMISSION MEETING
June 24, 2024

PURSUANT TO AB 361 AND GOVERNMENT CODE SECTION 54953, THE MEETING WAS HELD REMOTELY AND THE PUBLIC HAD THE OPTION TO CALL +1(301) 715-8592 ID: 883-1804-9306 TO PROVIDE COMMENTS ON AGENDA ITEMS. THE COUNCIL CHAMBER WAS OPEN FOR THE PUBLIC AS WELL.

The regular meeting of the City of Selma Planning Commission was called to order at 6:05 p.m. in the Council Chambers by Chairman Salas. Commission members answering roll call were: Coury, Franco, Garica, Juarez, Sandhu and Singh.

Also present were: Deputy City Manager Keene, City Planner Biawogi, Assistant Planner Macias, and Building-Planning Tech Cruz.

The agenda for this meeting was duly posted in a location visible at all times by the general public seventy-two hours prior to this meeting.

CONSENT CALENDAR: A motion was made by Commissioner Franco to approve the minutes of April 22,2024 and April 29,2024 as written. The motion was seconded by Commissioner Coury and carried with the following vote.

Ayes: Franco, Coury, Juarez, Sandhu, Salas

Noes: None

Absent: Garcia, Singh

Abstain: None

CONDITIONAL USE PERMIT EXTENSION – CUP 2020-0012 was approved by Planning Commission on July 27, 2020. Due to the continued impacts of COVID-19 on the community and development timing, on March 21, 2022, the Selma City Council approved an extension of three years for specified planning entitlements approved between 2019 and 2021, moving the expiration date of CUP 2020-0012 to July 27, 2024. The applicant is requesting an additional one-year extension for CUP 2020-0012. A draft Notice of Exemption has been prepared concerning the proposed project in compliance with the California Environmental Quality Act (CEQA). Kamara Biawogi, City Planner, provided an update regarding the extension of the Type 21 ABC license for the Conditional Use Permit (CUP) and construction of gas station, initially approved on July 27, 2022. Biawogi stated a correction to the Staff Report's Summary. The original extension date in the summary should read July 27, 2024. According to city municipal code, a CUP can be extended for one year, which has already been granted, extending the deadline to July 27,

2024. If the current extension is approved, it will be further extended to July 27, 2025. The applicant has applied for the CUP in compliance with the ordinance for gas stations and alcohol sales. Staff recommends that the commission approve the time extension of one-year for CUP 20-0012 and Notice of Exemption in compliance with CEQA. Commissioner Franco addressed the commission, emphasizing the importance of fostering development. He noted that since the CUP has already been grounded, failing to extend it would mean taking a step back and starting the process over again.

After discussion, the public hearing was opened at 6:17 p.m. There being no further comments, the hearing was closed at 6:18 p.m.

Following Commissioner's discussion, a motion was made by Commissioner Coury to approve RESOLUTION NO. 2024-02 OF THE PLANNING COMMISSION RECOMMENDING THE CONDITIONAL USE PERMIT TIME EXTENSION OF CUP 2020-0012 TO ALLOW THE TYPE 21 ABC LICENSE AND CONSTRUCTION OF GAS STATION, INITIALLY APPROVED ON JULY 27, 2022. AT 11010 E. MOUNTAIN VIEW AVE, SELMA, CA 93662 (APN:393-074-02). The motion was seconded by Commissioner Coury and carried with the following vote:

Ayes: Coury, Juarez, Franco, Sandhu, Salas

Noes: None

Absent: Singh, Garcia

Abstain: None

DEVELOPMENT PRESENTATION: Deputy City Manager Jerome Keene provided an update on the Community Development projects in the City.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:05 p.m.

Respectfully submitted by:

Miriam Cruz, Building-Planning Technician



SELMA PLANNING COMMISSION STAFF REPORT

- 1710 Tucker St.
- Selma, CA 93662
- (559) 891-2209
- planningdept@cityofselma.com

Meeting Date: October 28, 2024

TO: Selma Planning Commission
FROM: Community Development Department
SUBJECT: AGENDA ITEM NO. 2

PLAN-23-44: The purpose of this agenda item is to hold a public hearing to consider a Conditional Use Permit application to allow four (4) wrap-around LED electronic reader board signs totaling 57.8 square feet on the existing solar canopy, fuel island at 2921 Whitson Avenue, Selma, CA 93662 (APN: 358-200-39).

Application Information

Applicant Gilbert Martinez, 4270 N. Brawley, Fresno, CA 93720
Owner: Raj Kiran (2921 Whitson St, Selma, CA 93662)
Project Location: 2921 Whitson St, Selma, CA 93662 (APN:358-200-39)
General Plan / Zoning: Regional Commercial / Commercial Regional (C-R)

Project Description & Background

The Applicant is requesting to install a new billboard at the subject property (2921 Whitson St.) located on the façade of the solar canopy structure. The City's Municipal Code Section 11-3.8(I)(2)(b) Electronic Reader Board Signs require a Conditional Use Permit for all electronic reader board signs. The proposed sign will consist of the installation of four (4) LED corner message displays and face-lit channel address numbers, flush mounted to existing canopy. The proposed canopy will display 22.45 square feet of signage comprised of the site address and logos of the onsite businesses. The proposed electronic sign will be placed on the front and side portions of the existing canopy structure, approximately 14ft and 5in height with about 60 square feet of sign area. The electronic sign will not contain any display or illumination which is in motion or appears to be in motion or changes in intensity or exposes its messages for less than four seconds. The interval between messages shall not be less than one second. Furthermore, the applicant proposes to remove the existing freestanding sign located on the southeast corner of the property. In March of 2022, the project site expanded the existing car wash by including a 969-square-foot convenience store and (1) new canopy structure (NO. 2022-0025). The proposed electronic reader board will be constructed on the recently approved canopy addition.

Project Evaluation

Approval of this request would allow the Applicant to install four (4) LED corner message signs totaling 57.6 square feet to be displayed on the existing 14'-5" solar canopy.

Per Section 11-3.8(I)(2)(b) of the Selma Municipal Code, electronic reader boards shall not exceed 800 square feet in area and shall not be mounted at a height of more than 75 feet. Electronic reader boards shall not contain any display or illumination that is in motion or appears to be in motion or changes in intensity or exposes its message for less than four seconds. The interval between messages shall not be less than one second. Conditions of approval have been established to enforce this section of the Municipal Code. Compliance with these conditions will ensure that the sign will not interfere with the motorists in the immediate area. The sign can only display or advertise businesses located on the parcel, as off-premises advertising is prohibited. Any amendments to the site plan would require review by the City's Community Development Department to determine if the project is within compliance with the Municipal Code while ensuring the proper permits are applied for. If the proposed development is approved, the applicant will be required to submit a Sign Permit with the Planning Division, ensuring compliance with all local development standards.

The property's zone district is consistent with the existing General Plan land use designation. The applicant's proposed conceptual plans are also consistent with sign development standards identified in Municipal Code Section 11-3.8(I)(2)(B).

Environmental Compliance (CEQA)

Pursuant to California Environmental Quality Act (CEQA) Guidelines, Public Resources Code Section 15301 Existing Facilities-Class 1, it has been determined that this project is categorically exempt from additional CEQA processes. A Notice of Exemption is attached.

Notice of Public Hearing

The Public Notice was published in The Selma Enterprise on October 9, 2024. The adjacent property owners within 300 feet were notified of the hearing by the City via letter on October 14, 2024.

Findings of Fact

Staff recommends that the Planning Commission make the following findings with regard to Conditional Use Permit No. PLAN 23-44:

1. *The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in substantial compliance with all of the applicable provisions of this Development Code in that, per section 11-3.8(I)(2)(b) of the Selma Municipal Code, Electronic reader boards are allowed with a conditional use permit. The plans are consistent with the sign development standards identified in the ordinance.*
2. *The proposed use is consistent with the General Plan and any applicable specific plan in that the proposed request is consistent with the City of Selma's General Plan and Zoning Ordinance. The sign plan has been reviewed and is in compliance with all applicable development standards listed within the Municipal Code.*
3. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create substantial noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby, or adverse to the public interest, health, safety, convenience, or welfare of the City in that; the site proposed is within an existing commercial space. The applicant does*

not propose any major additions to the site and the proposed use is permitted with a conditional use permit. The plans have been reviewed and comply with all applicable development standards for an Electronic Reader Board Signs.

4. *The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed in that, the site proposed is within an existing commercial space. The proposed development is to allow four (4) corner LED electronic reader boards on an existing solar canopy. The proposed development will not increase the density/intensity on the site.*
5. *There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety in that, the proposed conditions of approval are required so that the proposed request would not be detrimental to the public health, safety, and welfare to the nearby vicinity. The plans have been reviewed to determine that the proposed sign will not visually impair or distract drivers within the immediate area.*
6. *The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) in that, the project meets the CEQA guidelines of 15301 existing facilities-Class 1. The project is categorically exempt from the CEQA process.*

Recommendation

Based on the approved findings, Staff recommends that Conditional Use Permit No. PLAN 23-44 be approved subject to the conditions listed in Exhibit C of the Resolution.

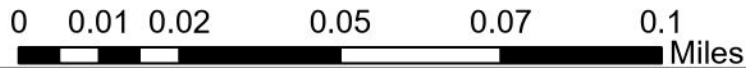
Kamara Biawogi, City Planner
Community Development Department

Attachments

- A. Aerial Location
- B. Site & Elevations Plans
- C. Conditions of Approval
- D. Resolution No. 2024-XX approving Conditional Use Permit PLAN 23-44
- E. Notice of Exemption

EXHIBIT A
Aerial Location

EXHIBIT A AERIAL LOCATION



APN: 358-200-39

Existing Rezone: C-R (Commercial Regional)

Existing General Plan: Regional Commercial



EXHIBIT B
Site & Elevation Plans



Corner LED Boards
and Contour Cabinets
attached to existing
Solar Canopy

Existing monument
sign to be removed
before installation of
LED canopy boards

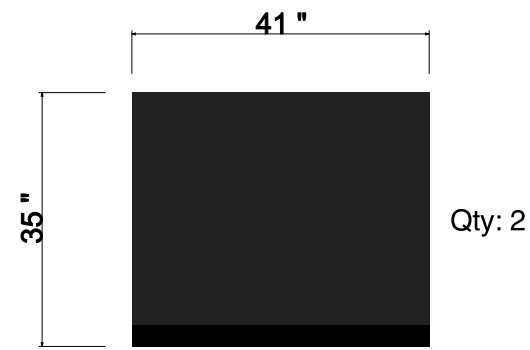


A-PLUS SIGNS

4270 N. Brawley Ave.
Fresno, CA 93722
Ph: (559) 275-0700
Fax: (559) 275-7482
design@a-plussigns.com

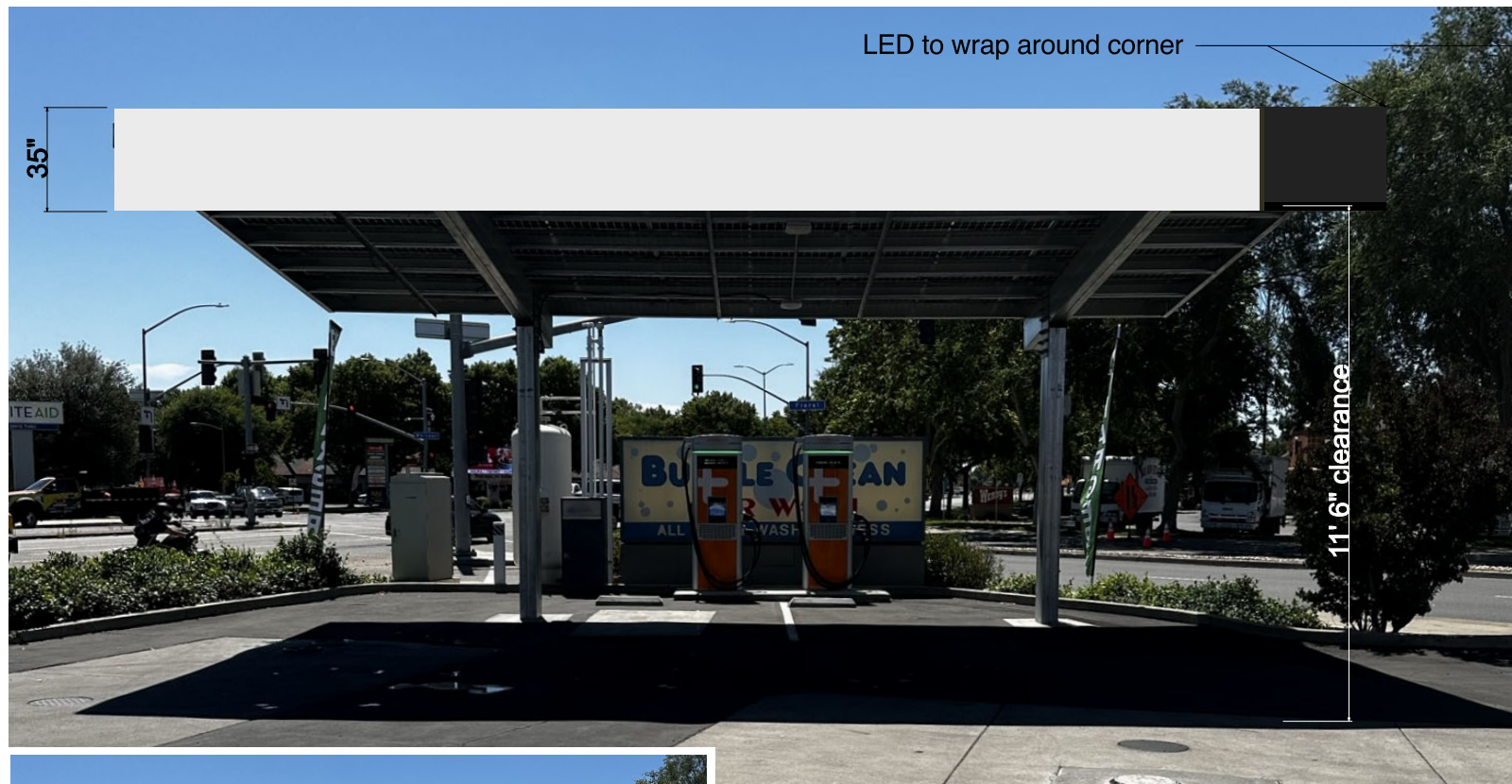
Greener Car Cleaner
2921 Whitson St
Selma, CA 93662





Canopy to be 35" tall, with steel tube framing and vertical supports every 24" behind areas where LED boards are installed

LED to wrap around corner



Proposed (Front)



Proposed (Side)



Existing



Existing

Client Information

Contact Raj
Company Greener Car Cleaner
Address 2921 Whitson Ave.
Selma, CA 93662
Phone 408-250-8951
Fax
email gcc.selma@gmail.com

Description

Framing and structure added to existing canopy as needed by others. Manufacture and install LED corner message displays and face-lit channel address numbers, flush mounted to existing canopy. Sign to connect to existing 120V power at sign location.

Materials

LED message displays
face-lit channel address numbers
white LED illumination

*Shall not contain any display or illumination which is in motion or appears to be in motion or changes in intensity or exposes its message for less than four seconds. The interval between messages shall not be less than one second.

* If specific colors have not been provided, colors will be matched to the closest equivalents. By signing you confirm that you have reviewed and agree to the color callouts.

Each sign must have:
- A dedicated branch circuit
- Three wires: Line, Ground and Neutral
- Wire Size: Min 12 GA THHN Copper Wire
Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.
- Power to the sign must be done by a licensed contractor or licensed electrician

ATTENTION: Before signing please review all details of this drawing, including (but not limited to) spelling, colors, and placement. By signing you confirm that you have reviewed and agree to all specifics shown in this drawing.

X PLEASE SIGN HERE

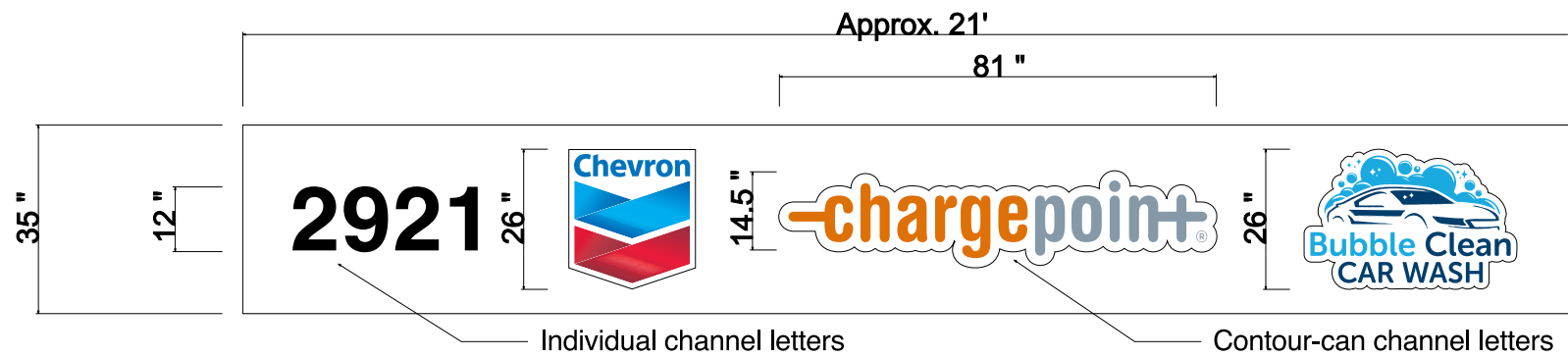
approved date
 As Is Without Change
 With Changes Noted



4270 N. Brawley Ave.
Fresno, CA 93722
Ph: (559) 275-0700
Fax: (559) 275-7482
design@aplusigns.com

Canopy LED Displays
Barrier Solar
Bubble Clean

Drawn by JTA	Date 8/18/23 Scale NTS	This drawing is proof of concept only. Due to construction constraints, sizes and/or layouts are subject to change. This original drawing is the exclusive property of A-Plus, Inc., and may not be reproduced, displayed or distributed without express written consent.
File name: Bubble Clean Canopy LED 1 Location: \B\BARRIER SOLAR\BUBBLE CLEAN	Rep GM	



Total square footage: 22.45 sq. ft.

Address numbers:

3M Day/Night Vinyl

Chevron:

Digital print vinyl

Chargepoint:

3M Tangerine 3630-84

3M Slate Gray 3630-61

Bubble Clean:

3M Light European Blue 3630-147

3M European Blue 3630-137

Client Information

Contact Raj
 Company Greener Car Cleaner
 Address 2921 Whitson Ave.
 Selma, CA 93662
 Phone 408-250-8951
 Fax
 email gcc.selma@gmail.com

Description

Framing and structure added to existing canopy as needed by others. Manufacture and install internally illuminated face-lit channel letters flush mounted to existing canopy. Sign to connect to existing 120V power at sign location.

Materials

face-lit channel letters
 white LED illumination
 3M translucent vinyl



Proposed



Existing

* If specific colors have not been provided, colors will be matched to the closest equivalents. By signing you confirm that you have reviewed and agree to the color callouts.

Each sign must have:

- A dedicated branch circuit
- Three wires: Line, Ground and Neutral
- Wire Size: Min 12 GA THHN Copper Wire

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

- Power to the sign must be done by a licensed contractor or licensed electrician

ATTENTION: Before signing please review all details of this drawing, including (but not limited to) spelling, colors, and placement. By signing you confirm that you have reviewed and agree to all specifics shown in this drawing.

X PLEASE SIGN HERE

approved _____ date _____

As Is Without Change

With Changes Noted



4270 N. Brawley Ave.
 Fresno, CA 93722
 Ph: (559) 275-0700
 Fax: (559) 275-7482
 design@aplusigns.com

Canopy Logos

Barrier Solar
 Bubble Clean

Drawn by

JTA

Date 8/18/23

Scale NTS

This drawing is proof of concept only. Due to construction constraints, sizes and/or layouts are subject to change. This original drawing is the exclusive property of A-Plus, Inc., and may not be reproduced, displayed or distributed without express written consent.

File name: Bubble Clean Canopy Logos 2

Location: \\BARRIER SOLAR\BUBBLE CLEAN

Rep
 GM



Proposed



Existing

Client Information

Contact Raj
 Company Greener Car Cleaner
 Address 2921 Whitson Ave.
 Selma, CA 93662
 Phone 408-250-8951
 Fax
 email gcc.selma@gmail.com

Description

Monument sign to be removed by others.

* If specific colors have not been provided, colors will be matched to the closest equivalents. By signing you confirm that you have reviewed and agree to the color callouts.

- Each sign must have:**
- A dedicated branch circuit
 - Three wires: Line, Ground and Neutral
 - Wire Size: Min 12 GA THHN Copper Wire



Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.
 - Power to the sign must be done by a licensed contractor or licensed electrician

ATTENTION: Before signing please review all details of this drawing, including (but not limited to) spelling, colors, and placement. By signing you confirm that you have reviewed and agree to all specifics shown in this drawing.

X PLEASE SIGN HERE

 approved date

- As Is Without Change  
 With Changes Noted



A-PLUS SIGNS

4270 N. Brawley Ave.
 Fresno, CA 93722
 Ph: (559) 275-0700
 Fax: (559) 275-7482
 design@aplussigns.com

Monument Removal

Barrier Solar
 Bubble Clean

Drawn by
 JTA

Date 12/12/23
 Scale NTS

This drawing is proof of concept only. Due to construction constraints, sizes and/or layouts are subject to change. This original drawing is the exclusive property of A-Plus, Inc., and may not be reproduced, displayed or distributed without express written consent.

File name: Bubble Clean Monument REMOVAL 1
 Location: \\BARRIER SOLAR\BUBBLE CLEAN

Rep
 GM

EXHIBIT C
Conditions of Approval

CITY OF SELMA
CONDITIONS OF APPROVAL
Conditional Use Permit
Project PLAN 23-44
Electronic Reader Board Wrap-Around Sign

Below is an itemized list of draft Conditions of Approval. This list is subject to change as the City prepares the finalized set of Conditions of Approval closer to the determined public hearing date.

CONDITIONS:

1. ***Planning Division*** The project shall be developed as shown on the Site Plan dated December 12, 2023, and attached exhibits. Minor changes to the approved site plan that do not affect the intent or major design considerations may be approved administratively by the Community Development Department.
2. The applicant and property owner shall sign the “Acknowledgement and Acceptance of Conditions” **form prior to issuance of any development permits.**
3. Approval of this site plan does not exempt the project from compliance with all applicable sections of the Zoning Ordinance, Engineering, Public Works Improvement Standards, and other City Ordinances or the payment of any fees.
4. The applicant or successor in interest shall be responsible for all actions of their contractors and subcontractors during the course of any work occurring on the site.
5. All construction debris must be removed from the **site prior to opening the business to the public.**
6. The applicant or successor in interest shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the Developer. Said authorized representative or his designee shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City Building Official shall be made for any emergency work, which may be required.
7. The Property Owner/applicant shall comply with Chapter 28-6-2(F)(13), Commercial Signs-Electronic Reader Board- A conditional use permit shall be required for all electronic reader boards. Electronic reader boards shall not exceed eight hundred (800) square feet in area and shall not be mounted at a height of more than seventy-five feet (75'). The sign area of an electronic reader board shall not be counted against other permitted signage and may be combined with other permitted signage. Conditional use permits shall be applied for and processed as per Chapter 16 of this title. Electronic reader boards shall not contain any display

or illumination which is in motion or appears to be in motion or changes in intensity or exposes its message for less than four (4) seconds. The interval between messages shall not be less than one second. (Ord. 95-9, 8-7-1995).

8. All new signage must be reviewed with a separate building permit.
9. All new signage (including on-building, freestanding, and freeway signage) must be reviewed with a separate sign permit.

City Attorney - Defense and Indemnification Provisions:

1. The City shall not be liable to the Developer/successor in interest or to any other person, firm, or corporation whatsoever, for any injury or damage that may result to any person or property by or from any cause whatsoever in, on, or about the project of said land covered by this Agreement, or any part thereof. The preceding sentence shall not apply to any liability, loss, cost of damages caused solely by the negligence (active or passive) or willful misconduct of the City or its agents.
2. The Developer/successor in interest hereby releases and agrees to indemnify and hold the City, and its officers, agents, employees and volunteers harmless from and against any and all injuries to and deaths of persons or injuries to property, and all claims, demands, costs, loss, damage and liability, howsoever the same may be caused and whensoever the same may appear, resulting directly or indirectly from the performance or nonperformance of any or all work to be done in said project including but not limited to the street lights of way in said Project and upon the premises adjacent thereto pursuant to this Agreement, and also from any and all injuries to and deaths of persons and injuries to property or other interests, and all claims, demands, costs, loss, damage, and liability, howsoever same may be caused and whensoever same may appear, either directly or indirectly made or suffered by the Developer/successor in interest, the Developer's agents, employees, and subcontractors, while engaged in the performance of said work. The preceding sentence shall not apply to any liability, loss, cost, damage and liability caused solely by the negligence (active or passive) or willful misconduct of the City or its agents.

EXHIBIT D
Resolution

RESOLUTION NO. 2024 - ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SELMA, CALIFORNIA APPROVING OF CONDITIONAL USE PERMIT NO. 23-44 FOR AN ELECTRONIC WRAP-AROUND READER BOARD SIGN TO AN EXISTING SOLAR CANOPY AT 2921 WHITSON ST. (389-200-39) WITH CONDITIONS OF APPROVAL AND FINDINGS IN SUPPORT TO THE PLANNING COMMISSION THEREOF

RECITALS

WHEREAS, on December 13 2023, the Applicant (Gilbert Martinez) filed a complete application requesting the approval of a Conditional Use Permit to the City of Selma, PLAN 23-44 described herein (“Applicant” or “Project”); and

WHEREAS, the Applicant applied to install two (4) LED electronic reader board wrap-around signs totaling 57.6 square feet on an existing canopy, which is applicable to the subject property. The subject property is located at 2921 Whitson St., Assessor’s Parcel Number 389-200-39 (“Property”); and

WHEREAS, the project qualifies for a Categorical Exemption, therefore, a Notice of Exemption in compliance with the California Environmental Quality Act (CEQA) was prepared; and

WHEREAS, public notice of the Planning Commission’s October 28, 2024, public hearing for the Project was published in *The Selma Enterprise* on October 9, 2024, in compliance with the City’s Municipal Code and Government Code Section 65091; and

WHEREAS, public notice of the Planning Commission’s October 28, 2024, special public hearing for the Project was also mailed to property owners within 300 feet of the Project Site, on October 14, 2024; and

WHEREAS, on October 28, 2024, the Planning Commission of the City of Selma conducted a duly noticed public hearing on the Application, and considered all evidence written and oral; and

WHEREAS, based on substantial evidence provided in the record before the Planning Commission regarding CEQA compliance and public comments related to the Project, it has been determined that there is no possibility that this Project will have significant effects on the environment; and

WHEREAS, the Planning Commission deliberated and hereby makes the following Findings for the Project and recommends approval of the Project.

FINDINGS:

1. *The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in substantial compliance with all of the applicable provisions of this Development Code in that, per section 11 3.8(I)(2)(b) of the Selma Municipal Code, Electronic reader boards are allowed with a conditional use permit. The plans are consistent with the sign development standards identified in the ordinance.*
2. *The proposed use is consistent with the General Plan and any applicable specific plan in that the proposed request is consistent with the City of Selma’s General Plan*

and Zoning Ordinance. The sign plan has been reviewed and is in compliance with all applicable development standards listed within the Municipal Code.

3. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create substantial noise, traffic, or other conditions or situations that may be objectionable or detrimental to other allowed uses operating nearby, or adverse to the public interest, health, safety, convenience, or welfare of the City in that;* the site proposed is within an existing commercial space. The applicant does not propose any major additions to the site and the proposed use is permitted with a conditional use permit. The plans have been reviewed and comply with all applicable development standards for an Electronic Reader Board Signs.
4. *The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed in that,* the site proposed is within an existing commercial space. The proposed development is to allow four (4) corner LED electronic reader boards on an existing solar canopy. The proposed development will not increase the density/intensity on the site.
5. *There are adequate provisions for public access, water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety in that,* the proposed conditions of approval are required so that the proposed request would not be detrimental to the public health, safety, and welfare to the nearby vicinity. The plans have been reviewed to determine that the proposed sign will not visually impair or distract drivers within the immediate area.
6. *The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) in that,* the project meets the CEQA guidelines of 15301 existing facilities-Class 1. The project is categorically exempt from the CEQA process.

NOW THEREFORE, BE IT RESOLVED, that the City of Selma Planning Commission hereby finds and takes the following actions:

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct and are incorporated herein by reference.
2. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the City Municipal Code.
3. Upon independent review and consideration of all pertinent written information contained in the Staff Report and reflecting independent judgment and analysis, the Planning Commission hereby finds and determines that the proposed Project, No. PLAN 23-44, will not have any significant impacts on the environment. Based on these findings, the Planning Commission adopts the Notice of Exemption. The Planning Commission further approves the Application for the aforesaid Conditional Use Permit of the Property to allow for the construction of an electronic reader board wrap-around sign.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Selma at a special meeting held on October 28, 2024, by the following vote:

AYES: COMMISSIONER:

NOES: COMMISSIONER:

ABSTAIN: COMMISSIONER:

ABSENT: COMMISSIONER:

Theresa Salas
Chairperson of the Selma Planning Commission

ATTEST:

Jerome Keene
Deputy City Manager

EXHIBIT E
Notice of Exemption

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: _____

From: (Public Agency): _____

(Address)

Project Title: _____

Project Applicant: _____

Project Location - Specific:

Project Location - City: _____ Project Location - County: _____

Description of Nature, Purpose and Beneficiaries of Project:

Name of Public Agency Approving Project: _____

Name of Person or Agency Carrying Out Project: _____

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Lead Agency
Contact Person: _____ Area Code/Telephone/Extension: _____

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: *Kamara B* Date: _____ Title: _____

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



**SELMA PLANNING COMMISSION
STAFF REPORT**
Meeting Date: October 28, 2024

- 1710 Tucker St.
- Selma, CA 93662
- (559) 891-2209
- planningdept@cityofselma.com

TO: Selma Planning Commission
FROM: Community Development Department
SUBJECT: AGENDA ITEM NO. 3

Submittal No. PLAN 24-31: To consider a major variance for the Lennar Homes within Tentative Subdivision Map, Tract 6244. The major variance includes a rear setback reduction to 11' where 15' is required for lots 1-13 & lots 232-240, a rear setback to 8' where 15' is required for lots 241-297, and removal of the additional 5' side yard setback requirement for each additional story when adjacent to an R-1 or R-2 zone.

CEQA: A draft Notice of Exemption has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA).

Application Information

Applicant/Owner: Thomas Davis (Lennar Homes)/David Serimian

Project Location: The tentative subdivision map is located on the northeast corner of Floral Avenue and Dockery Avenue, Selma (APNs: 358-100-10, -09, -08, 358-196-02).

General Plan /Specific Plan/
Zoning: Medium Low Density (MLD), Open Space, (OS) /Low Density (LD) / Residential-Medium (R-M SP-AMB)

Project Description & Background

The purpose of this agenda item is to hold a public hearing for the Planning Commission to consider a major variance within the previously approved Tentative Tract Map 6244 submitted by Lennar Homes. The major variance request includes a rear setback reduction to 11' where 15' is required for lots 1-13 & lots 232-240, a rear setback to 8' where 15' is required for lots 241-297, and the removal of the additional 5' setback requirement for each additional story when adjacent to an R-1 or R-2 zone.

The Tentative Subdivision Map (Tract 6244) was approved by the City of Selma's City Council on June 21st, 2021. Tract 6244 includes 297 lots on 55.06 acres comprised over five parcels (APNs: 358-100-08, 358-100-09, 358-100-10, 358-100-11, and a portion of 358-196-02). The site has been rezoned as R-M Residential-Medium (R-M SP-AMB), which allows a density of up to 9 DU/ AC. Utilizing the 10% minor deviation adjustment, the applicant has proposed to develop 279 lots for a total of 5.06 DU

per net acre. The minimum lot size for the R-M zone is 3,000 SF. The proposed lots range in size from 3,994 SF to 13,154 SF. The proposed density and lot sizes align with those allowed in the Amberwood Specific Plan R-M zoning designation.

Project Evaluation

A reduction in rear yard setbacks from 15' to 8' as shown in the attached Setback Reduction Site Plan, is consistent with the General Plan and Amberwood Specific Plan. The removal of the additional 5' side yard setback requirement for each additional story when adjacent to an R-1 or R-2 zone will not have an adverse effect on public welfare or the surrounding environment. The proposed two-story units in Tract 6244 will have a road buffer (Dockery Avenue) between the tract and the existing single-story homes. Additionally, a 6' masonry wall will be constructed, bordering the west side of the tract. . The proposed landscaping along the east of Dockery Avenue also includes proposed Bay Laurel trees, which will be approximately 12 feet tall with a canopy of approximately 15 to 20 feet, totaling approximately 30 feet. Furthermore, the front yards of the existing homes west of Dockery Avenue face east towards Tract 6244, further increasing the distance from the two residential developments.

The Planned Development of the 297-lot subdivision will aid in providing mixed housing, home sizes, and home types with varying yard sizes to ensure a more affordable community that appeals to a wider variety of home buyer needs. The proposed variance assists the development in providing the home buyer with the option of purchasing a mainstream type of home with less annual expense on yard maintenance, water consumption, and property taxes. The development will also include a neighborhood park, open space, and landscaping.

Though the Amberwood Specific Plan designates this neighborhood as Low Density Residential, the Specific Plan allows for variations within the plan area. Section 1.6.5 states,

"Variations may consist of adjustments to land use and zoning district boundaries, density transfers between designated neighborhood areas so long as the overall unit count is not exceeded, and adjustments to interior roadway alignments and infrastructure as a result of detailed engineering information. Variations may be approved by the Director provided that they are substantially consistent with the overall intent of the Specific Plan and do not result in significant impacts not already addressed by the EIR or by subsequent environmental documents."

This increase in density and variation in lot sizes complies with the intent of the Specific Plan to provide a variation of housing types and designs to support different housing styles. A Major Variance is only required through the City's zoning ordinance as the project's deviations exceed 10% of the development standard, therefore requiring review and approval by the Planning Commission (SMC 11-6.10). Staff will require future developers within the Amberwood Specific Plan provide a running total of the lot count within the Specific Plan area to assure that each additional proposed subdivision map meets the overall intended lot count for the overall Specific Plan area.

Required Findings

With the analysis provided in the staff report and attachments, staff recommends that the Planning Commission make the following findings with regard to Major Variance No. PLAN 24-31:

1. *That because of special circumstances applicable to subject property, including size, shape, topography, location or surrounding, the strict application of this Ordinance deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification in that, the applicant is looking to maximize development on the property by utilizing the minor deviation component of the ordinance (SMC 11-6.9) adjustment of 10%, increasing lot count from 270 units to 297 units. This increase required a reconfiguration of Tract 6244 which enabled a variety of lot sizes. The variance will allow the applicant to provide a range of housing types and styles to be constructed on smaller lots, allowing for more affordable options within the development. The decrease in some lot sizes as a result of the increase lot count minimizes the types of housing that may be provided and the variance application would maintain flexibility to provide a mix of housing types to suit multiple income groups, helping the City to achieve housing goals set by the State of California.*
2. *That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or zone in which the property is located in that, the variance will not have any adverse effect on the public welfare or surrounding environment. The two-story units built on the identified lots will have a road buffer (Dockery Avenue) between the tract and existing single-story homes to the west, which are all forward facing east. Additionally, the installation of a 6' masonry wall with tree landscaping of up to 12 feet in height on the west side of the tract will further act as a barrier from view of existing residential developments.*
3. *The strict application of the provisions of this Ordinance would result in practical difficulties or unnecessary hardships, not including economic difficulties or economic hardships in that, the Amberwood Specific Plan has minimum setbacks requirements per lot type that hinder applicants from developing a variety of home styles. A variance helps provides some flexibility for the applicant while avoiding monolithic standard-style homes within a subdivision.*
4. *That the granting of such variance will not adversely affect the general plan, specific plan or the purposes of this Ordinance. The variance would not impair the integrity and character of the District in which it is to be located, in that the Amberwood Specific Plan and Selma Zoning Ordinance allow for deviations to development standards. If the variance is granted, the project will still comply with density requirements enforced through the General Plan and Amberwood Specific Plan and not exceed the overall lot counts allowed under prior entitlement approvals.*

Environmental Compliance (CEQA)

Pursuant to California Environmental Quality Act (CEQA) Guidelines, Public Resources Code Section 15305(a) Minor Alterations in Land Use Limitations; it has been determined that this project is categorically exempt from additional CEQA processes. A Notice of Exemption is attached.

Notice of Public Hearing

The Public Notice was published in The Selma Enterprise on October 9, 2024. The adjacent property owners within 300 feet were notified of the hearing by the City via letter on October 14, 2024.

Recommendation

Based on the approved findings and consistency with the Amberwood Specific Plan and City of Selma's General Plan, staff recommend that Major Variance No. PLAN 24-31 be approved.

Kamara Biawogi, City Planner
Community Development Department

Jerome Keene MAS, AICP, Deputy City Manager
Community Development Department

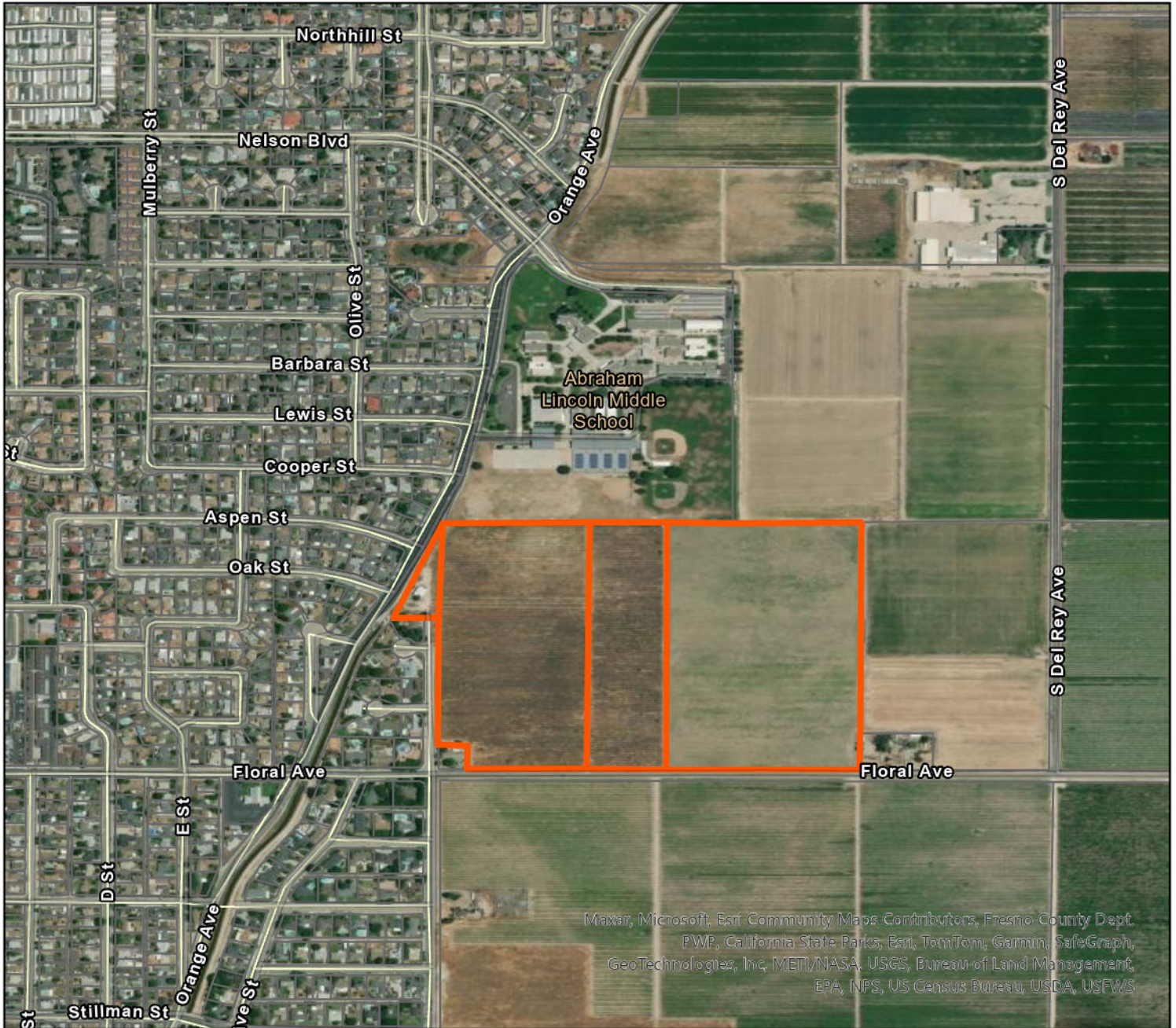
EXHIBITS

- A. Aerial Location
- B. Setback Reduction Site Plan
- C. Elevation Plans
- D. Tentative Subdivision Map Tract. 6244
- E. Resolution
- F. Notice of Exemption

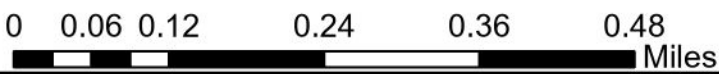
EXHIBIT A
Aerial Location

EXHIBIT A

AERIAL LOCATION



Maxar, Microsoft, Esri Community Maps Contributors, Fresno County Dept. PWP, California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS



APN: 358-200-39

Existing Rezone: C-R (Commercial Regional)

Existing General Plan: Regional Commercial



EXHIBIT B
Setback Reduction Site Plan



September 12, 2024

Jerome Keene
Deputy City Manager
City of Selma
1710 Tucker Street
Selma, CA 93662

Subject: Tract 6244 – Variance Application for Setbacks
NEC of E Floral Avenue & Dockery Avenue

Lennar Homes is requesting a variance for Tentative Subdivision Map Tract 6244, in the City of Selma, located at NEC of E. Floral Avenue and Dockery Avenue for a reduction in rear yard setbacks.

Reduction of Rear Yard Setbacks – Lots 1-13 & 232-240

A reduction in rear yard setbacks from 15' to 11' as shown in the attached Setback Reduction Site Plan and Setback Reduction Typical Plot Plan, which would be consistent with the General Plan and Amberwood Specific Plan.

Reduction of Rear Yard Setbacks – Lots 241-297

A reduction in rear yard setbacks from 15' to 8' as shown in the attached Setback Reduction Site Plan and Setback Reduction Typical Plot Plan, which would be consistent with the General Plan and Amberwood Specific Plan.

The site is physically suitable for the type and intensity of the land using being proposed. The development is demonstratively superior to the development that could occur under the standards applicable and will achieve superior community design, environmental preservation, and/or substantial public benefit. The lots and homes will be similar in nature, with more contemporary designs to what has been built in the immediate area in the past. The Planned Development of the 297-lot subdivision will aid in providing mixed housing, home sizes, and home types with varying size yards to ensure a more affordable community that appeals to a wider variety of home buyer needs. The development gives the home buyer the option of purchasing a mainstream type of home with less annual expense on yard maintenance, water consumption, and property taxes. The development will also include a neighborhood park, open space, and landscaping.

Off-site improvements, once constructed, will provide adequate transportation facilities, public utilities and public services for the development. The development will be consistent with the surrounding land uses and will not have an adverse effect in the area, and in fact, once built out, the park, open space and infrastructure will enhance the services for the overall surrounding areas.

Sincerely,

Thomas Davis

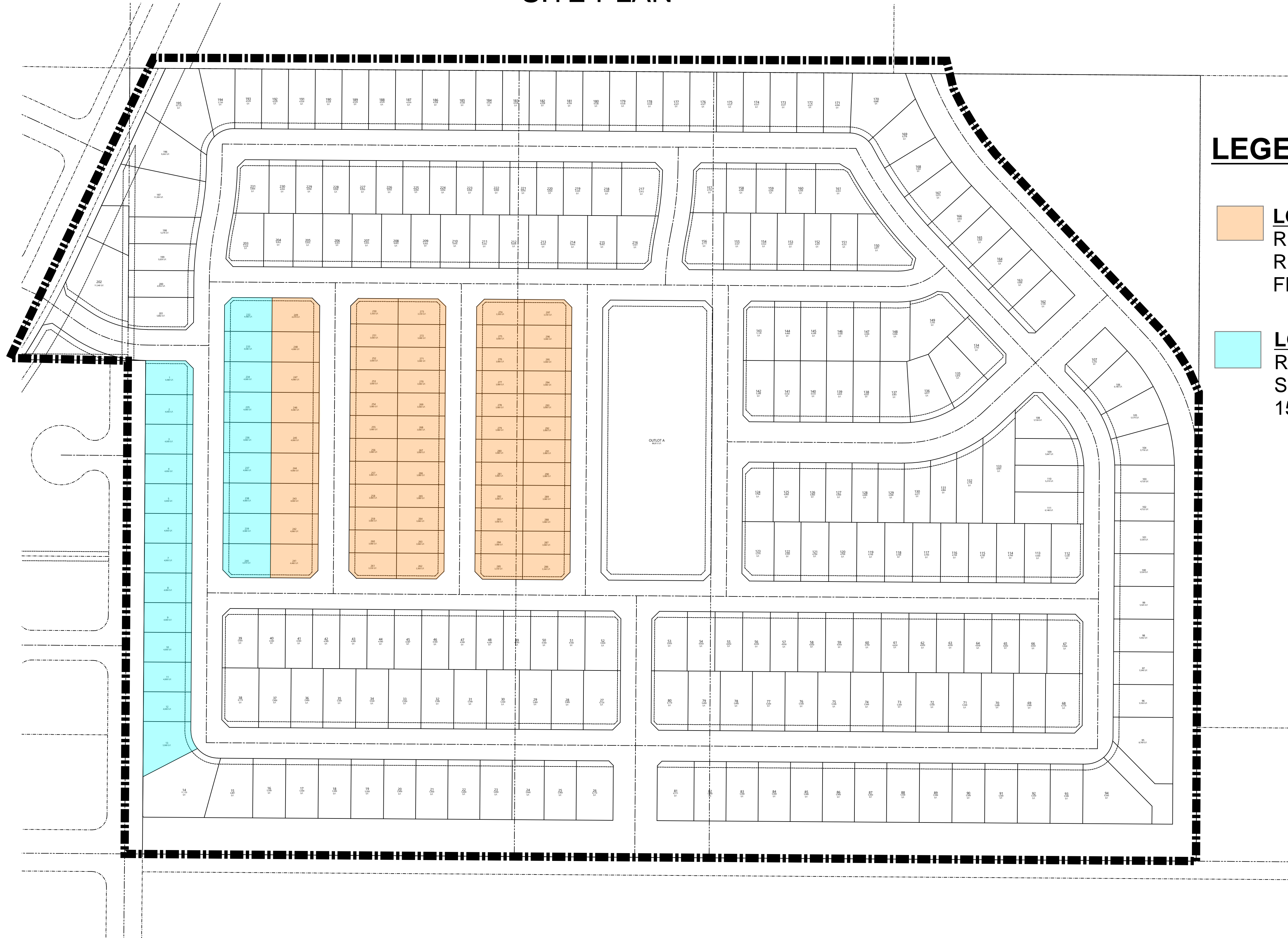
Thomas L. Davis
Entitlement Manager
Lennar Homes of California, LLC

8080 N. Palm Ave. • Suite 110 • Fresno, CA 93711 • Office: 559-447-3400 • Fax: 559-447-3404


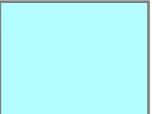
LENNAR.COM



TRACT 6244 - AMBERWOOD
CITY OF SELMA
SETBACK REDUCTION
SITE PLAN

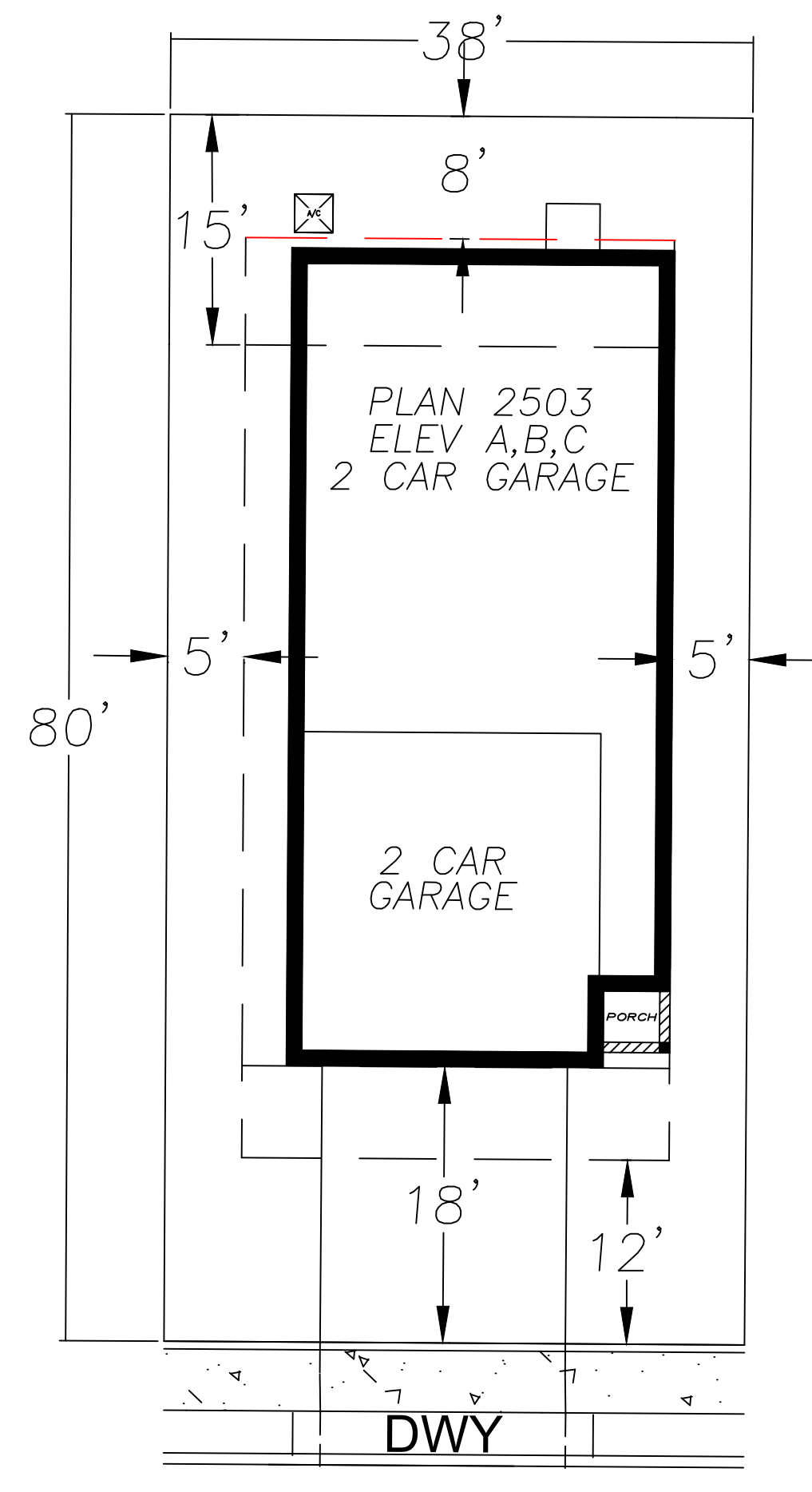


LEGEND

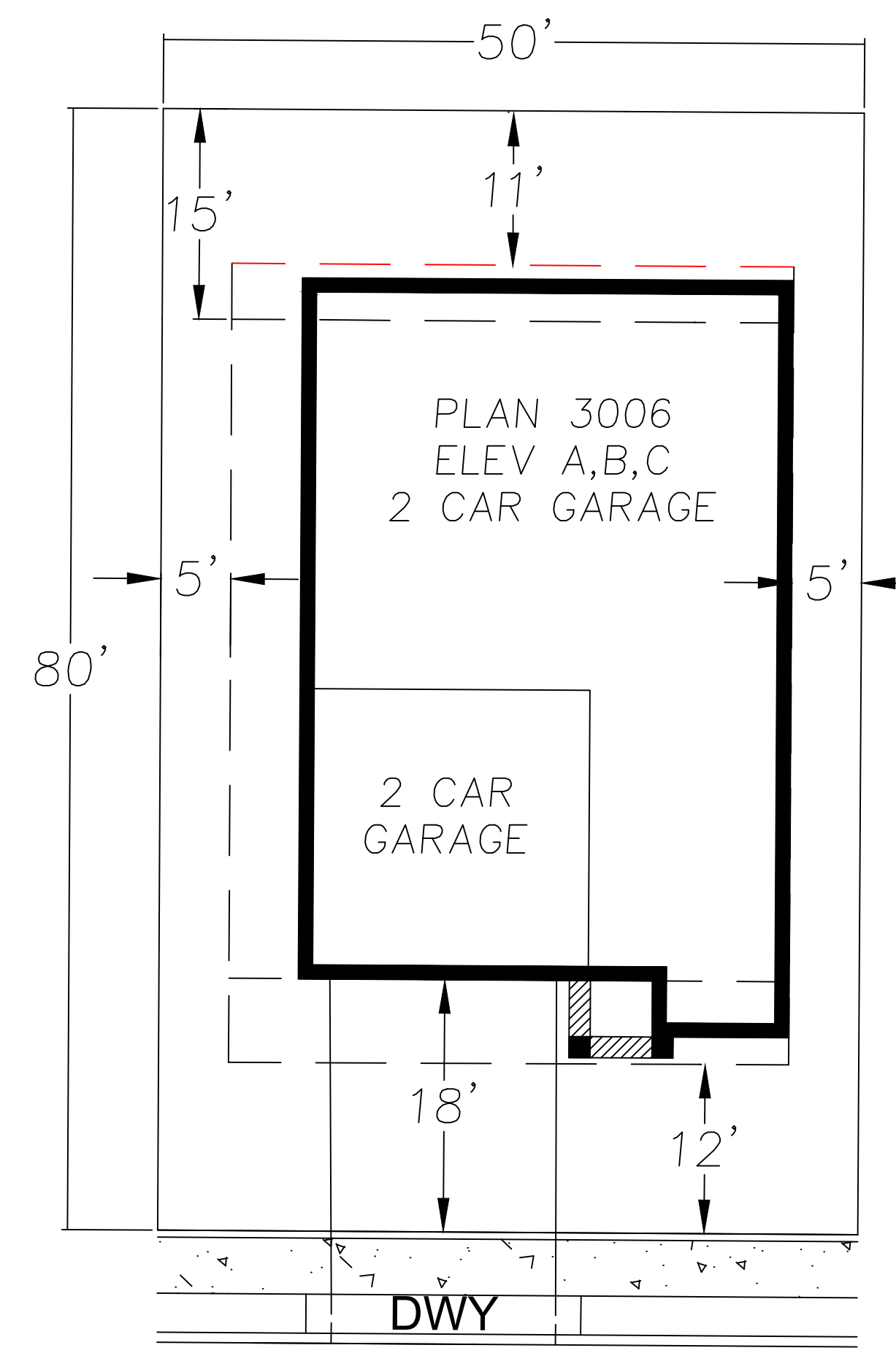
-  **LOTS 241 TO 297:**
REQUEST REAR YARD SETBACK
REDUCTION FROM 15 FEET TO 8
FEET
-  **LOTS 1 TO 13 AND 232 TO 240:**
REQUEST REAR YARD
SETBACK REDUCTION FROM
15 FEET TO 11 FEET

TRACT 6244 - AMBERWOOD
CITY OF SELMA
SETBACK REDUCTION
TYPICAL PLOT PLAN

LOTS 241 TO 297:
REQUEST REAR YARD SETBACK
REDUCTION FROM 15 FEET TO 8
FEET



LOTS 1 TO 13 AND 232 TO 240:
REQUEST REAR YARD
SETBACK REDUCTION FROM
15 FEET TO 11 FEET



SCALE: 1" = 10'

EXHIBIT C
Elevation Plans

Celestial Series

Lyra

Elevation A



Elevation B



Elevation C



Celestial Series

Draco

Elevation A



Elevation B



Elevation C



Celestial Series

Venus

Elevation A



Elevation B



Elevation C



Valencia Series

James

Elevation A



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

Elevation B



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

Elevation C



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

Valencia Series

Muir

Elevation A



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

Elevation B



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

Elevation C



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

Valencia Series

Poppy

Elevation A



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

Elevation B



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

Elevation C



© 2024 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

EXHIBIT D
Tentative Subdivision Map
Tract. 6244

EXHIBIT E
Resolution

RESOLUTION NO. 2024 - ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SELMA, CALIFORNIA APPROVING A MAJOR VARIANCE NO. 24-31 FOR A REAR SETBACK REDUCTION TO 11' WHERE 15' IS REQUIRED FOR LOTS 1-13 & LOTS 232-240, A REAR SETBACK TO 8' WHERE 15' IS REQUIRED FOR LOTS 241-297, AND REMOVAL OF THE ADDITIONAL 5' SIDE YARD SETBACK REQUIREMENT FOR EACH ADDITIONAL STORY WHEN ADJACENT TO AN R-1 OR R-2 ZONE WITH FINDINGS IN SUPPORT TO THE PLANNING COMMISSION THEREOF

RECITALS

WHEREAS, on September 16, 2024, the Applicant (Thomas Davis/David Serimian – Lennar Homes) filed a complete application requesting the approval of a Major Variance to the City of Selma, PLAN 24-31 described herein (“Applicant” or “Project”); and

WHEREAS, the Applicant applied for a major variance on Tentative Subdivision Map. Tract 6244 to reduce a rear setback to 11’ where 15’ is required for lots 1-13 & lots 232-240, a rear setback to 8’ where 15’ is required for lots 241-297, and removal of the additional 5’ side yard setback requirement for each additional story when adjacent to an R-1 or R-2 zone. The subject property is located on the northeast corner of Floral Avenue and Dockery Avenue, Selma (APNs: 358-100-10, -09, -08, 358-196-02); and

WHEREAS, the project qualifies for a Categorical Exemption, therefore, a Notice of Exemption in compliance with the California Environmental Quality Act (CEQA) was prepared; and

WHEREAS, public notice of the Planning Commission’s October 28, 2024, public hearing for the Project was published in *The Selma Enterprise* on October 9, 2024, in compliance with the City’s Municipal Code and Government Code Section 65091; and

WHEREAS, public notice of the Planning Commission’s October 28, 2024, special public hearing for the Project was also mailed to property owners within 300 feet of the Project Site, on October 14, 2024; and

WHEREAS, on October 28, 2024, the Planning Commission of the City of Selma conducted a duly noticed public hearing on the Application, and considered all evidence written and oral; and

WHEREAS, based on substantial evidence provided in the record before the Planning Commission regarding CEQA compliance and public comments related to the Project, it has been determined that there is no possibility that this Project will have significant effects on the environment; and

WHEREAS, the Planning Commission deliberated and hereby makes the following Findings for the Project and recommends approval of the Project.

FINDINGS:

1. *That because of special circumstances applicable to subject property, including size, shape, topography, location or surrounding, the strict application of this Ordinance deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification in that, the applicant is looking to maximize development on the property by utilizing the minor deviation component of the ordinance (SMC 11-6.9) adjustment of 10%, increasing lot count from 270 units to 297 units. This increase required a reconfiguration of Tract 6244 which enabled a variety of lot sizes. The variance will allow the applicant to provide a range of housing*

types and styles to be constructed on smaller lots, allowing for more affordable options within the development. The decrease in some lot sizes as a result of the increase lot count minimizes the types of housing that may be provided and the variance application would maintain flexibility to provide a mix of housing types to suit multiple income groups, helping the City to achieve housing goals set by the State of California.

2. *That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or zone in which the property is located in that, the variance will not have any adverse effect on the public welfare or surrounding environment. The two-story units built on the identified lots will have a road buffer (Dockery Avenue) between the tract and existing single-story homes to the west, which are all forward facing east. Additionally, the installation of a 6' masonry wall with tree landscaping of up to 12 feet in height on the west side of the tract will further act as a barrier from view of existing residential developments.*
3. *The strict application of the provisions of this Ordinance would result in practical difficulties or unnecessary hardships, not including economic difficulties or economic hardships in that, the Amberwood Specific Plan has minimum setbacks requirements per lot type that hinder applicants from developing a variety of home styles. A variance helps provides some flexibility for the applicant while avoiding monolithic standard-style homes within a subdivision.*
4. *That the granting of such variance will not adversely affect the general plan, specific plan or the purposes of this Ordinance. The variance would not impair the integrity and character of the District in which it is to be located, in that the Amberwood Specific Plan and Selma Zoning Ordinance allow for deviations to development standards. If the variance is granted, the project will still comply with density requirements enforced through the General Plan and Amberwood Specific Plan and not exceed the overall lot counts allowed under prior entitlement approvals.*

NOW THEREFORE, BE IT RESOLVED, that the City of Selma Planning Commission hereby finds and takes the following actions:

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct and are incorporated herein by reference.
2. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the City Municipal Code.
3. Upon independent review and consideration of all pertinent written information contained in the Staff Report and reflecting independent judgment and analysis, the Planning Commission hereby finds and determines that the proposed Project, No. PLAN 24-31 will not have any significant impacts on the environment. Based on these findings, the Planning Commission adopts the Notice of Exemption. The Planning Commission further approves the Application for the aforesaid Major Variance of the Property to allow for the reduction of rear yard setbacks and deviation of a setback development standard.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Selma at a special meeting held on October 28, 2024, by the following vote:

AYES:

COMMISSIONER:

NOES:

COMMISSIONER:

ABSTAIN:

COMMISSIONER:

ABSENT:

COMMISSIONER:

Theresa Salas
Chairperson of the Selma Planning Commission

ATTEST:

Jerome Keene
Deputy City Manager

EXHIBIT F
Notice of Exemption

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Fresno
2220 Tulare St
Fresno, CA 93721

From: (Public Agency): City of Selma
1710 Tucker Street
Selma, CA 93662

(Address)

Project Title: Major Variance - Lennar Tract 6244 (PLAN-24-31)

Project Applicant: Thomas Davis (Lennar Homes)

Project Location - Specific:

The tentative subdivision map is located on the northeast corner of Floral Avenue and I

Project Location - City: Selma Project Location - County: Fresno County

Description of Nature, Purpose and Beneficiaries of Project:

The major variance includes a rear setback reduction to 11' where 15' is required for lots 1-13 & lots 232-240, a rear setback to 8' where 15' is required for lots 241-297, and removal of the additional 5' side yard setback requirement for each additional story when adjacent to an R-1 or R-2 zone.

Name of Public Agency Approving Project: City of Selma

Name of Person or Agency Carrying Out Project: Community Development Department

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Section 15305/Class 5
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.

Lead Agency
Contact Person: Kamara Biawogi Area Code/Telephone/Extension: 559-891-2209

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Kamara B Date: 10/24/24 Title: City Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



**SELMA PLANNING COMMISSION
MEETING
STAFF REPORT**

- 1710 Tucker St.
- Selma, CA 93662
- (559) 891-2209
- planningdept@cityofselma.com

Meeting Date: October 28, 2024

TO: Selma Planning Commission
FROM: Community Development Department
SUBJECT: AGENDA ITEM NO. 4

City of Selma Housing Element EIR Addendum: An addendum to the General Plan Environmental Impact Report (EIR) for the 2023-2031 Housing Element Update for the City of Selma, under State CEQA Guidelines Section 15164 which includes General Plan Amendments and Rezones of 22 parcels identified to meet the City’s Regional Housing Needs Allocation (RHNA).

CEQA: Exempt from CEQA: Per Section 15162 requiring preparation of a subsequent EIR, and the appropriate environmental document as authorized by CEQA Guidelines Section 15164(b) is an Addendum.

Application Information

Applicant: City of Selma
Project Location: Citywide
Current General Plan / Zoning: Low Density (LD), Medium Low Density (MLD), Medium Density (MD), Medium High Density (MHD), High Density (HD), Regional Commercial (RC), Community Commercial (CC) / R-2-A(Medium High Density), R-3 (Medium High Density), R-1-7 (Medium-Low), R-1-9 (Low), C-2 (Community Commercial)
Proposed General Plan / Zoning: High Density (HD) / R-4 (High Density)

Executive Summary

The Housing Element is a State-mandated eight-year policy document that is a component of the Selma General Plan. The overall purpose of the Housing Element Update is to identify current and projected housing needs, show locations where housing can be built, and set goals, policies, and programs to meet the community's housing needs.

The City prepared its Housing Element as part of a Multi-Jurisdictional Housing Element regional effort in collaboration with the Fresno County Council of Governments, Fresno County, and thirteen other cities in Fresno County.

The Fresno County Council of Governments contracted with PlaceWorks and team members Ascent, Provost & Pritchard, and the California Coalition of Rural Housing to assist Fresno County and the cities with the Multi-Jurisdiction Housing Element Update.

The Multi-Jurisdiction Housing Element is a single document composed of two sections:

- 1) The main body of the document describes demographics, housing needs, resources, and constraints at the county level and includes goals and policies common to all participating jurisdictions.
- 2) Individual appendices for each jurisdiction. The City of Selma's appendix contains key details such as the City's sites inventory, an evaluation of the City's existing Housing Element and any governmental constraints, as well as the City of Selma's specific implementation programs.

Prior to adopting the Housing Element, State law requires the State Department of Housing and Community Development (HCD) to administer the law by reviewing draft housing elements for compliance with State law and by reporting its written findings to the local jurisdiction. The City submitted its initial draft to HCD on December 28, 2023. HCD provided a letter with findings dated March 26, 2024. The City revised the draft in response to the letter and resubmitted it to HCD on July 24, 2024. The City received a letter of Conditional Compliance from HCD on September 20, 2024, stating the City had achieved conditional compliance with State Housing Element Law (Gov. Code, § 65580 et seq). Upon the City Council's adoption of the 2023-2031 Housing Element, the adopted draft will be submitted to HCD for a final certification review.

Staff is presenting the 2023-2031 Selma Housing Element to the Planning Commission for their recommendation to the City Council of the City of Selma regarding amending the City's General Plan to include the 2023-2031 City of Selma Housing Element. Staff also recommend that the Planning Commission recommend that City Council direct City staff to complete minor administrative edits as needed after adoption in order to address any remaining comments from HCD required for certification.

Project Description & Background

California Housing Element law requires every jurisdiction to prepare and adopt a housing element as part of its General Plan. State Housing Element requirements are framed in the California Government Code, Sections 65580 through 65589, Chapter 1143, Article 10.6. The law requires the State Department of Housing and Community Development (HCD) to administer the law by reviewing Housing Elements for compliance with State law and by reporting its written findings to the local jurisdiction. Although State law allows local governments to decide when to update their General Plans, State Housing Element law mandates that Housing Elements be updated every eight years. The Housing Element must include:

- 1) An identification and analysis of existing and projected local housing needs.
- 2) An identification of resources and constraints.
- 3) Goals, policies, and implementation programs for the rehabilitation, maintenance, improvement, and development of housing for all economic segments of the population.

Key changes to the City's Housing Element Program were made to address HCD's comments in compliance with recent additions to State law. Activities addressed in the 6th Cycle Housing Element Program amendments included Regional Collaboration, Affordable Housing Development and

Preservation, Housing Quality, Housing Assistance, Removal of Governmental Constraints, Listing Adequate Sites, and Place-Based Revitalization. The core of the program amendments include specific commitments, geographic targeting, and quantified objectives and goals. The City has already made strides in its Housing Element Program Actions by adopting the comprehensive zoning ordinance update. This update established Objective Design Standards (Program 23 Requirement), encouraged the permitting and development of accessory units (Program 13 Requirements), and made the necessary zoning code amendments to streamline permitting procedures (Program 17). The list below shows all the programs within the 6th Cycle Housing Element.

Area/Activity	Program #	Program Name
Regional Collaboration	1	Regional Collaboration on Housing Opportunities
	2	Review Annexation Standards in MOU
	3	Homeless/Unhoused Needs
Adequate Sites	4	Provision of Adequate Sites
	5	Sites Inventory Rezoning and Underutilized Sites
	6	Water and Wastewater Service
	7	Use of Sites in Previous Cycles
Affordable Housing Development & Preservation	8	Affordable Housing Incentives
	9	Support Funding for Farmworker Housing
	10	Farmworker Preference in New Affordable Housing
	11	Extremely Low-Income Households
	12	Preservation of At-Risk Housing Units
	13	Encourage and Facilitate Accessory Units
	14	Establish an Accessory Dwelling Units Amnesty Program
	15	Replacement Units
	16	Housing for a Variety of Needs
Removal of Governmental Constraints	17	Zoning Code Amendments
	18	Growth Management System
	19	Reasonable Accommodations and Universal Design
	20	Lot Consolidation and Lot Splits
	21	Monitoring of Planning and Development Fees
	22	Preliminary Applications (SB 330) and Streamlined Approval (SB 35)
	23	Objective Design Standards
Housing Quality	24	Fresno County Housing Rehabilitation Program (HARP)
	25	Fresno County Rental Rehabilitation Program (RRP)
	26	Code Enforcement
Housing Assistance	27	Fresno County Homebuyer Assistance Program
	28	Energy Conservation
	29	Housing Choice Vouchers
	30	Housing Discrimination Monitoring and Referral
	31	Improve Access to Resources
Place-Based Revitalization	32	Neighborhood Improvements

The foundation of the Housing Element is the Regional Housing Needs Allocation (RHNA), which begins with a determination of housing needs issued by the California Housing and Community Development Department (HCD) and allocated by the Fresno Council of Governments (FCOG). A jurisdiction is required to demonstrate whether it has sufficient capacity to achieve its RHNA. However, identification of a site's capacity does not guarantee that construction will occur on that site, as the actual construction of units would occur as a result of a development application from a developer.

While the City must plan for and help facilitate the development of 1,492 units in the community, it is not obligated to build these units. The table below provides a summary of Selma’s ability to meet the City’s 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 with a shortfall of 813 units. Therefore, the proposed Housing Element proposes rezones that would result in 842 units, providing the City with a surplus of 29 units.

Income Category	RHNA	Vacant Site Capacity	Pending Projects	ADUs	Rezone Capacity	Total Capacity	RHNA Surplus
Very Low	393	0	0	2	576	578	20
Low	165						
Moderate	233	13	0	1	228	242	9
Above Moderate	701	470	192	1	38	701	0
Total	1,492	483	192	4	842	1,521	29

Notes: There are 984 projects pending annexations and 610 additional projects not counted toward the City's RHNA

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, Sites Inventory Rezoning and Underutilized Sites*, of the proposed Housing Element. Attachment F identifies the list of sites proposed by the Housing Element, their current land use and zoning designations, and the necessary Rezones/General Plan Amendments required to meet the City’s RHNA.

The RHNA for Selma for this Housing Element Update is 1,492 units, including 393 very low-income units, 165 low-income units, 233 moderate-income units, and 701 above moderate-income units. Accounting for approved and pending projects (including ADUs), rezones, general plan amendments, vacant site capacity, and the projected ADUs, the City has a surplus of 29 units. Breaking this down by income category, the City has a surplus of 20 units in the lower-income (including extremely low, very low-, and low-income) category, and a 6-unit surplus in the moderate-income category.

Environmental Compliance (CEQA)

The Addendum to the General Plan EIR for the 2023–2031 Housing Element Update for the City of Selma determined that the project does not trigger any of the conditions in CEQA Guidelines Section 15162 requiring preparation of a subsequent EIR, and the appropriate environmental document as authorized by CEQA Guidelines Section 15164(b) is an Addendum.

Notice of Public Hearing

A Public Notice for this project was published in *The Selma Enterprise* and emailed to interested parties on October 9, 2024. Additionally, property owners within 300 feet of the Rezone/General Plan Amendments were notified of the hearing by the City via a public notice mailed out on October 14, 2024.

Recommendation

Staff advises that the Planning Commission recommend that the Selma City Council take the following actions through Resolution:

- 1) Approve Addendum to the General Plan Environmental Impact Report (EIR) for the 2023-2031 Housing Element Update for the City of Selma, under State CEQA Guidelines Section 15164.
- 2) Approve General Plan Amendment proposing to amend the City's General Plan by inclusion of the 2023-2031 City of Selma Housing Element, as required by State law.
- 3) Approve the General Plan Amendments and Ordinance 24-__ for the rezones of the 22 parcels identified as rezone sites to assist in meeting the City's Regional Housing Needs Allocation (RHNA).
- 4) Direct City staff to submit the adopted 2023-2031 Housing Element to the Department of Housing and Community Development (HCD) for certification.
- 5) Direct City staff to make minor administrative edits to the adopted 2023-2031 Housing Element, if needed, as required for certification.

Kamara Biawogi, City Planner
Community Development Department

Jerome Keene MAS, AICP, Deputy City Manager
Community Development Department

EXHIBITS

- A. Resolution
- B. Proof of Public Noticing
- C. General Plan EIR Addendum for the 2023–2031 Housing Element Update
- D. 2023-2031 City of Selma Housing Element:
 - i. Fresno Multi-Jurisdictional 2023-2031 Housing Element HCD Submittal Draft
 - ii. Appendix 10: City of Selma 2023-2031 Housing Element Adoption Draft
- E. HCD Letter dated September 20, 2024.
- F. Proposed Rezone Site List

EXHIBIT A
RESOLUTION

RESOLUTION NO. 2024 - ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SELMA, CALIFORNIA RECOMMENDING APPROVAL OF THE GENERAL PLAN EIR ADDENDUM FOR THE 2023-2031 HOUSING ELEMENT UPDATE, APPROVAL OF THE GENERAL PLAN AMENDMENT PROPOSING TO AMEND THE CITY'S GENERAL PLAN BY INCLUSION OF THE 2023-2031 CITY OF SELMA HOUSING ELEMENT, AND APPROVAL THE GENERAL PLAN AMENDMENTS AND REZONES OF 22 PARCELS IDENTIFIED TO MEET THE CITY'S REGIONAL HOUSING NEEDS ALLOCATION.

RECITALS

WHEREAS, the City of Selma is required to update the Housing Element of the General Plan for the 2023-2031 planning period pursuant to Government Code Section 65580 et seq; and

WHEREAS, the City prepared its Housing Element as part of a Multi-Jurisdictional Housing Element regional effort in collaboration with the Fresno County Council of Governments, Fresno County, and thirteen other cities in Fresno County; and

WHEREAS, prior to adopting this Housing Element, State law requires the State Department of Housing and Community Development (HCD) to administer the law by reviewing housing elements for compliance with State law and by reporting its written findings to the local jurisdiction; and

WHEREAS, the City submitted its initial draft to HCD on December 28, 2023. HCD provided a letter with findings dated March 26, 2024. The City revised the draft in response to the letter and resubmitted it to HCD on July 24, 2024; and

WHEREAS, the City received a letter of Conditional Compliance from HCD on September 20, 2024, stating the City had achieved conditional compliance with State Housing Element Law (Gov. Code, § 65580 et seq). Upon the City Council's adoption of the 2023-2031 Housing Element, the adopted draft will be submitted to HCD for a final certification review; and

WHEREAS, the Addendum to the General Plan EIR for the 2023–2031 Housing Element Update for the City of Selma determined that the project does not trigger any of the conditions in CEQA Guidelines Section 15162 requiring preparation of a subsequent EIR, and the appropriate environmental document as authorized by CEQA Guidelines Section 15164(b) is an Addendum; and

WHEREAS, on October 28, 2024, the Planning Commission of the City of Selma conducted a duly noticed public hearing on the Application, and considered all evidence written and oral; and

WHEREAS, based on substantial evidence provided in the record before the Planning Commission regarding CEQA compliance and public comments related to the Project, it has been determined that there is no possibility that this Project will have significant effects on the environment; and

WHEREAS, the Planning Commission deliberated and hereby makes the following Findings for the Project and recommends approval of the Project.

NOW THEREFORE, BE IT RESOLVED, that the City of Selma Planning Commission hereby finds and takes the following actions:

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct and are incorporated herein by reference.
2. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the City Municipal Code.
3. Upon independent review and consideration of all pertinent written information contained in the Staff Report and reflecting independent judgment and analysis, the Planning Commission hereby finds and determines that the proposed Project will not have any significant impacts on the environment. Based on these findings, the Planning Commission recommends adoption of the General Plan EIR Addendum, Amendment to the General Plan, and Rezone/General Plan Amendment of the identified rezone sites.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Selma at a regular meeting held on October 28, 2024, by the following vote:

AYES:	COMMISSIONER:
NOES:	COMMISSIONER:
ABSTAIN:	COMMISSIONER:
ABSENT:	COMMISSIONER:

Theresa Salas
Chairperson of the Selma Planning Commission

ATTEST:

Jerome Keene
Deputy City Manager

EXHIBIT B
PROOF OF PUBLIC NOTICING

**CITY OF SELMA
PLANNING COMMISSION MEETING
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Selma will hold a public hearing on Monday, October 28, 2024, at 6:00 p.m., or as soon thereafter as the matter may be heard in the Council Chambers of the City Hall, 1710 Tucker Street, Selma, California, to consider the following matters:

1. **CONDITIONAL USE PERMIT AND NOTICE OF EXEMPTION** - To consider a proposal of approximately 57.8 square feet of electronic reader board signage to be constructed on an existing canopy structure located on the northwest corner of Floral Avenue and Whitson Street (APN: 358-200-39). A draft Notice of Exemption has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA).
2. **MAJOR VARIANCE AND NOTICE OF EXEMPTION** – To consider a major variance for the Lennar Tentative Subdivision Map, Tract 6244. The major variance will include a rear setback reduction to 11’ where 15’ is required for lots 1-13 & lots 232-240, a rear setback to 8’ where 15’ is required for lots 241-297, and removal of the additional 5’ setback requirement for each additional story when adjacent to an R-1 or R-2 zone. The tentative subdivision map is located on the northeast corner of Floral Avenue and Dockery Avenue. A draft Notice of Exemption has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA).
3. **GENERAL PLAN EIR ADDENDUM, REZONE, GENERAL PLAN AMENDMENT AND NOTICE OF EXEMPTION** - To recommend approval to the City Council to adopt the 2023-2031 City of Selma Housing Element. The adoption of the 2023-2031 Housing Element includes an addendum to the current General Plan Environmental Impact Report, a Rezone of 22 parcels (42.06 acres) to an R-4 (High Density Multifamily) Zone District and a General Plan Amendment of all 22 parcels (42.06 acres) to High Density to ensure zoning and land use consistency. A draft Notice of Exemption has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA).

A copy of all relevant materials regarding the proposed actions is on file in the Development Services Department at Selma City Hall, 1710 Tucker Street, Selma, California. Specific questions can be directed to the City’s Planning Division at (559) 891-2209. *Si necesita información en Español, comuníquese con Lupe Macias al teléfono (559) 891-2209 o por correo electrónico lmacias@cityofselma.com.*

Written comments may be sent via U.S. Mail or by hand delivery to the City of Selma, at City Hall, at the address listed above. If you challenge the nature of the proposed items in court, you may be

limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Selma at, or prior to, the public hearing.

Lupe Macias, Planning Commission Secretary

Publish Date: 10/9/2024

EXHIBIT C

**GENERAL PLAN EIR ADDENDUM FOR THE
2023-2031 HOUSING ELEMENT UPDATE**

October 2024 | General Plan EIR Addendum

ADDENDUM TO THE GENERAL PLAN EIR
FOR THE
2023–2031 HOUSING ELEMENT UPDATE
City of Selma

Prepared for:

City of Selma

Jerome Keene, Deputy City Manager
Jeromek@cityofselma.com
1710 Tucker Street
Selma, California 93662

Prepared by:

PlaceWorks

Contact: Mark Teague, Principal
mteague@placeworks.com
101 Parkshore Drive, Suite 200
Folsom, California 95630
info@placeworks.com
www.placeworks.com

Table of Contents

Section	Page
1. ADDENDUM TO THE ADOPTED GENERAL PLAN EIR.....	1
1.1 Background.....	1
1.2 General Plan EIR.....	3
1.3 Project Summary.....	3
1.4 Purpose of an EIR Addendum.....	36
2. CEQA ANALYSIS	39
2.1 Environmental Analysis.....	39
2.2 Finding.....	41
3. REFERENCES.....	45

Table	Page
Table 1-1 Summary of Ability to Meet RHNA.....	2
Table 1-2 Proposed Rezone Sites.....	3
Table 1-3 Summary of Program Changes Between Existing Housing Element and Proposed Housing Element.....	4

Figures	Page
Figure 1-1 Selma Sites Inventory.....	0
Figure 1-2 Rezone Sites with Existing Zoning.....	1
Figure 1-3 Rezone Sites with Proposed Zoning	2

Table of Contents

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1. Addendum to the Adopted General Plan EIR

1.1 BACKGROUND

The City of Selma is participating with other cities in Fresno County to update its Housing Element as part of the Fresno County Multi-Jurisdictional 2023-2031 Housing Element (proposed project). The Housing Element is a State-mandated policy document that is a component of the City of Selma General Plan. The proposed Housing Element will replace the existing 2015–2023 Housing Element and serve as Selma’s (City’s) guiding housing policy document. The Housing Element is one of eight state mandated elements of the City’s General Plan.

The General Plan is the foundation development policy document of the City of Selma. It defines the framework by which the City's physical, economic, and human resources are to be managed and used over time. The General Plan clarifies and articulates the City's intentions concerning the rights and expectations of the public, property owners, prospective investors, and business interests. The General Plan informs citizens of the goals, objectives, policies, and standards for the development of the City and the responsibilities of all sectors in meeting housing needs. The Housing Element encourages the development of housing at all income levels consistent with the residential designations shown in the Land Use Element of the General Plan.

Ordinarily, as a policy document, the Housing Element would not result in physical changes to the environment but rather encourage the provision of affordable housing within the housing development project within the existing land use designations in the Land Use Element of the General Plan. However, in this instance, the proposed Housing Element includes Program 5, Site Inventory, and Underutilized Sites that will change the land use designation and zoning on several properties to align with the goals of the Housing Element. While the rezone does not result in direct approval of any development project, the rezonings include permitted uses that will allow approval of some housing at the staff level as a ministerial act. In addition, there are provisions of state law that mandate ministerial approval of some affordable housing types.

This document serves as the environmental documentation for the adoption of the City’s proposed Housing Element. This addendum is to the City of 2009 Selma General Plan Environmental Impact Report (State Clearinghouse No. 2008081082) (General Plan EIR). The proposed project would not result in a substantial change from the impacts that were assumed and analyzed by the General Plan EIR. Consequently, the proposed project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR and no change to the General Plan EIR would be required. This addendum to the City of Selma’s General Plan EIR demonstrates that the proposed project would not trigger any of the conditions described in Public Resources Code Section 21166 or the California Environmental Quality Act (CEQA) Guidelines Section 15162 calling for further environmental review.

1. Addendum to the Adopted General Plan EIR

1.1.1 Meeting Selma’s RHNA

California Government Code Section 65584 requires that each city and county plan to accommodate a fair share of the region’s housing construction needs. The Fresno Council of Governments (FCOG) prepares the RHNA for the region based on existing and projected regional trends in population growth, household sizes, job accessibility, and transportation access. While the City must plan for and help facilitate the development of 1,492 units in the community, it is not obligated to build these units. Table 1-1, *Summary of Ability to Meet RHNA*, provides a summary of Selma’s ability to meet the City’s 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 6th cycle RHNA with a shortfall of 816 units. Therefore, the proposed Housing Element proposes rezones that would result in 842 units, providing the City with a surplus of 26 units.

Figure 1-1, *Selma Sites Inventory*, identifies the locations of the proposed Housing Element sites.

Table 1-1 Summary of Ability to Meet RHNA

Income Category	RHNA	Vacant Site Capacity	Pending Projects	ADUs	Rezone Capacity	Total Capacity	RHNA Surplus
Very Low	393	0	0	2	576	578	20
Low	165						
Moderate	233	10	0	1	228	239	6
Above Moderate	701	470	192	1	38	701	0
Total	1,492	480	192	4	842	1,518	26

Notes: There are 984 projects pending annexations and 610 additional projects not counted toward the City’s RHNA

1.1.2 Changes to General Plan Land Use Designations and Zoning

To meet shortfalls of site capacity in the low-income, moderate-income, and above-moderate-income categories, the parcels shown in Table 1-2, Proposed Rezone Sites, have been identified for a change in land use designation and rezoning. Figure 1-2, Rezone Sites with Existing Zoning, and Figure 1-3, Rezone Sites with Proposed Zoning, show the rezone sites with existing zoning and the proposed zoning of R-4, respectively.

The sites would be redesignated from a range of low- to medium high density residential, regional and community commercial land use designations to High Density Residential, and simultaneously rezoned to High Density Multifamily (R-4). All sites are currently designated for some form of urban development and the proposed changes would alter the number of housing units permitted.

1. Addendum to the Adopted General Plan EIR

Table 1-2 Proposed Rezone Sites

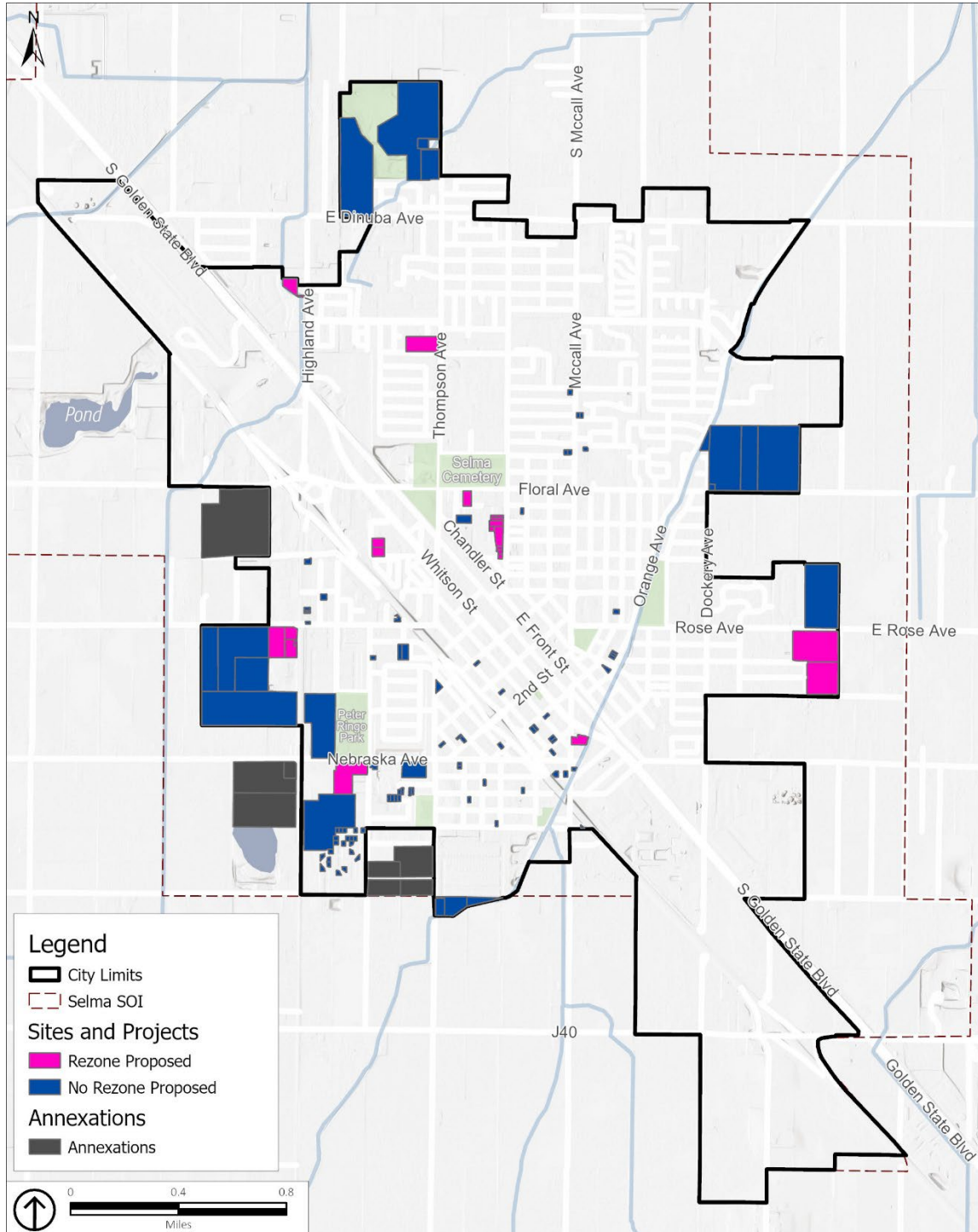
Rezone Site Number	Acres	Current Zoning	Current GP Land Use	Proposed Zoning	Proposed GP Land Use	Proposed Density Range	Maximum Unit Capacity	Capacity Toward RHNA Total
Vacant Sites								
77	0.23	R-2-A	Medium High Density	R-4	High Density	20-24	5	5
77	0.2	R-2A	Medium Density	R-4	High Density	20-24	5	4
77	0.21	R-2A	Medium Density	R-4	High Density	20-24	5	4
77	0.17	R-2A	Medium Density	R-4	High Density	20-24	4	3
77	0.17	R-2A	Medium Density	R-4	High Density	20-24	4	3
77	0.71	R-2A	Medium Density	R-4	High Density	20-24	17	14
77	0.13	R-2A	Medium Density	R-4	High Density	20-24	3	3
77	1.45	R-2A	Medium Density	R-4	High Density	20-24	35	29
77	0.3	R-2A	Medium Density	R-4	High Density	20-24	7	6
83	12	R-3-P	Medium High Density	R-4	High Density	20-24	128	106
84	4.2	R-2-P	Medium Density	R-4	High Density	20-24	101	84
85	6.65	R-1-7	Medium Low Density	R-4	High Density	20-24	160	133
86	8.79	R-1-9	Low Density	R-4	High Density	20-24	211	176
91	1.65	R-1-7	Medium Low Density	R-4	High Density	20-24	40	33
92	5.00	R-1-7	Regional Commercial	R-4	High Density	20-24	120	100
94	0.13	R-1-7	Regional Commercial	R-4	High Density	20-24	3	3
95	1.21	R-3	High Density	R-4	High Density	20-24	29	24
101	1.08	C-2	Community Commercial	R-4	High Density	20-24	26	22
102	1.08	C-2	Community Commercial	R-4	High Density	20-24	26	22

1. Addendum to the Adopted General Plan EIR

Rezone Site Number	Acres	Current Zoning	Current GP Land Use	Proposed Zoning	Proposed GP Land Use	Proposed Density Range	Maximum Unit Capacity	Capacity Toward RHNA Total
Nonvacant Sites								
93	0.80	R-1-7	Regional Commercial	R-4	High Density	20-24	32	16
94	1.98	R-1-7	Regional Commercial	R-4	High Density	20-24	48	40
103	0.60	R-3	Medium High	R-4	High Density	20-24	14	12
							Total	842

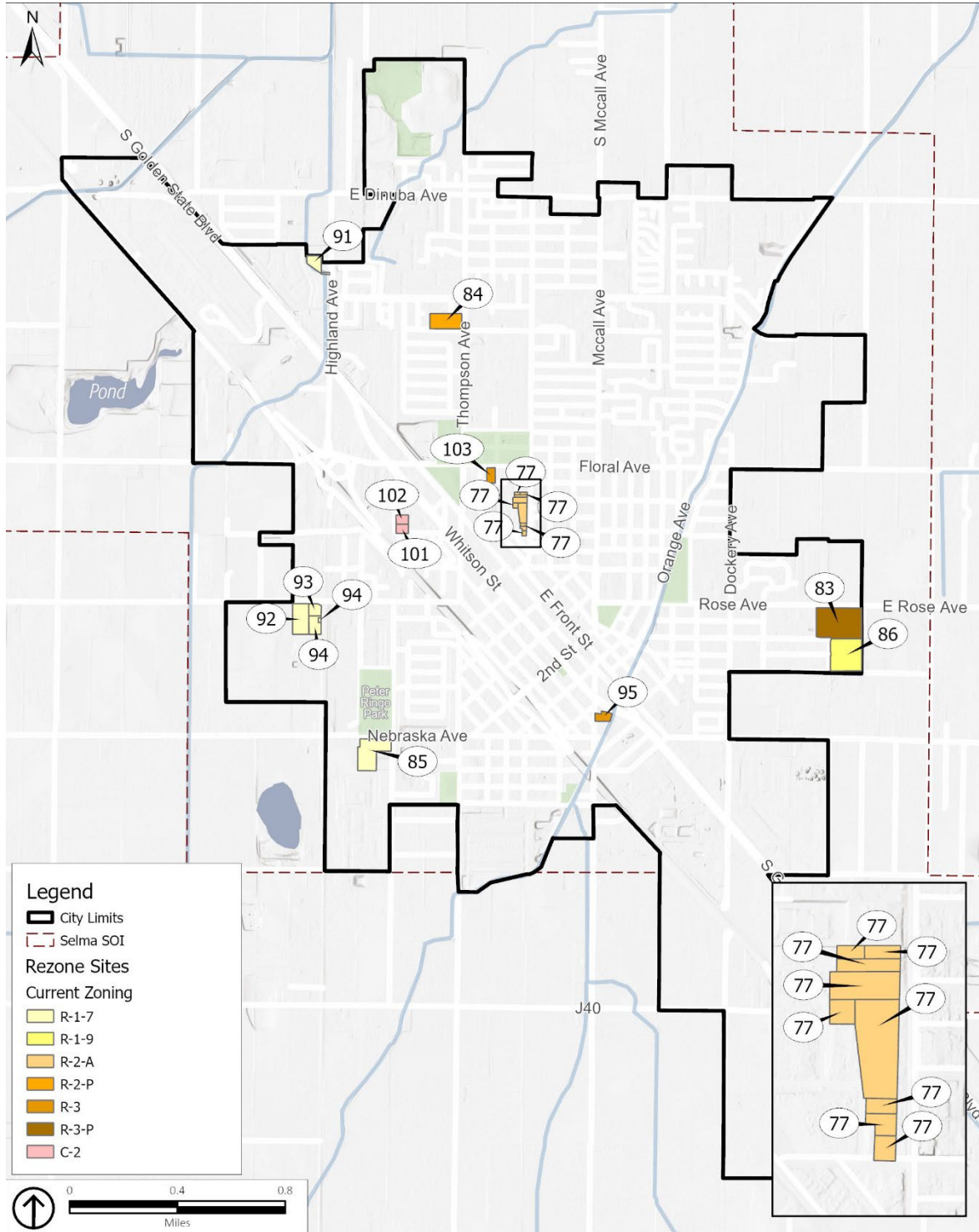
1. Addendum to the Adopted General Plan EIR

Figure 1-1 Selma Sites Inventory



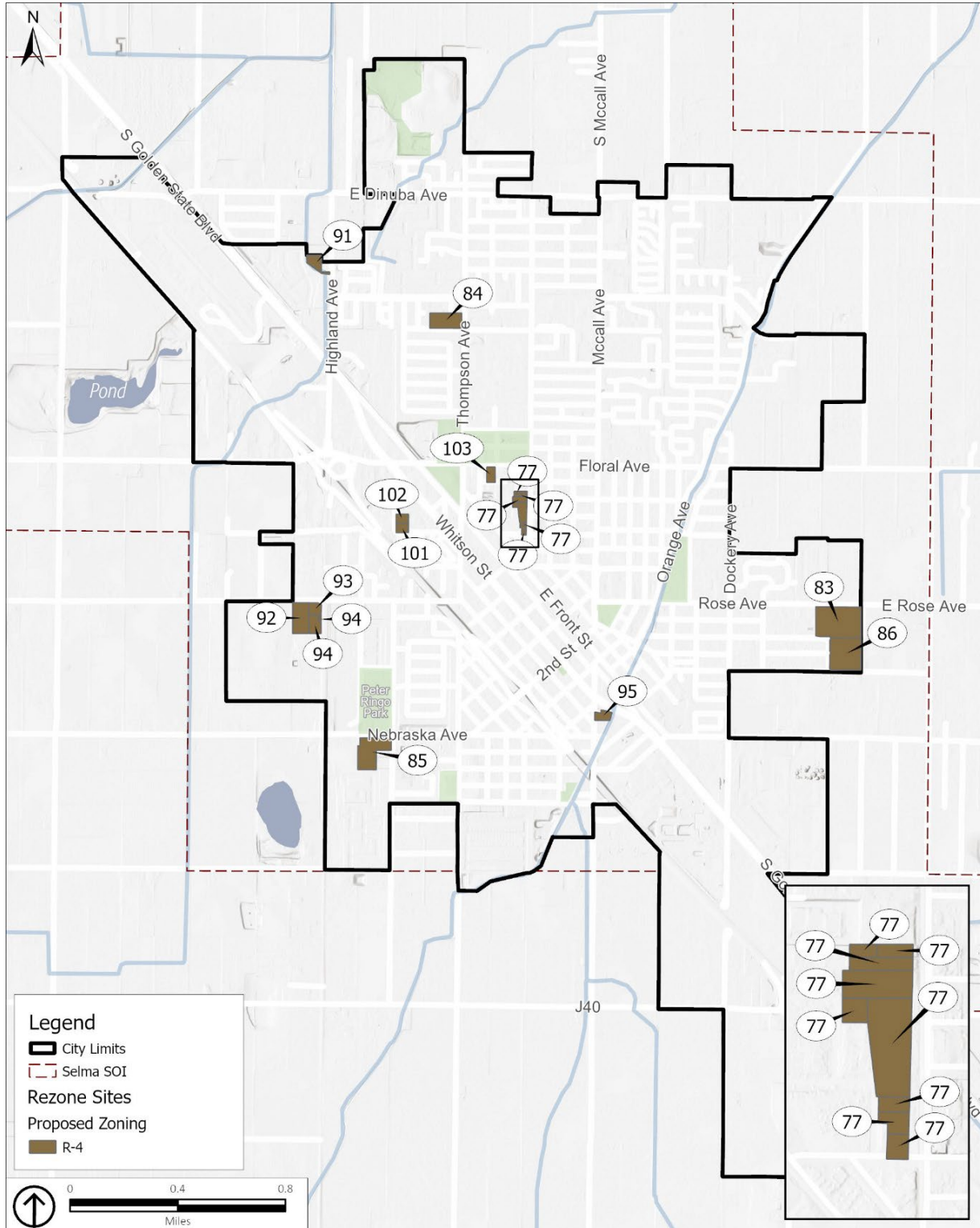
1. Addendum to the Adopted General Plan EIR

Figure 1-2 Rezone Sites with Existing Zoning



1. Addendum to the Adopted General Plan EIR

Figure 1-3 **Rezone Sites with Proposed Zoning**



1. Addendum to the Adopted General Plan EIR

1.2 GENERAL PLAN EIR

The General Plan EIR determined that implementation of the General Plan would result in significant and unavoidable impacts related to the following environmental topics:

Agricultural Resources

- **Impact #3.2.3.1:** Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- **Impact #3.2.3.1:** Conflict with existing zoning for agricultural use, or a Williamson Act contract.
- **Impact #3.2.3.1:** Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Air Quality

- **Impact #3.3.3.1:** Conflict with or obstruct implementation of the applicable air quality plan or result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors).

Transportation/ Traffic

- **Impact #3.15.3.1:** Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and/or exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

Utilities/Service Systems

- **Impact #3.16.3.2:** Require the construction of new wastewater facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

Global Climate Change

- **Impact #3.17.3.1:** Development of the Project could potentially result in a cumulatively considerable incremental contribution to the significant cumulative impact of global climate change.

1.3 PROJECT SUMMARY

1.3.1 Proposed Housing Element

CEQA requires the City to evaluate the environmental impacts associated with physical environmental changes. In this instance, most of the programs from the previous Housing Element are continued through to the proposed Housing Element. The proposed Housing Element includes 32 total programs, 17 amended programs, two combined programs, and 13 new programs., Table 1-3, *Summary of Program Changes Between Existing Housing Element and Proposed Housing Element*, displays the individual program changes between the existing Housing Element and the proposed Housing Element.

1. Addendum to the Adopted General Plan EIR

Table 1-3 Summary of Program Changes Between Existing Housing Element and Proposed Housing Element

Program	Evaluation	Recommendation
<p>Program 1: Regional Collaboration on Housing Opportunities Time Frame and Objectives:</p> <ul style="list-style-type: none"> ▪ 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 	<p>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.</p> <p>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.</p> <p>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.</p> <ul style="list-style-type: none"> ▪ 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 	<p>Modify and Continue. New Program 1.</p>

1. Addendum to the Adopted General Plan EIR

Program	Evaluation	Recommendation
<p>the availability of farmworker housing in suitable locations in the region.</p> <ul style="list-style-type: none"> ▪ 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. 	<p>The City acquired SB2 grant funding for the Zoning Ordinance Update to ensure consistency between the City’s local ordinances and State legislation pertaining to housing.</p> <p>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.</p> <p>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.</p>	
<p>Program 2: Review Annexation Standards in Memorandum of Understanding</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>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.</p>	<p>Modify and Continue. New Program 2.</p>

1. Addendum to the Adopted General Plan EIR

Program	Evaluation	Recommendation
<p>Program 3: Provision of Adequate Sites</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>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.</p> <p>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.</p> <p>Throughout the planning period, the City actively participated in the development of the next RHNA Plan.</p>	<p>Modify and Continue. Combine with Program 5. New Program 4.</p>
<p>Program 4: Prezoning and Annexation for RHNA</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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 	<p>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.</p>	<p>Delete.</p>

1. Addendum to the Adopted General Plan EIR

Program	Evaluation	Recommendation
<p>for annexation, including meeting with potential developers (bi-annually) and identifying development incentives, such as expedited applications, or fee deferrals.</p> <ul style="list-style-type: none"> ▪ 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. 		
<p>Program 5: Monitoring of Residential Capacity (No Net Loss) <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>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.</p>	<p>Modify and Continue. Combine with Program 3. New Program 4.</p>
<p>Program 6: Lot Consolidation <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>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.</p>	<p>Modify and Continue. New Program 20.</p>

1. Addendum to the Adopted General Plan EIR

Program	Evaluation	Recommendation
<ul style="list-style-type: none"> ▪ 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. 		
<p>Program 7: Water and Wastewater Capacity <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>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.</p>	<p>Modify and Continue. New Program 6.</p>
<p>Program 8: Affordable Housing Incentives <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>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</p>	<p>Modify and Continue. New Program 8.</p>

1. Addendum to the Adopted General Plan EIR

Program	Evaluation	Recommendation
<ul style="list-style-type: none"> ▪ 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 over the next eight years – 8 extremely low-income, 32 very low-income, and 32 low-income units. 	<p>discussing affordable housing opportunities with developers when proposed projects are in the early planning stages.</p> <p>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.</p> <p>Grants received: Regional Early Action Planning (REAP) for GIS, SB 2 for zoning update.</p>	
<p>Program 9: Farmworker Housing</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>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.</p>	<p>Modify and Continue. New Programs 9 and 10.</p>

1. Addendum to the Adopted General Plan EIR

Program	Evaluation	Recommendation
<p>Program 10: Preserving Assisted Housing <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing: <ul style="list-style-type: none"> ○ 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 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 	<p>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.</p>	<p>Modify and Continue. New Program 12.</p>
<p>Program 11: Accessory Units (Second Units) <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>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.</p> <p>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.</p> <p>The City provides fact sheets and guidance on building ADUs in person and on its website.</p>	<p>Modify and Continue. New Programs 13 and 14.</p>

1. Addendum to the Adopted General Plan EIR

Program	Evaluation	Recommendation
<p>Program 12: Zoning Code Amendments <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>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:</p> <ol style="list-style-type: none"> (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. 	<p>Modify and Continue. New Program 17.</p>
<p>Program 13: Monitoring of Planning and Development Fees <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>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.</p>	<p>Modify and Continue. New Program 21.</p>

1. Addendum to the Adopted General Plan EIR

Program	Evaluation	Recommendation
<p>Program 14: Fresno County Housing Assistance Rehabilitation Program (HARP) <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>The City continued to promote available housing rehabilitation resources on City website and public counters. During the 5th planning period, the City referred 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.</p>	<p>Modify and Continue. New Program 24.</p>
<p>Program 15: Fresno County Rental Rehabilitation Program (RRP) <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ Promote available housing rehabilitation resources on City website and public counters. ▪ Refer interested property owners to County program. 	<p>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.</p>	<p>Modify and Continue. New Program 25.</p>
<p>Program 16: Code Enforcement <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>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.</p>	<p>Modify and Continue. New Program 26.</p>
<p>Program 17: Fresno County Homebuyer Assistance Program (HAP) <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>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.</p>	<p>Modify and Continue. Combine with Program .18 New Program 27.</p>

1. Addendum to the Adopted General Plan EIR

Program	Evaluation	Recommendation
<p>Program 18: First-Time Homebuyer Resources <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>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.</p>	<p>Modify and Continue. Combine with Program 3 New Program 27.</p>
<p>Program 19: Energy Conservation <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>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,</p>	<p>Modify and Continue. New Program 28.</p>
<p>Program 20: Housing Choice Vouchers <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ Provide information on the HCV program on City website and public counters in 2016. ▪ Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs. ▪ Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout the City neighborhoods with varying income levels to promote housing opportunities for all residents. 	<p>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.</p>	<p>Modify and Continue. New Program 29.</p>

1. Addendum to the Adopted General Plan EIR

Program	Evaluation	Recommendation
<p>Program 21: Fair Housing <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> ▪ 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. 	<p>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.</p>	<p>Modify and Continue. New Program 30.</p>

1. Addendum to the Adopted General Plan EIR

1.3.2 Modifications to Existing Programs

As shown in Table 1-3, *Summary of Program Changes Between Existing Housing Element and Proposed Housing Element*, the proposed Housing Element consolidates programs from the existing Housing Element to aid in implementation and eliminate redundancy. The following 177 amended and four combined programs are included in the proposed Housing Element (Note: the following programs are modified to indicate changes to amended programs using underline for revised or new language or ~~strikeout~~ for deletions). None of the programs in Table 1-3 would result in physical change in the environment; except for Program 17, Zoning Code Amendments.

1.3.2.1 AMENDED PROGRAMS

Program 1: Regional Collaboration on Housing Opportunities

The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level, and the ~~13~~ 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:

~~Timeframe and Objectives:~~

- ~~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.~~
- 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 Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education.~~
- The Housing Element Technical Committee will advocate on behalf of the Fresno County region for more grant funding for affordable housing and infrastructure improvements.

1. Addendum to the Adopted General Plan EIR

- ~~The City will c~~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 d~~Develop a directory of services and resources for lower-income households available in the region, and review and update it annually. ~~Make T~~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.~~

Program 2: Review Annexation Standards in Memorandum of Understanding

All jurisdictions in Fresno County are subject to the City-County Memorandum of Understanding (MOU), which establishes procedures for annexation of land to cities. The City/County MOU encourages urban development to take place within cities and unincorporated communities where urban services and facilities are available or planned to be made available in an effort to preserve agricultural land. The MOU standards for annexation require that ~~development be imminent and~~ a minimum of ~~25~~ 50-percent of annexation areas have an approved tentative subdivision map or site plan. While cities can take certain steps to “prezone” land in advance of annexation, the annexation of the land into the city limits depends is dependent upon private developers to requesting an annexation. In cities that are mostly built out within their currently city limits, the MOU may limit the cities’ ability to accommodate future housing needs.

Timeframe and Objectives:

- ~~During the Housing Element planning period, T~~the County of Fresno and the cities within the ~~c~~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 ~~Memorandum of Understanding between the City/County MOU and the cities.~~

Program 620: Lot Consolidation and Lot Splits

The City of Selma’s vacant sites inventory is comprised primarily of parcels less than half acre, ~~potentially constraining multi-family housing development. 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 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

1. Addendum to the Adopted General Plan EIR

~~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. The City will encourage lot consolidation to promote the efficient use of land for residential development pursuant to the Subdivision Map Act.~~

Timeframe and Objectives:

- ~~Assist interested developers/property owners in identifying opportunities for lot consolidation 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.~~

Program 76: Water and Wastewater Capacity Service

~~The development viability of the vacant sites in the inventory is directly linked to the availability and capacity of public facilities and services. The California Water Service Company provides water services to Selma. The City continues to work to address water supply issues.~~

~~Additionally, California Government Code Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority water and sewer service to developments with units affordable to lower-income households. The statute also requires local governments to immediately deliver the housing element to water and sewer providers. The Selma-Kingsburg-Fowler County Sanitation District (SKF), a Joint-Power Authority, provides sewer service and wastewater treatment in 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. Water service in Selma is provided by the California Water Service Company.~~

Timeframe and Objectives:

- ~~Continue to monitor water and wastewater capacity and make improvements, as appropriate and feasible, to better serve existing development and strive to accommodate the RHNA.~~
- ~~Establish procedures by the end of 2016 for granting priority water and sewer service to developments with lower income units in compliance with California Government Code Section 65589.7. Affordable Housing Development and Preservation~~

1. Addendum to the Adopted General Plan EIR

Program 8: Affordable Housing Incentives

The City continues to have needs for affordable housing for lower-income households, especially for seniors, ~~disabled persons with disabilities (including persons for with developmental disabilities), farmworkers, female-headed and single-parent households, persons experiencing the homeless, and those at imminent risk of becoming homeless, and extremely low-income households.~~ The City will continue to work with housing developers to expand affordable housing opportunities ~~in the community;~~ by doing the following:

~~Timeframe and Objectives:~~

- 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.
- 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, ~~and provide streamlined processing to flexible development standards, and other incentives 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 website and by conducting pre-application consultation with developers regarding ~~incentives~~ 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).

1. Addendum to the Adopted General Plan EIR

- 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 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.
- 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.
- Annually contact affordable housing developers to explore affordable housing opportunities.
- Expand the City's affordable housing inventory by 80 units over the next eight years — 8 extremely low-income, 32 very low-income, and 32 low-income units.

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, National Agricultural Statistics Service (NASS) 2012, about ~~58,600~~ 37,819 workers were employed in farm labor throughout the ~~C~~county, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons.

Timeframe and Objectives:

The City will provide technical support and offer incentives to ~~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 (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 c~~Continue to offer incentives such as gap financing (as funding is available), density bonuses, streamlined processing and the minor deviation process to facilitate the development of farmworker housing. The City will identify development opportunities for farmworker housing at least twice in the planning period.

1. Addendum to the Adopted General Plan EIR

~~The City will~~ Annually monitor the status of farmworker housing as part of ~~their~~ 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, ~~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).

Program 910: Farmworker Preference in New Affordable Housing

~~The farming industry is the foundation of the County's economy base. According to the USDA, National Agricultural Statistics Service (NASS) 2012, about 58,600 workers were employed in farm labor throughout the County, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons.~~

~~Timeframe and Objectives:~~

- ~~▪ Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.~~
- ~~▪ Continue to offer incentives such as 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.~~

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.

Program 1012: Preserving Preservation of at-Risk Assisted-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. ~~This City has a total of 554 publicly assisted rental units. No publicly assisted rental housing units are considered at risk of converting to market-rate housing before December 31, 2025. As of July 2023, there are 57 affordable~~

1. Addendum to the Adopted General Plan EIR

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:

Timeframe and Objectives:

- 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.
- 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 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.

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, Leebur 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.

1. Addendum to the Adopted General Plan EIR

Program 4113: Encourage and Facilitate Accessory Units (Second Units)

An accessory dwelling second unit (ADU) (sometimes called an “accessory dwelling unit” or “granny flat”) is an additional self-contained living unit either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. ADUs Second units can be an important source of affordable housing given that they are generally less expensive to construct due to their typically smaller sizes and have no associated additional 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:

Timeframe and Objectives:

- 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.
- 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.

Program 4114: Establish an Accessory Dwelling Units Amnesty Program (Second Units)

A second unit (sometimes called an “accessory dwelling unit” or “granny flat”) is an additional self-contained living unit either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second units can be an important source of affordable housing given that they are generally less expensive to construct due to their typically smaller sizes and no additional land costs.
Timeframe and Objectives:

1. Addendum to the Adopted General Plan EIR

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.
- By 2016, amend the Zoning Code to allow second units via a ministerial process (see Program 11).
- The City will 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 program widely, including providing a brochure in utility bills and ongoing web page information.

Program 4217: Zoning Code Amendments

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

Staff needs to amend the Selma Zoning Code within one year, to allow:

- **Density Bonus:** Adopt a Density Bonus provision in 2023 to comply with California density bonus law (Consistent with California Government Code Section 65915, as revised) and promote the use of a density bonus for lower income units providing information through a brochure in City buildings and the City's website. up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. (Note: the required update was completed as part of the June 2024 Zoning Code Update).
- **Accessory Dwelling ~~Second~~ Units:** Amend the Zoning Code to be consistent with address 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 provision of second units with an administrative review process, consistent with State law.
- **Emergency Shelters:**
 - The City will remove the requirement that emergency shelters must be a certain distance from other emergency shelters. (Completed in June 2024 Zoning Code Update)
 - 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

1. Addendum to the Adopted General Plan EIR

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. Remove the definition of family in the Zoning Code, or amend the definition to ensure it does not differentiate between related and unrelated individuals, or impose a numerical limit on the number of persons in a family.
- **Residential Care Facilities:** The Zoning Code needs to be updated to comply with the Lanterman Act and Allow residential care facilities group homes for six or fewer persons in all residential zones 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. The Zoning Code also needs to make provisions for large residential care facilities for more than six persons.
- **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 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 be considered an agricultural use and permitted in any zone that permits agricultural uses, and employee housing for six or fewer employees are to be treated as a single family structure and permitted permit it in the same manner as other agricultural uses dwellings of the same type 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 (SRO) Housing 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. Amend the Zoning Code to address the provision of SRO housing.
- **Reasonable Accommodation** — Establish a reasonable accommodation procedure to provide flexibility in policies, rules, and regulations in order to allow persons with disabilities access to housing.
- **Transitional 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 Amend the Zoning code to subject permanently sited manufactured housing homes built to the HUD Code to the same rules as site-built homes in the same zones 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).

1. Addendum to the Adopted General Plan EIR

- **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.

Timeframe and Objectives:

- 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.

Program 1421: 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.

Timeframe and Objectives:

- Continue to monitor the various fees charged by the City to ensure they do not unduly constrain housing development.

Further, the City will offer As appropriate, consider incentives such as deferred or reduced fees to facilitate affordable housing development, as appropriate.

Program 1425: Fresno County Housing Assistance Rental Rehabilitation Program (HARRP)

This program provides no-interest loans to qualifying homeowners property owners in the unincorporated County and participating cities for the making improvement of their rental homes 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 code deficiencies, completing deferred maintenance, lead-based paint and asbestos abatement, heating, ventilation, and air conditioning (HVAC) repairs, energy efficiency upgrades, and installations, health and safety and hazard corrections, and accessibility modifications, and kitchen and bathroom upgrades. Loan terms under this program vary according to household income and the improvements and repairs that are needed. The City will:

Timeframe and Objectives:

- Promote available housing rehabilitation resources on City website and public counters.
- Refer interested property owners households to County program with the goal of assisting 5 very low- and 10 low income households during the planning period.

1. Addendum to the Adopted General Plan EIR

- 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.

Program 4525: 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:

Timeframe and Objectives:

- Promote available housing rehabilitation resources on City website and at public counters.
- Refer interested property owners ~~to County program.~~
- 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.

Program 4626: Code Enforcement

The City's Building Code Enforcement Division ~~will is in charge of the enforcing the City's building codes~~ with the objective of protecting the health and safety of residents.

Timeframe and Objectives:

~~Continue to use utilize~~ code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with ~~e~~City codes.

1. Addendum to the Adopted General Plan EIR

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.

Program 1928: Energy Conservation

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

Timeframe and Objectives:

- ~~Consider incentives to promote green building techniques and features in 2017, and as appropriate, adopt incentives in 2018.~~
- 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 (PG&E) programs that provide energy efficiency rebates for qualifying energy-efficient upgrades by providing a link ~~to PG&E programs~~ on City's website and making brochures about PG&E programs 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.

Program 2029: 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 housing choice voucher program in Fresno County. The City will:

Timeframe and Objectives:

- ~~Provide a link to the Fresno Housing Authority's information on the HCV program webpage on City's website by and public counters in 2016~~ 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.

1. Addendum to the Adopted General Plan EIR

- Work with the Housing Authority to disseminate information to landlords and property owners on incentives for participating in the HCV program throughout the ~~City neighborhoods with varying income levels~~ 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.

1.3.2.2 COMBINED PROGRAMS

The following programs were combined as one program to aid in their implementation, as they were similar in intent.

Program 3: Provisions of Adequate Sites and Program 5: Monitoring of Residential Capacity (No Net Loss) were combined as one program – 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.

Program 17: Fresno County Homebuyer Assistance Program (HAP) and Program 18: First-Time Homebuyer Resources were combined as one program – 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:

1. Addendum to the Adopted General Plan EIR

- 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.

1.3.3 New Programs

The following 13 new programs are additions to the existing General Plan and are not included in Table 1-3. These programs are new and not part of the current General Plan. None of the programs listed below would result in physical change in the environment; except for Program 5, Site Inventory Rezoning and Underutilized Sites.

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.

1. Addendum to the Adopted General Plan EIR

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.

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:

1. Rezone to R-4 and re-designate to High Density Residential; and
2. 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
3. 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,

1. Addendum to the Adopted General Plan EIR

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.

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.

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.

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

1. Addendum to the Adopted General Plan EIR

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.

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.

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.

1. Addendum to the Adopted General Plan EIR

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.

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.)

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.

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

1. Addendum to the Adopted General Plan EIR

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.

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

1. Addendum to the Adopted General Plan EIR

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.

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

1. Addendum to the Adopted General Plan EIR

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 1O-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.

1.4 PURPOSE OF AN EIR ADDENDUM

According to CEQA Guidelines Section 15164(a), an addendum shall be prepared if some changes or additions to a previously adopted EIR are necessary, but none of the conditions enumerated in CEQA Guidelines Sections 15162(a)(1)–(3) calling for the preparation of a subsequent EIR have occurred. As stated in CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations):

When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Addendum to the Adopted General Plan EIR

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or negative declaration was adopted, shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (c) Mitigation Programs or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation Program or alternative; or
 - (d) Mitigation Programs or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation Program or alternative.

1.4.1 Rationale for Preparing an EIR Addendum

Because all of the sites included in the proposed Housing Element are already designated for urban development, and none of the existing development standards would be altered as a result of the proposed project, there are no new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring major revisions to the General Plan EIR. Physical development impacts are addressed through policies in the General Plan, the City's municipal code, and adopted engineering standards. As all future development projects must be consistent with the General Plan, and physical impacts from development were anticipated in the General Plan EIR, the proposed project does not meet any of the conditions outlined in CEQA Guidelines Section 15162 that would require a subsequent EIR.

As stated in CEQA Guidelines Section 15164 (Addendum to an EIR):

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

1. Addendum to the Adopted General Plan EIR

- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
- (d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- (e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

2. CEQA Analysis

2.1 ENVIRONMENTAL ANALYSIS

The General Plan contains policies related to land use, circulation, housing, conservation, open space, recreation, noise, and safety. The General Plan is largely designed to be self-mitigating by incorporating policies and implementation programs that address and mitigate environmental impacts related to implementing the General Plan, such as zoning codes and design standards.

Most of the existing Housing Element programs will remain unchanged with the proposed project, and the new programs are either informative or would result in no physical change to the environment except for Program 5, Site Inventory Rezoning and Underutilized Sites, and Program 17, Zoning Code Amendments. Overall, the programs were modified to comply with State law, respond to directives from the California Department of Housing and Community Development (HCD), combine programs with similar intent to aid in implementation, or eliminate programs where the City has already completed the identified task.

2.1.1 Analysis of Programs

As previously described in Section 1.2, the General Plan EIR determined significant and unavoidable impacts on agricultural resources, air quality, transportation/traffic, utilities/service systems, and global climate change. The General Plan contains policies related to these environmental topics with potentially significant impacts. The General Plan is largely designed to be self-mitigating by incorporating policies and implementation measures that address and mitigate related environmental impacts, such as zoning codes and design standards.

Table 1-3 shows that most of the existing Housing Element programs will continue with minor modifications to the proposed project. The proposed Housing Element includes 32 total programs, 17 of which are amended, two combined, and 13 are new. The programs were modified to comply with state law reflect current conditions and demand or combine programs with similar intent to aid in implementation. Those modified for state law can already be implemented and represent the existing condition. Placement in the Housing Element was made at the request of HCD. Of the proposed Housing Element programs, one was found to result in physical change (Program 5, Site Inventory Rezoning and Underutilized Sites), and one would amend the City's General Plan and Zoning (Program 17, Zoning Code Amendments). However, these programs would not result in new significant impacts that were not already analyzed in the General Plan EIR. Moreover, these programs would result in potential environmental impacts but would remain consistent with the previous General Plan EIR analysis.

Program 5 Site Inventory Rezoning and Underutilized Sites

Program 5, Site Inventory Rezoning and Underutilized Sites, aims to amend the General Plan and Zoning Ordinance by rezoning and redesignating at least 27.8 acres of vacant or underutilized land identified in Table 1-2 to High-Density Residential (R-4), enabling the development of 556 lower-income housing units. These

2. CEQA Analysis

sites will be required to support a density of 20 to 24 units per acre to meet the affordability requirements established by the state. Additionally, the City will rezone 3.25 acres to accommodate 65 moderate-income units and 1.4 acres for 28 above moderate-income units. Although Program 5, Site Inventory Rezoning and Underutilized Sites, would amend the zoning designation, this change would not substantially alter the land use pattern of the city as these sites are currently planned for development.

The units identified in the proposed Housing Element are not expected to exceed the City's population and housing mentioned in the General Plan EIR. The General Plan EIR states that the existing General Plan would accommodate up to 94,236 persons, based on all residential land uses within the Proposed General Plan's Area Boundary using a Department of Finance multiplier of 3.525 persons per house. Therefore, the General Plan EIR accounts for approximately 26,733 housing units¹ and 94,236 residents by 2035 (Selma 2009, pg. 2-5). The existing population and housing units for the City of Selma is 24,371 people and 7,282 housing units (DOF 2024). The proposed Housing Element would result in an additional 1,518 housing units and approximately 5,207 residents². The City of Selma would result in approximately 29,578 residents and 8,800 by 2031. Therefore since the additional units from the proposed Housing Element are not expected to exceed the General Plan EIR's buildout and the impacts analyzed in the General Plan EIR would be adequate for the proposed Housing Element.

Program 5, Site Inventory Rezoning and Underutilized Sites will change the land designation and zoning district from one urban use to another, specifically from low or medium residential and commercial to a high density residential. Although Program 5, Site Inventory Rezoning and Underutilized Sites, would amend the zoning designation, this change would not substantially alter the land use pattern of the city, and the adopted measures to address physical impacts on the environment would be applied resulting in the same impacts as evaluated in the General Plan EIR. In addition, the proposed Housing Element site's zones allow a level of residential use. In addition, since none of the sites are designated or zoned for agricultural land or open space, the development characteristics (such as grading, paving, trenching, and building) will be similar regardless of the specific use. Although lot coverage and building heights may vary from current expectations, future development will remain within the parameters established by the General Plan and enforced by the development code.

Program 17 Zoning Code Amendments

Program 17, Zoning Code Amendments, would amend the zoning code by making development standard changes and removing barriers to special-needs housing (e.g., lot size reduction). These changes would not result in changes to the framework of the General Plan nor the General Plan EIR. All other amendments in the program would be made to comply with State law and would not result in substantial new changes.

While some of the future development may be 'by right' pursuant to changes in state law, future development would still be subject to federal, state, and local policies related to land use, such as the Migratory Bird Treaty Act, wetland conservation, and construction air quality permitting. Additionally, prior to issuance of any building permit, a project applicant is required to pay development impact fees, which would address potential impacts to public services and regional transportation improvements. The policies and regulations identified in

¹ 94,236 persons ÷ 3.525 persons per house

² 1,518 housing units x 3.43 persons per housing unit (DOF 2024)

2. CEQA Analysis

the General Plan EIR to reduce physical environmental effects would continue to apply to future development and would reduce impacts to the same significance level as identified in the General Plan EIR. Although the proposed Housing Element would affect the land use pattern of the city, these changes these changes would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR. The impacts of the proposed project would be no more substantial than those analyzed in the General Plan EIR. No new mitigation measures are necessary.

2.2 FINDING

The discussion in this addendum confirms that the proposed project has been evaluated for significant impacts pursuant to CEQA. The discussion is meaningfully different than a determination that a project is “exempt” from CEQA review, as the proposed Housing Element is not exempt. Rather, the determination here is that the General Plan EIR evaluated the physical impacts likely to result from future development. The General Plan EIR provides a sufficient and adequate analysis of the environmental impacts of the proposed Housing Element.

There are no substantial changes in the circumstances or new information that was not known and could not have been known at the time of the adoption of the General Plan EIR. As a result, and for the reasons explained in this addendum, the project would not cause any new significant environmental impacts or substantially increase the severity of significant environmental impacts disclosed in the General Plan EIR. Thus, the proposed project does not trigger any of the conditions in CEQA Guidelines Section 15162 requiring preparation of a subsequent EIR, and the appropriate environmental document as authorized by CEQA Guidelines Section 15164(b) is an addendum. Accordingly, this EIR addendum has been prepared.

The following identifies the standards in Section 15162 of the CEQA Guidelines as they relate to the proposed project. The text that follows the provisions of the law related to the proposed Housing Element.

- 1. No substantial changes are proposed in the project which would require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.**

As shown in Table 1-3, the proposed Housing Element changes are focused on complying with State law, consolidating similar housing programs for better implementation, or eliminating programs where the task identified in the program has been completed. While the proposed project does involve amendments to the land use designation and zone districts, the change is from one urban use to another, specifically from residential and commercial to a high-density residential. The physical development characteristics will remain consistent with the City’s adopted development standards and are shown in the existing General Plan as being planned for development. Because the General Plan EIR evaluated the potential for development, and the City has development standards in the municipal code and engineering department, the proposed project does not require a major revision to the EIR and does not substantially increase the severity of identified significant effects. impacts analyze in the General Plan EIR would remain the same with the proposed project.

- 2. No substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to**

2. CEQA Analysis

the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The program changes in the proposed Housing Element are limited to complying with State law, combining programs with similar intent to aid in implementation, or eliminating programs where the City has already completed the identified task. Although Program 5, Site Inventory Rezoning and Underutilized Sites, and Program 17, Zoning Code Amendments, would result in amendments to the Zoning Code and General Plan; this change would not be substantial. All development in the city must be consistent with the General Plan as modified by the proposed project, and if a discretionary action, would also be subject to CEQA.

Program 17, Zoning Code Amendments, proposes to modify the zoning code by updating development standards; however, the revised standards will not alter the General Plan. The physical impacts of construction (e.g., grubbing, grading, trenching, paving) will remain the same and be regulated through the City's existing development review and construction monitoring services. As such, there will be no change in the physical impact on the environment associated with future development. All projects in the city must be consistent with the General Plan, and policies identified in the General Plan EIR to reduce physical environmental effects will continue to apply to all future development. Intensifying residential uses will not substantially alter the physical impacts of construction beyond those evaluated in the General Plan EIR. While public services may be affected due to the increase in population represented by the additional housing, the City's development review process will ensure that public services are available and adequately sized to serve future development.

3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified shows:

a. The project will not have one or more significant effects not discussed in the previous EIR.

The mitigation measures from the General Plan EIR reduce significant impacts to a less than significant level except for agricultural resources, air quality, transportation/traffic, utilities/service systems, and global climate change. The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project. As shown in Table 1-3, it includes 32 total programs, 17 of which are amended, two combined and 13 are new. None of these programs would result in new significant environmental impacts. The City's General Plan provides for housing growth in the city over time. The proposed Housing Element identifies targets for housing at different income levels but does not include the development of an unusual type, scale, or location that would not have been evaluated in the General Plan EIR. Although Program 5, Site Inventory Rezoning and Underutilized Sites, would amend the zoning designation, this change would not substantially alter the land use pattern of the city as all of the project sites are planned for development. Further, the adopted measures to address physical impacts on the environment would be applied to development on these parcels and would result in the same impacts as evaluated in the General Plan EIR. Therefore, there would be no new environmental impacts.

2. CEQA Analysis

b. Significant effects previously examined will not be substantially more severe than shown in the previous EIR.

The proposed project would have the same significant impacts as those disclosed in the certified General Plan EIR. The General Plan EIR identified significant and unavoidable impacts related to agricultural resources, air quality, transportation/traffic, utilities/service systems, and global climate change. The policies identified in the General Plan EIR to reduce physical environmental effects would also apply to the proposed project. Although Program 5, Site Inventory Rezoning and Underutilized Sites, and Program 17, Zoning Code Amendments, would amend the zoning designation, this change would not substantially alter the land use pattern of the city, and the adopted measures to address physical impacts on the environment would be applied resulting in the same impacts as evaluated in the General Plan EIR.

c. There are no mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project includes policy-level changes that are limited to complying with State law and although there are programs within the proposed project that would amend the zoning designation (Program 5, Site Inventory Rezoning and Underutilized Sites, and Program 17, Zoning Code Amendments), this change would not substantially alter the land use pattern of the city, and the adopted measures to address physical impacts on the environment would be applied resulting in the same impacts as evaluated in the General Plan EIR. Moreover, the proposed project would not create new impacts or the need for additional mitigation measures. The policies identified in the General Plan EIR would reduce physical environmental effects associated with future development. These policies would also apply to the Housing Element. The City is required to adopt a Housing Element and meet the RHNA therefore there is no feasible alternative to adopting an updated Housing Element. As explained in this Addendum, the existing regulatory and development review process of the City will continue to apply. Nothing in the proposed project identifies land for development that has not already been designated for development in the General Plan. Therefore, the proposed project would not result in significant environmental impacts or increase the severity of any environmental impacts previously evaluated in the General Plan EIR, and there is no need for new mitigation measures or alternatives.

d. There are no mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR that would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The proposed project would have the same significant impacts as the previously certified General Plan EIR, and all associated policies and mitigation measures identified in the General Plan EIR to reduce physical environmental effects would apply to all future development. There would be no new significant impacts resulting from adoption of the proposed Housing Element; therefore, there would be no new mitigation measures or alternatives required for the proposed Housing Element.

2. CEQA Analysis

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EXHIBIT D(i)
2023-2031 CITY OF SELMA
HOUSING ELEMENT: FRESNO
MULTI-JURISDICTIONAL



Fresno Multi-Jurisdictional 2023-2031 Housing Element

Adoption Draft - August 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

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Credits

Participating Jurisdictions

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

Fresno Council of Governments Staff

Kristine Cai, Deputy Director
Juan Ramirez, Associate Regional Planner

Consultant Team

PlaceWorks

Jennifer Gastelum, Project Director
Cynthia Walsh, Project Manager
Lucy Rollins, Project Manager
Nicole West, Project Manager
Amy Sinsheimer, Project Manager
Karla Martinez, Associate Planner
Deborah Rogoff-Ezra, Associate Planner

Ascent Environmental

Chelsey Payne, Project Manager
Heidi Gen Kuong, Project Manager

Provost & Prichard

Sara Allinder, Project Manager
Wyatt Czesinski, Assistant Planner

California Coalition for Rural Housing

Kate Rose, Outreach Lead
Clancy Taylor, Outreach Facilitator
Eusevio Ortega, Outreach Facilitator

Table of Contents

Introduction	1
Housing Element Purpose	1
General Plan Consistency	2
Housing Element Organization	2
Public Outreach and Engagement.....	1-1
Project Website.....	1-1
Stakeholder Consultations.....	1-1
Study Sessions.....	1-3
Community Workshops	1-4
Stakeholder Focus Groups.....	1-5
Farmworker and Farm Employer Surveys.....	1-8
Travel Survey.....	1-9
Translation	1-10
Outreach Noticing.....	1-10
Regional Housing Needs Assessment.....	2-1
Population Trends and Characteristics.....	2-2
<i>Population Change</i>	<i>2-2</i>
<i>Household and Group Quarters Population</i>	<i>2-3</i>
<i>Age Characteristics</i>	<i>2-4</i>
<i>Population by Race/Ethnicity.....</i>	<i>2-7</i>
Household Trends and Characteristics	2-9
<i>Historical Growth</i>	<i>2-9</i>
<i>Household Formation and Composition</i>	<i>2-10</i>
<i>Household Income.....</i>	<i>2-10</i>
Employment Trends and Characteristics	2-13
<i>Employment and Wage Scale by Industry</i>	<i>2-13</i>
<i>Unemployment.....</i>	<i>2-19</i>
<i>Labor Force Trends</i>	<i>2-19</i>
Population and Employment Projections.....	2-21
<i>Population Forecast.....</i>	<i>2-21</i>
<i>Employment Forecast.....</i>	<i>2-22</i>
Housing Inventory and Market Conditions	2-22
<i>Housing Stock Profile</i>	<i>2-23</i>
<i>Housing Tenure</i>	<i>2-25</i>
<i>Vacancy Rate</i>	<i>2-26</i>
<i>Housing Conditions</i>	<i>2-27</i>
<i>Overpayment (Cost Burden).....</i>	<i>2-29</i>
<i>Overcrowding.....</i>	<i>2-33</i>
Housing Cost and Affordability	2-35
<i>Home Price Trends.....</i>	<i>2-35</i>
<i>Rental Trends</i>	<i>2-37</i>
<i>Ability to Pay</i>	<i>2-37</i>
Special Needs.....	2-39
<i>Senior Population</i>	<i>2-39</i>
<i>Large Households.....</i>	<i>2-44</i>
<i>Single Female-Headed Households.....</i>	<i>2-45</i>
<i>Persons with Disabilities.....</i>	<i>2-47</i>
<i>Developmental Disabilities</i>	<i>2-50</i>
<i>Homeless.....</i>	<i>2-51</i>

TABLE OF CONTENTS

Farmworkers 2-60
Extremely Low-Income Households 2-69
 Inventory of Affordable Rental Housing and At-Risk Status 2-74
Preservation Options for At-Risk Properties 2-75
Qualified Entities 2-75

Regional Assessment of Fair Housing 3-1

Outreach 3-1
Consultations 3-2
Stakeholder Focus Group Workshops 3-5
FCOG Transportation Needs Survey 3-6
Public Comments 3-12
 Fair Housing Issues 3-12
Patterns of Integration and Segregation 3-15
Access to Opportunity 3-42
Disproportionate Housing Need and Displacement Risk 3-65

Opportunities for Residential Development 4-1

Regional Housing Needs Allocation 4-1
 Assembly Bill 1233 RHNA “Carry-Over” Analysis 4-3
 Availability of Land and Services 4-3
Units Built or Under Construction and Planned or Approved Projects 4-4
Accessory Dwelling Unit Potential 4-4
Vacant and Underutilized Land Inventory 4-4
Adequacy of Public Facilities 4-5
Financial and Administrative Resources 4-6
 Opportunities for Energy Conservation 4-13
California Building Code, Title 24 4-13
Utility Programs 4-13

Housing Constraints 5-1

Governmental Constraints 5-1
Land Use Controls 5-1
Residential Development Standards 5-2
Density Bonus 5-3
Growth Control 5-3
Airport Land Use Compatibility 5-4
Zoning for a Variety of Housing Types 5-4
On-/Off-Site Improvement Standards 5-9
Fees and Exactions 5-9
Processing and Permit Procedures 5-10
Senate Bill 35 5-11
Senate Bill 330 5-11
Building Codes and Enforcement 5-11
Constraints on Housing for Persons with Disabilities 5-11
 Nongovernmental Constraints 5-13
Land Costs 5-13
Construction Costs 5-15
Dry Utilities 5-15
Availability of Financing 5-16
Environmental Constraints 5-17

Housing Plan 6-1

Goals and Policies 6-1

 1. *New Housing Development* 6-1

 2. *Affordable Housing* 6-2

 3. *Housing and Neighborhood Conservation* 6-3

 4. *Special Needs Housing* 6-3

 5. *Fair and Equal Housing Opportunities* 6-4

 6. *Energy Conservation and Sustainable Development* 6-5

Appendix 1 1A-1

Summary of Needs and Conditions

Action Plan

Sites Inventory

Fair Housing Analysis

Housing Constraints

Review of Previous Housing Element

Public Outreach and Engagement

APPENDICES

- 1A: Fresno County
- 1B: Coalinga
- 1C: Firebaugh
- 1D: Fowler
- 1E: Fresno City
- 1F: Huron
- 1G: Kerman
- 1H: Kingsburg
- 1I: Mendota
- 1J: Orange Cove
- 1K: Parlier
- 1L: Reedley
- 1M: San Joaquin
- 1N: Sanger
- 1O: Selma

Figures

Figure 2-1.	Race and Ethnicity (2020)	2-7
Figure 2-2.	Median Household Income (2020).....	2-12
Figure 2-3.	Employment by Industry (2020).....	2-15
Figure 2-3.	Employment by Industry (2020) (cont)	2-16
Figure 2-4.	Unemployment Rate (2022).....	2-19
Figure 2-5.	Fresno County Average Annual Job Openings by Entry-Level Education (2010-2020)	2-21
Figure 2-6.	Median Sales Price for Fresno County	2-35
Figure 2-7.	Farm Employment, Fresno County.....	2-62
Figure 2-8.	Farm Labor in Fresno County.....	2-63
Figure 3-1	Discrimination Experienced in Housing	3-7
Figure 3-2	Discrimination Basis	3-8
Figure 3-3	Most-Liked Feature of current Neighborhood.....	3-9
Figure 3-4	Least-Liked Feature of current Neighborhood.....	3-10
Figure 3-5	Barriers Preventing Homeownership.....	3-11
Figure 3-6	Regional TCAC/HCD Opportunity Areas.....	3-14
Figure 3-7	Income Patterns in the Region	3-16
Figure 3-8	Regional Median Incomes	3-17
Figure 3-9	Income Groups Within Fresno County Jurisdictions.....	3-19
Figure 3-10	Regional Poverty Rates	3-20
Figure 3-11	Segregation and Integration, Regional Divergence, 2020.....	3-23
Figure 3-12	Racial and Ethnic Divergence, Fresno County Region	3-25
Figure 3-13	Regional Demographic Composition, 2020	3-26
Figure 3-14	Regional Racial Demographics	3-27
Figure 3-15	Regional Areas of High Segregation and Poverty, 2023	3-30
Figure 3-16	Regional RCAAS	3-31
Figure 3-17	Diversity Index Within Fresno County.....	3-32
Figure 3-18	Fresno County Jurisdiction Racial Demographics.....	3-33
Figure 3-19	Percentage of Children in Married-Couple Households in the Region.....	3-36
Figure 3-20	Percentage of Children in Female-Headed Households in the Region.....	3-37
Figure 3-21	Population with a disability in the Region	3-39
Figure 3-22	Regional Disability by Type	3-40
Figure 3-23	AllTransit Transit Access in the Region.....	3-43
Figure 3-24	Fresno County Rural Transit Agency Intercounty Routes	3-46
Figure 3-25	Percentage of Renters using Housing Choice Vouchers	3-51
Figure 3-26	Regional Jobs Proximity	3-53
Figure 3-27	Regional Labor Market Engagement.....	3-54
Figure 3-28	Regional Unemployment Rates, 2010-2022.....	3-55
Figure 3-29	Regional TCAC/HCD Educational Domain Scores	3-58
Figure 3-30	HUD School Proficiency Index.....	3-60
Figure 3-31	Regional CalEnviroScreen Percentiles.....	3-63
Figure 3-32	Healthy Places Index Percentile	3-64
Figure 3-33	Overcrowded Households in the Region	3-67
Figure 3-34	Regional Overcrowded Households by Tenure.....	3-68
Figure 3-35	Overpayment Rates in the Region.....	3-69
Figure 3-36	Age of Housing Stock in the Region	3-70
Figure 3-37	Regional Farm Operations and Agricultural Employees.....	3-73
Figure 3-38	Sensitive Communities, 2020	3-76
Figure 5-1.	Historical Mortgage Interest Rates, United States 2015-2022	5-16

Tables

Table 2-1	Change in Total Population (2000-2022).....	2-2
Table 2-2	Change in Household Population (2010-2020)	2-3
Table 2-3	Population by Age Group (2020).....	2-5
Table 2-4	Change in Households (2010-2020).....	2-9
Table 2-5	Persons per Household (2020).....	2-10
Table 2-6	HUD Income Limits by Persons per Household (2022).....	2-11
Table 2-7	State of California Income Categories	2-11
Table 2-8	HCD Income Limits by Person per Household (2022).....	2-12
Table 2-9	Jurisdictions with Over-Representation of Very Low-Income (VLI) Families (2018).....	2-13
Table 2-10	Employment by Industry (2020).....	2-17
Table 2-11	Fresno County Job Growth by Industry Sector (2018-2028).....	2-20
Table 2-12	Fresno County Population Forecast (2025-2050)	2-21
Table 2-13	Population of Fresno County and California (1980-2040).....	2-22
Table 2-14	Fresno County Employment Forecast (2025-2040)	2-22
Table 2-15	Housing Stock (2010-2022).....	2-23
Table 2-16	Affordable vs. Market-Rate Multifamily Housing (1980-2013).....	2-25
Table 2-17	Housing Tenure (2020).....	2-26
Table 2-18	Housing Stock and Vacancy Rate (2010-2022)	2-27
Table 2-19	Age of Housing Stock (2020).....	2-28
Table 2-20	Overpayment by Tenure (2018).....	2-31
Table 2-21	Overcrowding by Tenure (2020).....	2-34
Table 2-22	Home Sales Recorded in 2017, 2021, and 2022.....	2-36
Table 2-23	Residential Rental Rate Comparison (2014-2021).....	2-37
Table 2-24	Fresno County Ability to Pay (2022).....	2-38
Table 2-25	HUD Fair-Market Rent by Bedroom (2022).....	2-39
Table 2-26	Percentage of the Senior Population (65 and Over) (2020).....	2-40
Table 2-27	Senior Households by Tenure (2020).....	2-41
Table 2-28	Seniors with Disabilities (2020).....	2-43
Table 2-29	Large Households by Tenure (2020).....	2-45
Table 2-30	Single Female-Headed Households (2020)	2-46
Table 2-31	Female-Headed Households in Poverty (2020)	2-47
Table 2-32	Persons with a Disability (2020)	2-49
Table 2-33	Disability by Type (2020)	2-49
Table 2-34	Clients in Fresno County with Developmental Disabilities by Age (2022).....	2-50
Table 2-35	Total Unsheltered and Sheltered Homeless Count: Fresno County (2022).....	2-52
Table 2-36	Estimated Number of Homeless Persons by Jurisdiction.....	2-53
Table 2-37	Comparison of 2022 and 2023 Point In Time Homeless Count	2-54
Table 2-38	Bed Inventory by Program Type, Fresno County and Madera County (2022).....	2-54
Table 2-39	Emergency Shelters in Fresno County (2023)	2-56
Table 2-40	Residential Care Facilities (2023).....	2-58
Table 2-41	Farmworkers in Fresno County by Days Worked (2017)	2-61
Table 2-42	Estimated Farmworkers (2020)	2-62
Table 2-43	Migrant Worker Student Population.....	2-65
Table 2-44	Limited English-Speaking Households	2-67
Table 2-45	Resources for Farmworkers	2-68
Table 2-46	Extremely Low-Income Households by Tenure (2018)	2-70
Table 2-47	Extremely Low-Income Households by Tenure and Overpayment - Fresno County, Clovis, and Coalinga (2018)	2-71
Table 2-48	Extremely Low-Income Households by Tenure and Overpayment – Firebaugh, Fowler, and Fresno (2018)	2-71
Table 2-49	Extremely Low-Income Households by Tenure and Overpayment – Firebaugh, Fowler, and Fresno (2018)	2-72
Table 2-50	Extremely Low-Income Households by Tenure and Overpayment – Mendota, Orange Cove, and Parlier (2018).....	2-72

TABLE OF CONTENTS

Table 2-51 Extremely Low-Income Households by Tenure and Overpayment - Reedley, Sanger, and San Joaquin (2018) 2-73

Table 2-52 Extremely Low-Income Households by Tenure and Overpayment – Selma and Unincorporated Fresno County (2018) 2-73

Table 2-53 Qualified Entities (2022) 2-75

Table 3-1 Regional Familial Status Discrimination, 2013-2021 3-34

Table 3-2 Regional Demographic Characteristics of the Population with a Disability 3-41

Table 3-3 Regional Alltransit Performance Scores 3-44

Table 3-4 Fresno County Rural Transit Agency Intercounty Connections 3-44

Table 3-5 Fresno MSA Fair-Market Rents, 2022 3-50

Table 3-6 Regional Vacancy Rates 3-50

Table 4-1 2023-2031 Regional Housing Needs Allocation by Jurisdiction 4-2

Table 4-3 Financial Resources 4-6

Table 4-3 Fresno Housing Authority Properties 4-10

Table 5-1 Statewide Density Bonus Parking Standards 5-3

Table 5-2 Fresno COG Transportation Impact Fee 5-10

Table 5-3 Listed Land Prices, Incorporated Cities (2022) 5-13

Table 5-4 Listed Land Prices, Unincorporated Areas (2022) 5-14

Table 5-5 Land Sale Prices, Incorporated Cities (August 2022) 5-14

Table 5-6 Land Sale Prices, Unincorporated Areas (August 2022) 5-14



INTRODUCTION

Introduction	1-1
Housing Element Purpose	1-1
General Plan Consistency	1-2
Housing Element Organization	1-2

INTRODUCTION

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INTRODUCTION



California Housing Element law requires every jurisdiction to prepare and adopt a housing element as part of its general plan. In California, it is typical for each city or county to prepare and maintain its own separate general plan and housing element. However, Fresno County and 14 of the 15 cities in Fresno County, with the help of the Fresno Council of Governments (FCOG), are preparing a Multi-Jurisdictional Housing Element for the fifth round of housing element updates. The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level. Regional efforts also provide the opportunity for the local governments in the county to work together to accommodate the Regional Housing Needs Allocation (RHNA) assigned to the Fresno County region. In addition, economies of scale can result in significant cost savings to jurisdictions preparing a joint housing element.

The primary objective of the project is to prepare a regional plan addressing housing needs through a single certified housing element for all 15 participating jurisdictions. The Fresno County Multi-Jurisdictional Housing Element represents an innovative approach to meeting State Housing Element law and coordinating resources to address the region’s housing needs. The following jurisdictions are participating in the effort: Fresno County and the cities of Coalinga, Firebaugh, Fowler, Fresno, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, San Joaquin, Sanger, and Selma.

State Housing Element requirements are framed in the California Government Code, Sections 65580 through 65589, Chapter 1143, Article 10.6. The law requires the State Department of Housing and Community Development (HCD) to administer the law by reviewing housing elements for compliance with State law and by reporting its written findings to the local jurisdiction. Although State law allows local governments to decide when to update their general plans, State Housing Element law mandates that housing elements be updated every eight years. The Multi-Jurisdictional Housing Element will cover the planning period of December 31, 2023, through December 31, 2031, and must be adopted and submitted to HCD for certification by December 31, 2023. The Housing Element must include: 1) an identification and analysis of existing and projected local housing needs; 2) an identification of resources and constraints; and 3) goals, policies, and implementation programs for the rehabilitation, maintenance, improvement, and development of housing for all economic segments of the population.

HOUSING ELEMENT PURPOSE

This document is the 2023-2031 Housing Element for 15 jurisdictions in Fresno County, including unincorporated Fresno County. The purpose of the housing element is to identify a community’s current housing needs; state the region’s goals and objectives regarding housing production, rehabilitation, and conservation to meet those needs; and define the policies and programs that the community will implement to achieve the stated goals and objectives.

GENERAL PLAN CONSISTENCY

The Housing Element is a required element of the General Plan. State law requires that the Housing Element be consistent with the other elements of the jurisdictions' general plan. The policies and implementation programs in this Housing Element are consistent with the policies and implementation programs in the other elements of each jurisdiction's general plan. However, if during the implementation of this Housing Element, any inconsistencies are identified, a local government would need to amend its general plan to maintain consistency with other elements of the general plan. As other elements of the general plan are amended in the future, the local governments will review and revise as necessary to ensure internal consistency is maintained. The newest required General Plan element addresses the topic of Environmental Justice. As each jurisdiction makes the next updates to their General Plan, Environmental Justice will be addressed.

HOUSING ELEMENT ORGANIZATION

The Housing Element is organized into the following major sections:

- **Section 0. Introduction:** An introduction, reviewing the purpose, process, and scope of the Housing Element.
- **Section 1. Public Outreach and Engagement:** A summary of the public outreach processes performed during the development of the Housing Element as well as the feedback received from outreach participants.
- **Section 2. Housing Needs Assessment:** An analysis of the demographic profile, housing characteristics, and existing and future housing needs.
- **Section 3. Regional Fair Housing Assessment:** An analysis of available federal, state, and local data to assess fair housing needs in the region.
- **Section 4. Opportunities for Residential Development:** A summary of the land, financial, and organizational resources available to address the identified housing needs and goals. This section also includes an analysis of opportunities for energy conservation in residential development.
- **Section 5. Housing Constraints:** An analysis of the potential market, governmental, and environmental constraints in the region.
- **Section 6. Housing Goals and Policies:** The regional goals and policies that will help meet diverse housing needs.

The Housing Element also includes one appendix.

Appendix 1 has a separate, lettered section for each jurisdiction. Each section is structured into the following subsections.

0. **Summary of Needs and Conditions:** Provides a summary of the jurisdiction’s specific findings from the Housing Needs Assessment, Housing Constraints, and Sites Analysis.
1. **Action Plan:** Details jurisdiction-specific implementation programs to be carried out over the planning period to address the regional housing goals, including quantified objectives.
2. **Sites Inventory:** Describes the jurisdiction-specific sites available to meet the RHNA.
3. **Fair Housing Analysis:** An analysis of available federal, state, and local data to assess fair housing needs in the jurisdiction.
4. **Housing Constraints:** Identifies potential jurisdiction-specific governmental constraints to the maintenance, preservation, conservation, and development of housing along with an analysis of the at-risk units by jurisdiction and their preservation options.
5. **Evaluation of Previous Housing Element:** When applicable, describes the progress with implementing the previous housing element’s policies and actions.
6. **Public Outreach and Engagement:** A summary of the public outreach processes performed during the development of the Housing Element as well as the feedback received from outreach participants.

INTRODUCTION

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PUBLIC OUTREACH AND ENGAGEMENT

TABLE OF CONTENTS

Public Outreach and Engagement.....	1-1
Project Website.....	1-1
Stakeholder Consultations.....	1-1
Study Sessions.....	1-3
Community Workshops.....	1-4
Stakeholder Focus Groups.....	1-5
Farmworker and Farm Employer Surveys.....	1-8
Travel Survey.....	1-9
Translation.....	1-10
Outreach Noticing.....	1-10

PUBLIC OUTREACH AND ENGAGEMENT

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PUBLIC OUTREACH AND ENGAGEMENT



State law requires local governments to make a diligent effort to achieve public participation of all socioeconomic segments of the community in the development of the housing element. The comments received at the workshops and through the online survey were considered in the preparation of this Housing Element, specifically in the goals, policies, and implementation programs.

The Fresno County Multi-Jurisdictional Housing Element update effort completed public outreach at the local and regional levels to encourage community involvement and comply with the requirements of State law. These efforts included:

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

PROJECT WEBSITE

The Fresno County Multi-Jurisdictional Housing Element project website is a clearinghouse for all information related to the project, with information in English and Spanish. For meetings in the City of Fresno, event fliers were also made available in Hmong and Punjabi. Community members can visit the site to access all public materials, learn about the Housing Element and upcoming opportunities to get involved, sign up for email updates, and submit comments directly.

The project website also includes direct links to each of the participating Fresno County jurisdictions' websites to promote specific outreach from each city and the county, share updates, and highlight upcoming opportunities for involvement, including individual Housing Element meetings.

STAKEHOLDER CONSULTATIONS

To ensure that each jurisdiction solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups.

Throughout the fall of 2022, staff consulted with stakeholders from 11 individual organizations and a multiorganization initiative that provides services in the Fresno County region to obtain input on housing needs and programs. The following stakeholders were contacted for an interview and either completed an interview or provided written responses to questions by email.

- Travis Alexander, Northern California Carpenters Regional Council

PUBLIC OUTREACH AND ENGAGEMENT

- Harvey McKeon, Field Representative, Northern California Carpenters Regional Council
- Laura Moreno, Fresno Madera Continuum of Care/County of Fresno Social Services
- Mariah Thompson, California Rural Legal Assistance (CRLA)
- Karla Martinez, Leadership Council for Justice and Accountability (LCJA)
- Patience Milrod, Law Office of Patience Milrod
- Sarah Harris, Resources for Independence Central Valley
- Eric Payne, The Central Valley Urban Institute
- Doreen Eley and Michael Duarte, Fresno Housing Authority
- Mike Prandini, BIA
- Greg Terzakis, California Apartment Association
- Mirna Garcia, Envision Fresno and Llaves De Tu Casa
- Reyes Ruiz, Union Bank
- Sabrina Brown, California Association of Realtors (C.A.R) and National Association of Real Estate Brokers (NAREB)
- Rick Gonzales and Alicia Bohigian, Self Help Enterprises
- Pablo Estrada, CORE Home Loans
- Lucy Sandoval, Realtor; Vice President of National Association of Hispanic Real Estate Professionals (NAHREP), Fresno
- Aldiva Rubalcava, NAHREP Fresno
- Rosie Lopez, Self Help Credit Union
- Charles Ratanavanh, Asian Real Estate Association of America (AREA)
- Martin Macias, GPUSD Superintendent, Golden Plains Unified School District
- Lori Villanueva, CHUSD Superintendent, Huron/Coalinga School District

Requests for consultation were extended to the following stakeholders but either no response was received or no one-on-one interview was completed. Some of these stakeholders participated in other community input processes, such as focus groups or stakeholder meetings:

- Janine Nkosi, Faith in the Valley
- Christine Barker and Jack Chang, Director of Special Projects, FIRM
- Adriana Cave, Assemi Group
- Sharrah Thompson, Tenants Together
- Nick Jones, SERVE Reedley
- Candie Caro, Proteus, Inc
- Priscilla Meza, Rape Counseling Services of Fresno (RCS)
- Jenny, Marjaree Mason Center
- Maria Pacheco, Kerman Care Center
- Edgar Olivera, Centro La Familia Advocacy Services
- Steve Hair, Mendota-area developer
- Roberto Castillo, Westside Family Preservation

In each consultation, the stakeholders were asked all or some of the following questions, depending on the type of organization interviewed:

- Opportunities and Concerns: What 3 top opportunities do you see for the future of housing in this jurisdiction? What are your 3 top concerns for the future of housing in this jurisdiction?
- Housing Preferences: What types of housing do your clients prefer? Is there adequate rental housing in this community? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities? Do your employees live in this jurisdiction? If not, why? Are there accessible rental units for seniors and persons with disabilities?
- Housing Barriers/Needs: What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in this jurisdiction?
- Housing Constraints: Are there any city/county processes that you find difficult to navigate, increase costs, increase time, and/or increase uncertainty?
- Housing Conditions: How would you characterize the physical condition of housing in this jurisdiction? What opportunities do you see to improve housing in the future?
- Equity and Fair Housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
- How has COVID affected the housing situation?

Common themes in stakeholder responses across service areas included concerns about lack of reliable access to water and other infrastructure such as internet access and cell phone reception. Several stakeholders mentioned overcrowding in many units and a strong need for maintenance in affordable rentals and in mobile homes throughout the region.

Stakeholders highlighted the unique needs of farmworker communities and the challenges they face in finding necessary information about affordable housing opportunities and applying for deed-restricted rental housing. For community members who are undocumented, it can be impossible to achieve homeownership and challenging to have the required proof of income for rental housing. Several stakeholders also identified lack of credit and low incomes as a barrier to many residents in accessing stable housing.

STUDY SESSIONS

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

PUBLIC OUTREACH AND ENGAGEMENT

The participating jurisdictions provided public notice about these study sessions using their standard meeting notice procedures. Additionally, staff directly contacted local housing advocates, developers, social service providers, and key stakeholders to notify them of the study sessions.

The following study sessions were held in the county:

- **Fresno County:** September 15 and 20, 2022 (Planning Commission and Board of Supervisors, respectively)
- **City of Fresno:** September 29, 2022 (City Council Study Session)
- **City of Kerman:** August 24, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Firebaugh:** September 12, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Kingsburg:** August 11, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Coalinga:** September 15, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Mendota:** October 25, 2022 (Planning Commission/City Council Joint Study Session)
- **City of San Joaquin:** October 4, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Reedley:** October 11, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Orange Cove:** September 28, 2022 at (City Council Study Session)
- **City of Selma:** September 19, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Fowler:** August 2, 2022, (Planning Commission/City Council Joint Study Session)
- **City of Huron:** September 7, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Parlier:** October 20, 2022 (Planning Commission/City Council Joint Study Session)
- **City of Sanger:** October 6, 2022 (Planning Commission/City Council Joint Study Session)

Council, commission, and board members had the opportunity to ask questions and give feedback about the project. Common themes included concerns about lack of water access and the tension between limits to water use and the ability of each jurisdiction to meet its RHNA requirements. Others highlighted the tension between State and local land use controls and expressed a desire for more local control.

COMMUNITY WORKSHOPS

Throughout the summer and fall of 2022, the participating jurisdictions held workshops for key stakeholders and community members interested in housing issues in the county. Participants listened to a short introductory presentation about the Housing Element Update and were asked to provide input on key issues, barriers, and opportunities for creating affordable housing in the county. In total, 122 community members attended the workshops.

Individual jurisdictions made efforts to encourage participation, including handing out flyers at community events, advertising the meetings on the City's website and in the City's email newsletter, sending press releases to local newspapers, posting flyers at key locations, and contacting residents of affordable housing developments. Further efforts included posting the workshop information on an electronic reader board for

visibility as people enter the city, and making the event a push item on the City’s app. See Appendix 1 for a sample of the publicity materials.

The following community workshops were held in the county:

- **Fresno County:** September 19, 2022, from 2 to 3:30 pm and October 3, 2022, from 2 to 3:30 pm
- **City of Firebaugh:** August 18, 2022, from 1 to 2:30 pm
- **City of Fresno:** August 31, 2022, from 6 to 7:30 pm
- **City of Huron:** September 1, 2022, from 6 to 7:30 pm
- **City of Kerman:** October 5, 2022, from 6 to 7:30 pm
- **City of Kingsburg:** August 16, 2022, at 6:00 pm
- **City of Coalinga:** October 5, 2022, from 6 to 7:30 pm
- **City of Mendota:** October 6, 2022, from 6 - to 7:00 pm
- **City of Reedley:** September 20, 2022, from 6 to 7:30 pm
- **City of Selma:** September 2, 2022, from 2 to 3:30 pm
- **City of Parlier:** September 21, 2022, from 6 to 7:30 pm
- **City of Sanger:** August 30, 2022, from 6 to 7:30 pm
- **City of Orange Cove:** September 22, 2022, from 6 to 7:30 pm

Across the 15 meetings, 101 community members registered and 122 attended. Depending on community need, language interpretation services were made available in English, Spanish, Hmong, and Punjabi. Interpretation in Spanish was provided at events in the City of Fresno and the Fresno County unincorporated areas and for the web live stream in Huron.

Additionally, in the following cities outreach took place at existing local events:

- **City of San Joaquin:** On August 10, 2022, from 5:00 to 6:30 pm, outreach consultants attended a community event hosted by the City of San Joaquin and the Golden Plains Unified School District.
- **City of Fowler:** On August 24, 2022, from 5:30 to 8:00 pm, outreach consultants attended a Wednesday Nights at the Park event.
- **City of Orange Cove:** Outreach consultants attended a Fresno Economic Opportunities Commission Food Distribution event to distribute fliers and collect community feedback.

Common themes in the feedback provided by attendees included concerns about the limitations caused by a lack of water access, a desire for more opportunities for home ownership and a more diverse mix of unit types, and concerns about increased housing costs and associated overcrowding.

STAKEHOLDER FOCUS GROUPS

Two stakeholder focus groups were held as part of the Housing Element development process. Stakeholders were presented with information about the Housing Element process, particularly sections regarding community needs and fair housing, and were given the opportunity to weigh in on community needs.

PUBLIC OUTREACH AND ENGAGEMENT

The first focus group was held on October 25, 2022, from 9:30 to 11:30 am. The following stakeholders registered for the event, though not all were able to attend:

- Gregory Terzakis, CAA
- Mirna Garcia, Envision Realty Inc./NAHREP Fresno
- Kayla Camargo, Lance-Kashian
- Bernard Jimenez, County of Fresno
- Sharrah Thompson, Tenants Together
- Karl Schoettler, City of Firebaugh
- Michelle Zumwalt, City of Fresno
- Lily Cha, City of Clovis
- Thomas Gaffery, City of Fowler
- Kristine Cai, Fresno Council of Governments
- Tyrone Williams, Fresno Housing
- Jeff O'Neal, City of Parlier
- Sophia Pagoulatos, City of Fresno Planning & Development Dept
- Rodney Horton, City of Reedley
- Rob Terry, City of Selma
- Casey Lauderdale, City of Fresno
- Yvette Quiroga, Fresno County
- Clancy Taylor, CCRH
- Dr. K Jones, Jr., Handle It Helping Hands, Inc.
- Gregory Terzakis, CAA
- John Holt, City of Clovis
- Mariah Thompson, California Rural Legal Assistance, Inc.
- Andy Hausler, City of Clovis

Participants expressed concerns about corporate investment groups purchasing large amounts of local housing. Housing quality was identified as an opportunity for local investment, particularly in unincorporated areas, and participants cited mobile home repair funding as a current gap in available programming, along with mobile home financing. One participant suggested that a program to help mobile homeowners pay for back taxes is necessary, as a statewide amnesty program ended, and that a program to help mobile home renters purchase their units from corporate acquisition companies would help them to stay in their homes. Lack of internet access among residents of mobile home parks has made it difficult for those residents to apply for necessary building permits in order to comply with eviction notices.

According to participants, undocumented community members don't seem to be served by current housing stock or programming. One participant expressed a concern that monolingual speakers of languages other than English may be taken advantage of by the current housing environment.

Credit and income levels were two major barriers to decent housing in local communities that participants identified. Attendees noted that programs with a “sweat equity” component, such as those offered by Self Help Enterprises, might serve the community well. Additionally, housing types that promote intergenerational housing without forcing overcrowding situations would allow families to share costs.

One participant identified small lot sizes and overreliance on commercial zoning in the past Housing Element cycle as an issue to avoid while developing this cycle’s sites inventories. Another expressed an interest in seeing large lots in the unincorporated county area subdivided into smaller lots. Local residents fear displacement and so have concerns about the development of new housing.

Increased construction costs were a concern raised by several attendees. One participant noted that there is an active market for the development of ADUs within the region, but that there are few housing developers in some cities. Material costs are also unsustainable in the area.

The second focus group was held on November 15th from 9:30 to 11:30 am and was attended by the following stakeholders:

- David Rivas, NCCRC
- Mike Prandini, BIA
- Doa Lur, The Fresno Center
- Mirna Garcia, Envision Fresno
- Phil Skei, City of Fresno
- Rob Terry, City of Selma
- Karl Schoettler, City of Firebaugh
- David Brletic, City of Sanger
- Sophia Pagoulatos, City of Fresno

Some participants expressed concern that some of the data in the Housing Element might be outdated, particularly in light of the effects of the COVID-19 pandemic, though others felt it was accurate.

Attendees highlighted the gap between program eligibility and the ability to afford available housing, as some applicants for affordable housing programs make too much money to qualify but still can’t afford housing without the program’s assistance. At a recent workshop for community members interested in participating in a down payment assistance program, none of the attendees qualified because their incomes were higher than 80 percent of the area median income. For other community members, being able to show an income level of at least twice the rent of an apartment in the area is impossible.

Lack of cultural competency of homeless services has caused issues for some local members of the Asian/Pacific Islander community. One attendee mentioned that members of this community who are experiencing homelessness prefer to couch surf within the community rather than use formal homeless services, which leads to an undercounting of community members experiencing homelessness.

PUBLIC OUTREACH AND ENGAGEMENT

Several participants expressed concern about the siting of recent affordable housing projects. In the city of Fresno, a recent project was sited near a rendering plant and far from amenities. Many families in the area require a car to access work and school as well as other amenities, and in many cases families only have one car, which limits their access to these resources if they are far away.

Increases in housing construction and development costs were highlighted as a barrier to meeting community housing needs. Infrastructure costs and district fees, along with increased labor and materials costs, have added to construction costs by a significant amount. This is compounded by competing interests among State agencies, such as limiting water supply while also increasing the amount of housing available. One participant expressed a concern that inclusionary zoning and rent control might provide further cost pressure.

Note: One additional focus group meeting will occur in April 2023. Feedback will be summarized and included.

FARMWORKER AND FARM EMPLOYER SURVEYS

Fresno County completed a survey of farm employers and farmworkers about local housing needs. From September 2021 to January 2022, 170 farm employers were surveyed, and from February to July 2022, 240 farmworkers were surveyed.

Farm worker survey questions included the status of participants' current housing situation and their preferred housing. Surveys were conducted verbally by County Public Works and Planning staff, and the answers were recorded on paper by the surveyors.

Outreach efforts were scheduled in advance, primarily in April and May 2022. Staff contacted multiple food processing plants, farmers, and labor contractors in Fresno County regarding the on-site surveys or permission to collect an interest list of agriculture workers willing to participate in the survey. All employers were initially contacted by phone. Many of the agencies contacted refused to participate during the initial call. Some employers provided an email contact and attempted to set up dates to conduct the surveys with their employees, but the staff did not receive any responses to email requests. Most of the employers were unwilling to work with the "County" or a government agency.

Additional methods of outreach had to be utilized to reach the farmworkers. These methods included outreach to churches in unincorporated areas of Fresno County, attending community meetings hosted by the County and other agencies such as Leadership Council for Justice and Accountability, door-to-door outreach, and outreach to food distribution sites throughout Fresno County.

One of the most successful methods was the outreach to various food distribution sites throughout the county. Outreach efforts focused on sites with a dense farmworker population, unincorporated areas of Fresno County (Biola, Caruthers, Del Rey, Easton, Huron, Lanare, Laton, Raisin City, Riverdale, Cantua Creek, and Tranquility), and the participating city of Mendota. Survey participants completed surveys while they waited in line at food distribution sites. County staff also completed surveys at two apartment buildings in the communities of Biola and Del Rey that had been specifically funded to house farmworkers. Staff conducted

surveys on two separate occasions by going door to door in unincorporated communities and asking occupants if they would like to participate in the survey.

Farm Employer Survey Results for Desired Farm Labor/Worker Housing

County staff surveyed a total of 170 farm employers, 25 of whom currently have some type of farm labor housing on site, though not all of this housing is necessarily currently in use. Five of those employers would consider retaining the existing farm labor housing. Of the 145 farm employers who do not have any farm labor housing on-site, 28 would consider adding labor housing as single houses or cottages. One farm employer specified labor housing as apartments. The type of farm operation was not explicitly captured through the survey, but staff was able to determine through the phone conversations that dairy farmers were the most interested in providing on-site housing because their industry requires 24-hour staffing. All respondents said that they would consider providing on-site housing if financing was provided by the government or through grants.

Farmworkers Survey Results for Desired Farm Labor/Worker Housing

County staff surveyed 240 farmworkers, including 100 homeowners. Of the nonhomeowners surveyed, five specified a desire to live in owned farm labor housing; four of those specified housing as single-family residences. Only five farmworkers surveyed desired to live in some type of farm labor housing. Further analysis revealed that 47 percent of nonhomeowner households desired homeownership, with single-family residence as the majority choice.

In summary, the surveys indicate that traditional farm labor or worker camp housing is not desired by the Fresno County farmworkers or laborers. Even though a small number of Fresno County farm employers expressed that they might be interested, it would only be if the housing was subsidized. Survey results indicate that employers might have difficulties finding farmworkers to live at those housing units if they were constructed.

TRAVEL SURVEY

The Fresno Council of Governments completed a survey of travel patterns and needs in collaboration with seven other MPOs in the San Joaquin Valley. Results from this survey are primarily used in the calibration and validation of travel demand models. Results from the first round of outreach were available at the time of the publication of the draft Housing Element. This outreach was completed in the spring of 2022 and received 3,753 responses.

Several survey questions allowed respondents to provide information about their current housing situation, current barriers to housing access, and desires for new housing options. Among those who responded to a question regarding barriers to homeownership, the largest group that selected a response (17.1 percent of all survey respondents) stated that they don't wish to own a home in the community. A slightly smaller group (16.1 percent) answered that they do not currently have the financial resources for mortgage payments. Over one-third of respondents (41.8 percent) identified their neighborhood's proximity to school, work, or shopping as the best thing about the neighborhood. More than half of respondents (56.9 percent) selected that they wanted

PUBLIC OUTREACH AND ENGAGEMENT

to see more single-family homes in their community. The two housing categories that received the next-largest rate of responses were permanent supportive housing (7.0 percent) and apartments (6.3 percent). Most respondents to the survey had not experienced discrimination in housing. The majority of respondents had either one or two cars in their household and were nearly evenly distributed between renters and homeowners. Most respondents lived in a detached single-family house.

TRANSLATION

Flyers, PowerPoints, and language interpretation services were made available in English and Spanish and, depending on community need, Hmong and Punjabi. Interpretation in Spanish was requested and provided at community workshops in the City of Fresno and the unincorporated county areas and for the web live stream of the community workshop in Huron.

OUTREACH NOTICING

Community workshops were advertised through a variety of methods, including physical flyers posted and distributed at central community locations and affordable housing projects. Digital fliers were also distributed to local stakeholders and through the Fresno COG email list and were posted to the Housing Element project website as well as to City websites and Facebook pages. Materials were made available in both English and Spanish in all jurisdictions, and in Hmong and Punjabi for workshops in the City of Fresno.

Council, commission, and board of supervisor's study sessions were noticed by individual jurisdictions in accordance with the jurisdiction's standard public meeting noticing procedures.

REGIONAL HOUSING NEEDS ASSESSMENT



TABLE OF CONTENTS

Regional Housing Needs Assessment.....	2-1
Population Trends and Characteristics	2-2
Household Trends and Characteristics	2-9
Employment Trends and Characteristics	2-13
Population and Employment Projections.....	2-21
Housing Inventory and Market Conditions	2-22
Housing Cost and Affordability	2-35
Special Needs	2-39
Inventory of Affordable Rental Housing and At-Risk Status	2-74

TABLES

Table 2-1 Change in Total Population (2000-2022) 2-2

Table 2-2 Change in Household Population (2010-2020) 2-3

Table 2-3 Population by Age Group (2020) 2-5

Table 2-4 Change in Households (2010-2020) 2-9

Table 2-5 Persons per Household (2020) 2-10

Table 2-6 HUD Income Limits by Persons per Household (2022) 2-11

Table 2-7 State of California Income Categories 2-11

Table 2-8 HCD Income Limits by Person per Household (2022) 2-12

Table 2-9 Jurisdictions with Over-Representation of Very Low-Income (VLI) Families (2018) 2-13

Table 2-10 Employment by Industry (2020) 2-17

Table 2-11 Fresno County Job Growth by Industry Sector (2018-2028) 2-20

Table 2-12 Fresno County Population Forecast (2025-2050) 2-21

Table 2-13 Population of Fresno County and California (1980-2040) 2-22

Table 2-14 Fresno County Employment Forecast (2025-2040) 2-22

Table 2-15 Housing Stock (2010-2022) 2-23

Table 2-16 Affordable vs. Market-Rate Multifamily Housing (1980-2013) 2-25

Table 2-17 Housing Tenure (2020) 2-26

Table 2-18 Housing Stock and Vacancy Rate (2010-2022) 2-27

Table 2-19 Age of Housing Stock (2020) 2-28

Table 2-20 Overpayment by Tenure (2018) 2-31

Table 2-21 Overcrowding by Tenure (2020) 2-34

Table 2-22 Home Sales Recorded in 2017, 2021, and 2022 2-36

Table 2-23 Residential Rental Rate Comparison (2014-2021) 2-37

Table 2-24 Fresno County Ability to Pay (2022) 2-38

Table 2-25 HUD Fair-Market Rent by Bedroom (2022) 2-39

Table 2-26 Percentage of the Senior Population (65 and Over) (2020) 2-40

Table 2-27 Senior Households by Tenure (2020) 2-41

Table 2-28 Seniors with Disabilities (2020) 2-43

Table 2-29 Large Households by Tenure (2020) 2-45

Table 2-30 Single Female-Headed Households (2020) 2-46

Table 2-31 Female-Headed Households in Poverty (2020) 2-47

Table 2-32 Persons with a Disability (2020) 2-49

Table 2-33 Disability by Type (2020) 2-49

Table 2-34 Clients in Fresno County with Developmental Disabilities by Age (2022) 2-50

Table 2-35 Total Unsheltered and Sheltered Homeless Count: Fresno County (2022) 2-52

Table 2-36 Estimated Number of Homeless Persons by Jurisdiction 2-53

Table 2-37 Comparison of 2022 and 2023 Point In Time Homeless Count 2-54

Table 2-38 Bed Inventory by Program Type, Fresno County and Madera County (2022) 2-54

Table 2-39 Emergency Shelters in Fresno County (2023) 2-56

Table 2-40 Residential Care Facilities (2023) 2-58

Table 2-41 Farmworkers in Fresno County by Days Worked (2017) 2-61

Table 2-42 Estimated Farmworkers (2020) 2-62

Table 2-43 Migrant Worker Student Population 2-65

Table 2-44 Limited English-Speaking Households 2-67

Table 2-45 Resources for Farmworkers 2-68

Table 2-46 Extremely Low-Income Households by Tenure (2018) 2-70

Table 2-47 Extremely Low-Income Households by Tenure and Overpayment - Fresno County, Clovis, and Coalinga (2018) 2-71

Table 2-48 Extremely Low-Income Households by Tenure and Overpayment – Firebaugh, Fowler, and Fresno (2018) 2-71

Table 2-49 Extremely Low-Income Households by Tenure and Overpayment – Firebaugh, Fowler, and Fresno (2018) 2-72

Table 2-50 Extremely Low-Income Households by Tenure and Overpayment – Mendota, Orange Cove, and Parlier (2018) 2-72

Table 2-51 Extremely Low-Income Households by Tenure and Overpayment - Reedley, Sanger, and San Joaquin (2018) 2-73

Table 2-52 Extremely Low-Income Households by Tenure and Overpayment – Selma and Unincorporated Fresno County (2018) 2-73

Table 2-53 Qualified Entities (2022) 2-75

FIGURES

FIGURE 2-1. Race and Ethnicity (2020) 2-7

FIGURE 2-2. Median Household Income (2020) 2-12

FIGURE 2-3. Employment by Industry (2020)..... 2-15

FIGURE 2-3. Employment by Industry (2020) (cont) 2-16

FIGURE 2-4. Unemployment Rate (2022)..... 2-19

FIGURE 2-5. Fresno County Average Annual Job Openings by Entry-Level Education (2010-2020) 2-21

FIGURE 2-6. MEDIAN sAles PRICE FOR FRESNO cOUNTY 2-35

FIGURE 2-7. Farm Employment, Fresno County 2-62

FIGURE 2-8. Farm Labor in Fresno County 2-63

REGIONAL HOUSING NEEDS ASSESSMENT



This section provides a comprehensive assessment of housing needs as the basis for developing responsive policies and implementation programs. This section summarizes demographic, employment, and housing characteristics for the jurisdictions in Fresno County. The main source of the information is the pre-approved data package for Fresno County provided by the California Department of Housing and Community Development (HCD), which is noted in the sources for the data tables in this section. The pre-approved data package uses several data sources, including the 2020 American Community Survey (ACS) 5-Year Estimates (2016-2020) and the California Department of Finance (DOF) population estimates. Other sources of information in this section include the Fresno County Council of Governments (FCOG), the California Employment Development Department (EDD), the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), and local economic data (e.g., home sales prices, rents, wages). It is important to note that the ACS data is a multi-year estimate based on sample data and has a large margin of error, especially for smaller cities. One jurisdiction (Clovis) did not participate in the multi-jurisdictional housing element and is not represented in the tables or analysis.

POPULATION TRENDS AND CHARACTERISTICS

Population Change

The DOF provides population estimates for each jurisdiction, shown in **Table 2-1, Change in Total Population (2000-2022)**. Analyzing population change can help assess where there may be a need for new housing and services.

Fresno County had a total population of approximately 1,011,499 in 2022. More than half the countywide population resides in the city of Fresno. The unincorporated area has the next-largest population of 158,846, followed by the city of Clovis with a population of 124,523. The remaining cities have populations of about 26,000 or less.

The countywide average annual growth was 1.2 percent between 2000 and 2022, compared to -0.01 percent statewide. The city with the greatest average annual population change from 2000 to 2022 was Kerman, with a 4.5 percent increase, followed by Fowler and Clovis with 3.6 and 3.7 percent average annual growth, respectively.

Table 2-1 Change in Total Population (2000-2022)

Jurisdiction	Total Population				2000-2022	
	2000	2010	2020	2022	Total Change	Average Annual Growth
Fresno County	799,407	930,450	1,020,292	1,011,499	212,092	1.2%
Clovis	68,516	95,631	118,741	124,523	56,007	3.7%
Coalinga	15,798	18,087	17,177	17,237	1,439	0.4%
Firebaugh	5,743	7,549	8,035	8,495	2,752	2.2%
Fowler	3,979	5,570	6,436	7,168	3,189	3.6%
Fresno	427,719	494,665	543,451	543,428	115,709	1.2%
Huron	6,310	6,754	7,297	6,124	-186	-0.1%
Kerman	8,548	13,544	15,922	16,955	8,407	4.5%
Kingsburg	9,231	11,382	12,879	12,865	3,634	1.8%
Mendota	7,890	11,014	12,424	12,463	4,573	2.6%
Orange Cove	7,722	9,078	9,562	9,463	1,741	1.0%
Parlier	11,145	14,494	15,797	14,402	3,257	1.3%
Reedley	20,756	24,194	25,974	25,381	4,625	1.0%
Sanger	18,931	24,270	27,157	26,241	7,310	1.8%
San Joaquin	3,270	4,001	4,137	3,608	338	0.5%
Selma	19,444	23,219	24,405	24,300	4,856	1.1%
Unincorporated County	164,405	171,705	170,898	158,846	-5,559	-0.2%

Source: Department of Finance, E5, 2020-2022.

Household and Group Quarters Population

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

As shown in **Table 2-2, Change in Household Population (2010-2020)**, the population living in group quarters in most of the jurisdictions was very small. However, the group quarters population in Fresno, Coalinga, and the unincorporated county were much larger. In Coalinga, this group quarters population primarily resides in the Pleasant Valley State Prison and the Coalinga State Hospital. In Fresno, three local detention facilities are located downtown with a fourth located two miles south of downtown.

Although the total population in Coalinga, shown in **Table 2-1**, increased between 2010 and 2020, there was a reduction in the group quarters population (at Pleasant Valley State Prison) as a result of recent changes to state and federal policies. As shown in **Table 2-2**, the group quarters population in Coalinga decreased from 6,335 in 2010 to 4,499 in 2020, while the household population slightly increased.

Table 2-2 Change in Household Population (2010-2020)

		2010	2022	2010 to 2022	
				Numerical Change	Percent Change
Clovis	Household Population	95,243	123,246	28,003	29.4%
	Group Quarters Population	388	419	31	8.0%
Coalinga	Household Population	11,752	12,778	1,026	8.7%
	Group Quarters Population	6,335	4,499	-1,836	-29.0%
Firebaugh	Household Population	7,536	8,425	889	11.8%
	Group Quarters Population	13	14	1	7.7%
Fowler	Household Population	5,523	6,911	1,388	25.1%
	Group Quarters Population	47	51	4	8.5%
Fresno	Household Population	485,798	533,506	47,708	9.8%
	Group Quarters Population	8,867	10,154	1,287	14.5%
Huron	Household Population	6,754	6,170	-584	-8.6%
	Group Quarters Population	0	0	0	0.0%
Kerman	Household Population	13,537	16,631	3,094	22.9%
	Group Quarters Population	7	8	1	14.3%
Kingsburg	Household Population	11,300	12,417	1,117	9.9%
	Group Quarters Population	82	89	7	8.5%
Mendota	Household Population	11,014	12,440	1,426	12.9%
	Group Quarters Population	0	0	0	0.0%

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

		2010	2022	2010 to 2022	
				Numerical Change	Percent Change
Orange Cove	Household Population	9,078	9,497	419	4.6%
	Group Quarters Population	0	0	0	0.0%
Parlier	Household Population	14,492	14,495	3	0.02%
	Group Quarters Population	2	2	0	0.0%
Reedley	Household Population	23,945	24,767	822	3.4%
	Group Quarters Population	249	215	-34	-13.7%
Sanger	Household Population	24,136	26,159	2,023	8.4%
	Group Quarters Population	134	145	11	8.2%
San Joaquin	Household Population	4,001	3,639	-362	-9.0%
	Group Quarters Population	0	0	0	0.0%
Selma	Household Population	23,054	24,344	1,290	5.6%
	Group Quarters Population	165	178	13	7.9%
Unincorporated	Household Population	159,429	157,476	-1,953	-1.2%
	Group Quarters Population	1,234	2,598	1,364	110.5%
Fresno County	Household Population	906,592	835,425	-71,167	-7.8%
	Group Quarters Population	17,523	15,774	-1,749	-10.0%

Source: Department of Finance, E5, 2021-2022.

Age Characteristics

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

Table 2-3, Population by Age Group (2020), shows a breakdown of each jurisdiction’s population by age group and the median age. The age groups include school-age children (ages 5-17), college-age students (ages 18-24), young adults (ages 25-44), middle-aged adults (ages 45-64), and seniors (ages 65+). A population with a large percentage of seniors may require unique housing that accommodates disabilities, located near health care, transit, and other services. College students may need more affordable homes. Young adults and middle-aged adults, which make up the workforce, may need homes near employment or transit centers with adequate size for families. San Joaquin, Orange Cove, and Mendota have a large proportion of school-age students, while Mendota, Orange Cove and Coalinga have a large percentage of college-age populations in association with colleges (Fresno City College, California State University Fresno, Fresno Pacific University, and California Christian College). Fowler and Unincorporated Fresno County had a significantly high percentage of seniors followed by Clovis and Kingsburg. Seniors as a cohort on average comprise 12 percent of the population, in contrast to the young and middle-aged adults. Mendota and Orange Cove have the lowest median age at about 25. Kingsburg has the highest median age at about 34, nine years higher. Median age data for the unincorporated areas was not available.

Table 2-3 Population by Age Group (2020)

Jurisdiction	5 to 17 years	18 to 24 years	25-44 years	45-64 years	65 years and over	Median Age
	School-age Students	College-age Students	Young Adults	Middle-aged Adults	Seniors	
Fresno County	28.4%	9.9%	28.0%	21.5%	12.2%	32.4
Clovis	28.8%	8.0%	27.1%	23.1%	13.0%	34.8
Coalinga	21.5%	12.0%	35.5%	21.3%	9.8%	30.4
Firebaugh	33.4%	10.0%	22.2%	24.3%	10.2%	29.9
Fowler	28.9%	7.6%	24.1%	24.1%	15.4%	34.1
Fresno	28.3%	10.8%	29.3%	20.3%	11.5%	31.4
Huron	31.5%	7.5%	29.0%	25.1%	7.0%	28.1
Kerman	31.9%	9.5%	29.6%	19.5%	9.6%	28.8
Kingsburg	30.1%	7.6%	29.3%	20.4%	12.6%	34.5
Mendota	39.1%	11.0%	24.0%	19.0%	6.9%	24.9
Orange Cove	37.4%	11.5%	25.1%	18.6%	7.4%	25.8
Parlier	34.6%	10.7%	28.7%	17.8%	8.2%	28.2
Reedley	31.7%	10.2%	26.4%	21.4%	10.2%	30.7
Sanger	31.7%	8.8%	29.5%	20.3%	9.7%	31.6
San Joaquin	35.4%	10.6%	28.5%	19.6%	5.9%	26.5
Selma	29.1%	10.7%	28.7%	20.4%	11.1%	30.0
Unincorporated County	25.7%	8.4%	24.3%	25.1%	16.6%	-

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

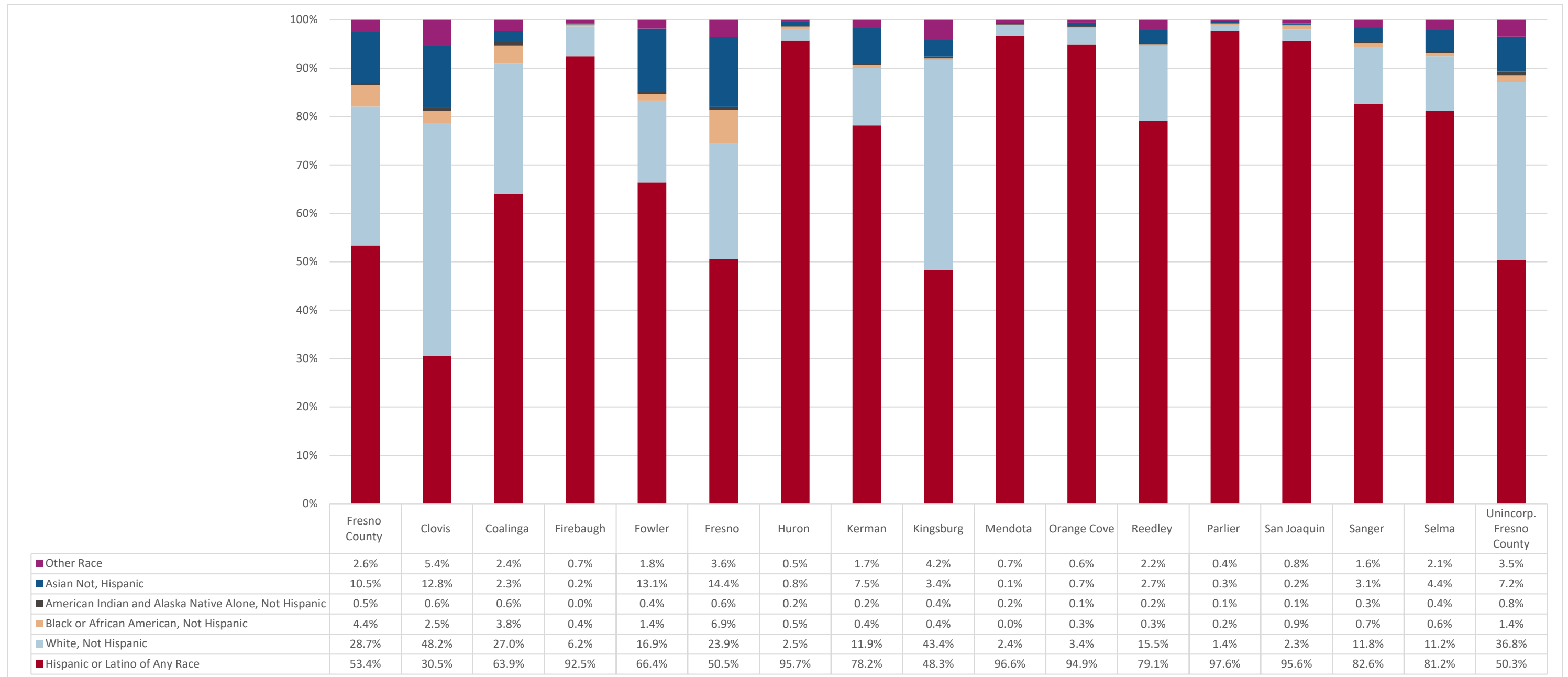
SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

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Population by Race/Ethnicity

Figure 2-1, Race and Ethnicity (2020) shows race and ethnicity of residents in Fresno County jurisdictions. The majority of the population in most jurisdictions – except for the unincorporated county, Fresno, Kingsburg and Clovis – is Hispanic (of any race). Countywide, more than half of the population identified as being of Hispanic or Latino origin. The populations of Huron, Mendota, Parlier, and San Joaquin City are all more than 95.0 percent Hispanic. Clovis has the lowest percentage at 30.5 percent. The second-largest population group is White, Not-Hispanic, with a high of 48.2 percent in Clovis. The populations in the Clovis, Kerman, Fowler, Fresno and unincorporated county have Asian populations above 5.0 percent, with the highest proportions in Fresno and Fowler.

FIGURE 2-1. RACE AND ETHNICITY (2020)



Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Note: Other race includes Two or More Races, and Some Other Race.

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HOUSEHOLD TRENDS AND CHARACTERISTICS

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

Historical Growth

Table 2-4, Change in Households (2010-2020), shows the change in the number of households by jurisdiction between 2010 and 2020. Orange Cove had the most significant average annual growth in the number of households from 2010 to 2020 (3.0 percent) followed by Huron, Fowler, Parlier, and Coalinga with just under 2.2 percent growth. The unincorporated area and Kingsburg lost population (-0.2 percent). The cities with the slowest amount of growth were San Joaquin followed by Firebaugh and Reedley, at 4.2 percent, 6.3 percent, and 7.0 percent respectively.

Table 2-4 Change in Households (2010-2020)

Jurisdiction	2010	2020	Change 2010-2020	Percentage Change 2010-2020	Average Annual Growth 2010-2020
County Total	289,391	310,097	20,706	7.2%	0.7%
Clovis	33,419	37,726	4,307	12.9%	1.3%
Coalinga	3,896	4,552	656	16.8%	1.7%
Firebaugh	1,920	2,041	121	6.3%	0.6%
Fowler	1,723	2,035	312	18.1%	1.8%
Fresno	158,349	170,137	11,788	7.4%	0.7%
Huron	1,532	1,874	342	22.3%	2.2%
Kerman	3,692	4,113	421	11.4%	1.1%
Kingsburg	3,822	3,754	-68	-1.8%	-0.2%
Mendota	2,424	2,838	414	17.1%	1.7%
Orange Cove	2,068	2,682	614	29.7%	3.0%
Parlier	3,297	3,875	578	17.5%	1.8%
Reedley	6,569	7,030	461	7.0%	0.7%
Sanger	6,659	7,419	760	11.4%	1.1%
San Joaquin	882	919	37	4.2%	0.4%
Selma	6,416	7,225	809	12.6%	1.3%
Unincorporated County	52,723	51,877	-846	-1.6%	-0.2%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Household Formation and Composition

Table 2-5, Persons per Household (2020), shows the average household size for Fresno County in 2020. A higher persons-per-household ratio indicates a larger proportion of families, especially large families, and fewer single-person households. The Fresno region has larger households than the statewide average. Countywide, the average household size was 3.1 persons per household in 2020, compared to 2.9 statewide. The two cities with the largest average household size in 2020 were Mendota (4.3) and Sanger (4.4), followed closely by Parlier (4.0), and Firebaugh, Huron, and Orange Cove (3.8). The cities with the lowest persons per household ratio were Clovis, Coalinga and Fresno (3.0), followed by Fowler (3.1) and Kingsburg (3.2). The larger household size throughout the county indicates a need for housing units with adequate number of rooms to accommodate families without overcrowding.

Table 2-5 Persons per Household (2020)

City	Average Persons Per Household
Fresno County	3.1
Clovis	3.0
Coalinga	3.0
Firebaugh	3.8
Fowler	3.1
Fresno	3.0
Huron	3.8
Kerman	3.6
Kingsburg	3.2
Mendota	4.3
Orange Cove	3.8
Parlier	4.0
Reedley	3.6
Sanger	4.4
San Joaquin	3.6
Selma	3.4
Unincorporated County	3.0

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Household Income

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

Income Definitions and Income Limits

The state and federal governments classify household income into several categories based on the relationship to the county area median income (AMI), adjusted for household size. The HUD estimate of AMI is used to set income limits for eligibility in federal housing programs. The income categories include:

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

For all income categories, income limits are defined for various household sizes based on a four-person household as a reference point. Income limits for larger or smaller households are calculated by HUD (see **Table 2-6, HUD Income Limits by Persons per Household**). According to HUD, the AMI for a four-person household in Fresno County was \$72,900 in 2022.

Table 2-6 HUD Income Limits by Persons per Household (2022)

Fresno County Income Categories	Median Income	Persons per Household				
		1	2	3	4	5
Extremely Low-Income Household (30%*)	\$72,900	\$16,350	\$18,700	\$23,030	\$27,750	\$32,470
Very Low-Income Household (50%)		\$27,300	\$31,200	\$35,100	\$38,950	\$42,100
Low-Income Household (80%)		\$43,650	\$49,850	\$56,100	\$62,300	\$67,300

Source: U.S. Department of Housing and Urban Development (HUD), 2022.

HCD uses the income categories shown in **Table 2-7, State of California Income Categories**, to determine eligibility for state housing programs. HCD's methodology for calculating AMI is slightly different from HUD's methodology; therefore, the AMI and income limits vary.

Table 2-7 State of California Income Categories

Income Category	Percentage of County Area Median Income (AMI)
Acutely Low	0%-15% of AMI
Extremely Low	15%-30% AMI
Very Low	31%-50% AMI
Low	51%-80% AMI
Moderate	81%-120% AMI
Above Moderate	120% AMI or greater

Source: Section 50063.5 of the California Health and Safety Code.

The State income limits for Fresno County are shown in **Table 2-8, HCD Income Limits by Person per Household (2022)**. The California 2022 AMI for a four-person household in Fresno County is \$80,300 (compared to the federal estimate of \$72,900). A four-person household earning \$62,300 or less would be considered low-income.

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Table 2-8 HCD Income Limits by Person per Household (2022)

Fresno County Income Categories	Persons per Household							
	1	2	3	4	5	6	7	8
Acutely Low	\$8,450	\$9,650	\$10,850	\$12,050	\$13,000	\$14,000	\$14,950	\$15,900
Extremely Low-Income Household (30%*)	\$16,350	\$18,700	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630
Very Low-Income Household (50%*)	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Low-Income Household (80%*)	\$43,650	\$49,850	\$56,100	\$62,300	\$67,300	\$72,300	\$77,300	\$82,250
Median-Income Household (100%*)	\$56,200	\$64,250	\$72,250	\$80,300	\$86,700	\$93,150	\$99,550	\$106,000
Moderate-Income Household (120%*)	\$67,450	\$77,100	\$86,700	\$96,350	\$104,050	\$117,750	\$119,450	\$127,200

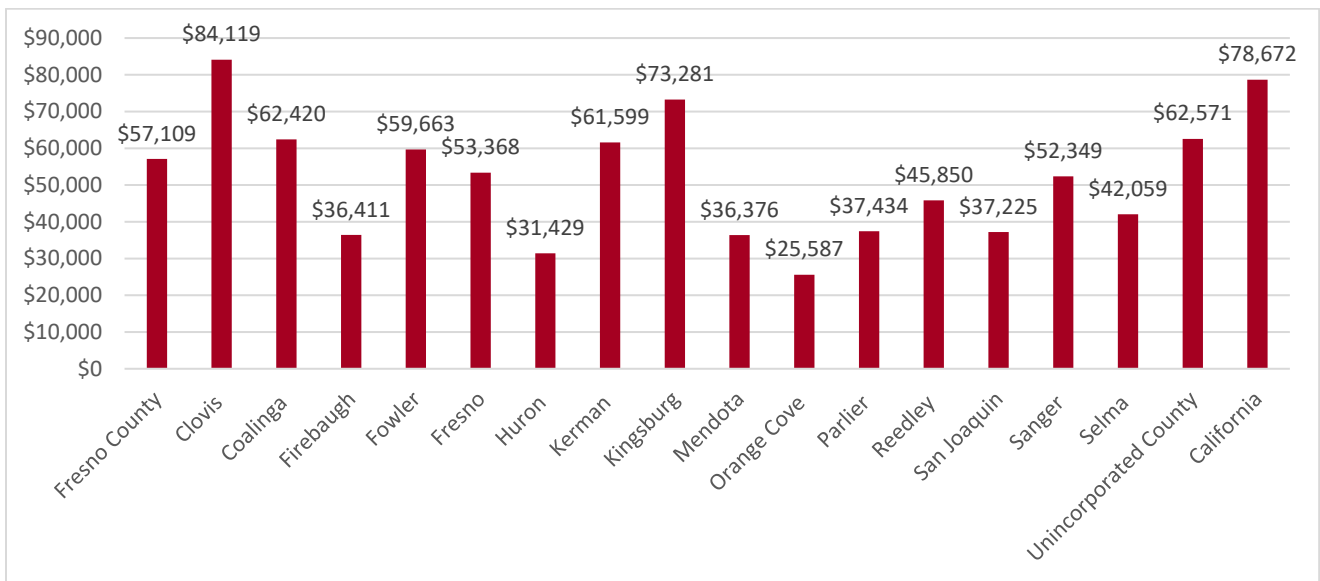
*Percentage Estimate of AMI: \$80,300

Source: California Department of Housing and Community Development (HCD), 2022.

Median-Household Income

Figure 2-2, Median Household Income (2020), shows actual median household income for the jurisdictions in Fresno County, as reported by the 2020 ACS 5-Year Estimates. This median income is for all households, regardless of household size. The median household income in California was \$78,672 in 2020, higher than the Fresno County median of \$57,109. The city with the highest median household income in 2020 was Clovis at \$84,119, followed by the Kingsburg at \$73,281. The city with the lowest median income was Orange Cove at \$25,587, with five cities, Firebaugh, Huron, Mendota, Parlier, and San Joaquin with incomes below \$40,000.

FIGURE 2-2. MEDIAN HOUSEHOLD INCOME (2020)



Note: Data for unincorporated area is based on compilation of available CDP data.

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020).

According to the 2014-2018 HUD Comprehensive Housing Affordability Strategy (CHAS) Data, Firebaugh, Huron, Orange Cove, Sanger, and Selma all have a higher representation of very low-income households than the countywide average rate of 12.8 percent, as shown in **Table 2-9, Jurisdictions with Over-Representation of Very Low-Income (VLI) Families (2018)**. This data suggests that these households may experience challenges in finding housing affordable within their incomes.

Table 2-9 Jurisdictions with Over-Representation of Very Low-Income (VLI) Families (2018)

Jurisdiction	Total Families	Estimated VLI Families	Jurisdiction VLI Rate
Fresno Countywide Average	304,625	39,010	12.8%
Firebaugh	2,170	465	21.4%
Huron	1,770	410	23.2%
Orange Cove	2,385	670	28.1%
Sanger	7,085	1,225	17.3%
Selma	6,755	1,175	17.4%

Source: FCOG Data Packet, 2022 -- CHAS (2014-2018)

EMPLOYMENT TRENDS AND CHARACTERISTICS

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

Employment and Wage Scale by Industry

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

Figure 2-3, Employment by Industry (2020), and **Table 2-10, Employment by Industry**, show employment by industry for each jurisdiction. In Fresno County, the most common industry, at 24.7 percent, is educational services, health care and social assistance (shown in **Figure 2-3** in red). This industry is also the most common in Clovis, Coalinga, Fowler, Fresno City, Kerman, Kingsburg, Sanger, Selma, and the unincorporated area.

Agriculture, forestry, fishing and hunting, and mining holds a significant percentage of employment in Firebaugh, Huron, Mendota, Orange Cove, Parlier, Reedley, and San Joaquin. Huron has the highest percentage at 63.6 percent. These areas are more rural and strongly based in agriculture.

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

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FIGURE 2-3. EMPLOYMENT BY INDUSTRY (2020)

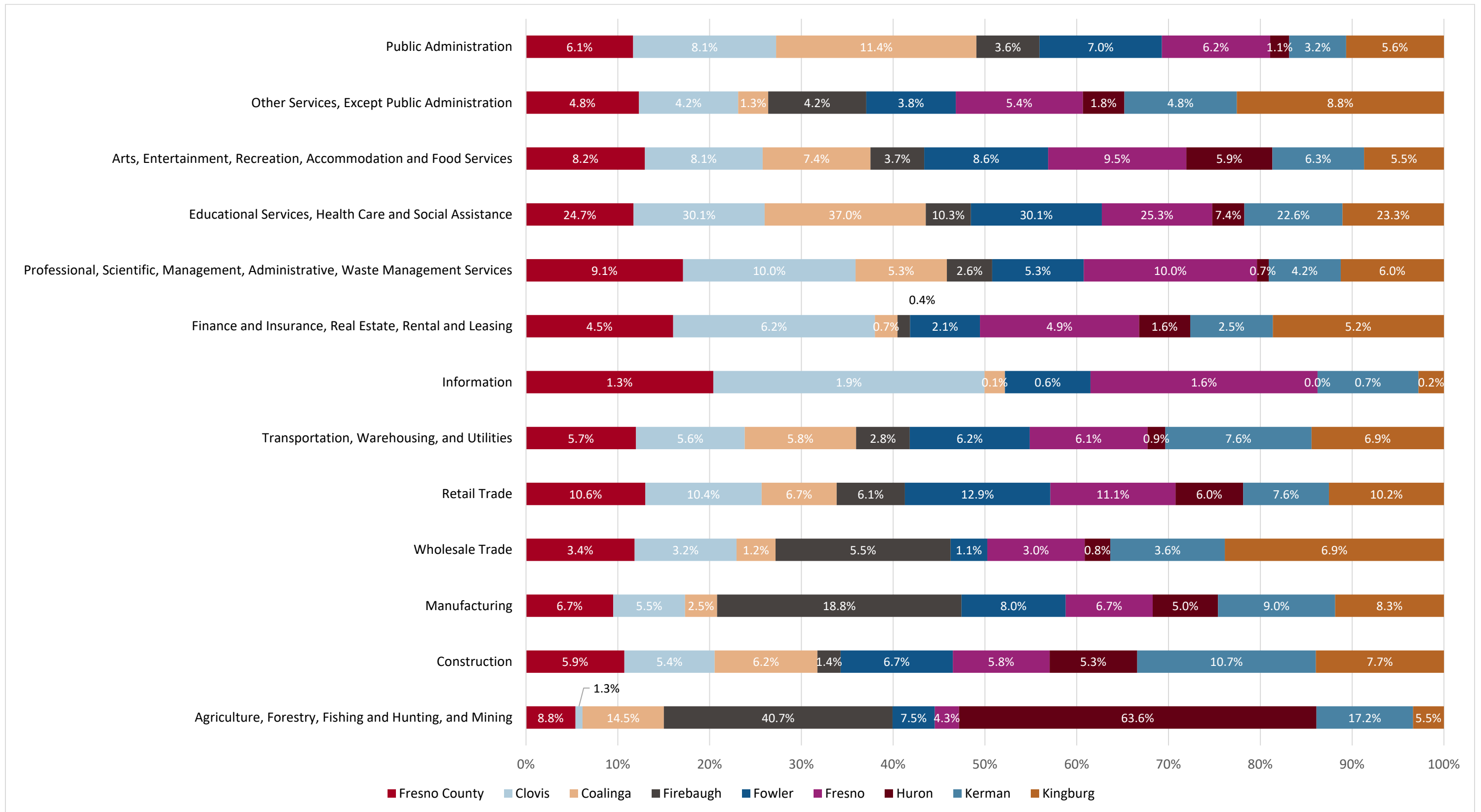
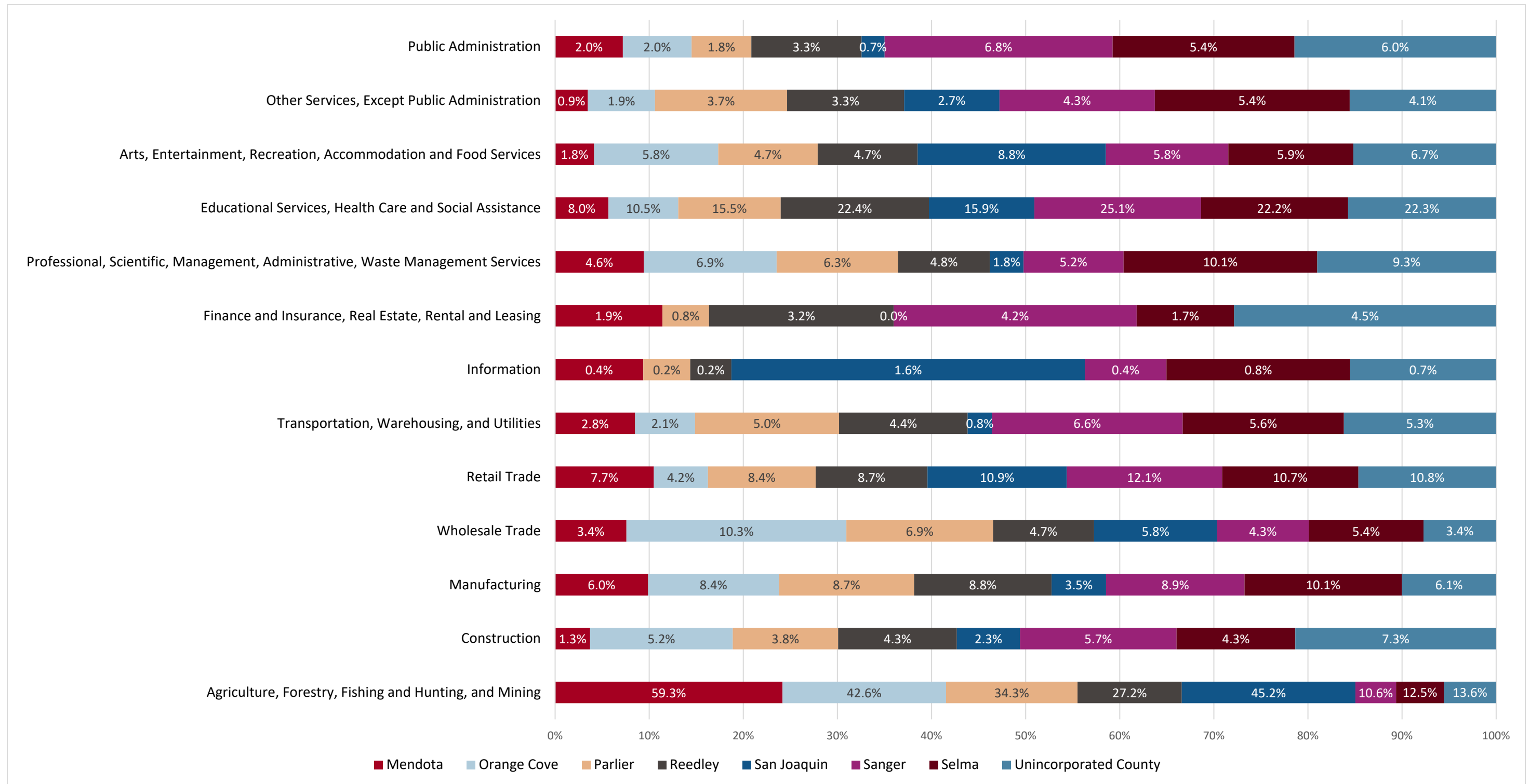


FIGURE 2-3. EMPLOYMENT BY INDUSTRY (2020) (CONT)



Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Table 2-10 Employment by Industry (2020)

		Civilian employed population 16 years and over	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Transportation, warehousing, and utilities	Information	Finance, insurance, and real estate	Professional, scientific, and management, and administrative and waste management services	Educational services, and health care and social assistance	Arts, entertainment, and recreation, and accommodation and food services	Other services, except public administration	Public administration
Fresno County	#	408,625	36,163	24,099	27,511	13,965	43,380	23,462	5,129	18,509	37,345	100,999	33,497	19,527	25,039
	%	100%	8.8%	5.9%	6.7%	3.4%	10.6%	5.7%	1.3%	4.5%	9.1%	24.7%	8.2%	4.8%	6.1%
Clovis	#	51,408	646	2,782	2,834	1,640	5,324	2,898	968	3,172	5,137	15,481	4,177	2,166	4,183
	%	100%	1.3%	5.4%	5.5%	3.2%	10.4%	5.6%	1.9%	6.2%	10.0%	30.1%	8.1%	4.2%	8.1%
Coalinga	#	5,648	817	348	139	69	377	326	8	39	299	2,090	420	72	644
	%	100%	14.5%	6.2%	2.5%	1.2%	6.7%	5.8%	0.1%	0.7%	5.3%	37.0%	7.4%	1.3%	11.4%
Firebaugh	#	2,590	1,054	36	486	142	157	72	0	10	68	268	96	108	93
	%	100%	40.7%	1.4%	18.8%	5.5%	6.1%	2.8%	0.0%	0.4%	2.6%	10.3%	3.7%	4.2%	3.6%
Fowler	#	2,526	190	170	202	29	327	157	15	54	134	760	216	96	176
	%	100%	7.5%	6.7%	8.0%	1.1%	12.9%	6.2%	0.6%	2.1%	5.3%	30.1%	8.6%	3.8%	7.0%
Fresno	#	218,708	9,414	12,688	14,622	6,667	24,346	13,356	3,447	10,643	21,951	55,432	20,857	11,806	13,479
	%	100%	4.3%	5.8%	6.7%	3.0%	11.1%	6.1%	1.6%	4.9%	10.0%	25.3%	9.5%	5.4%	6.2%
Huron	#	2,494	1,586	131	125	20	150	23	0	39	17	184	148	44	27
	%	100%	63.6%	5.3%	5.0%	0.8%	6.0%	0.9%	0.0%	1.6%	0.7%	7.4%	5.9%	1.8%	1.1%
Kerman	#	6,135	1,055	657	552	220	468	465	43	155	256	1,384	388	293	199
	%	100%	17.2%	10.7%	9.0%	3.6%	7.6%	7.6%	0.7%	2.5%	4.2%	22.6%	6.3%	4.8%	3.2%
Kingsburg	#	5,103	280	392	426	350	522	350	9	267	305	1,188	281	449	284
	%	100%	5.5%	7.7%	8.3%	6.9%	10.2%	6.9%	0.2%	5.2%	6.0%	23.3%	5.5%	8.8%	5.6%

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

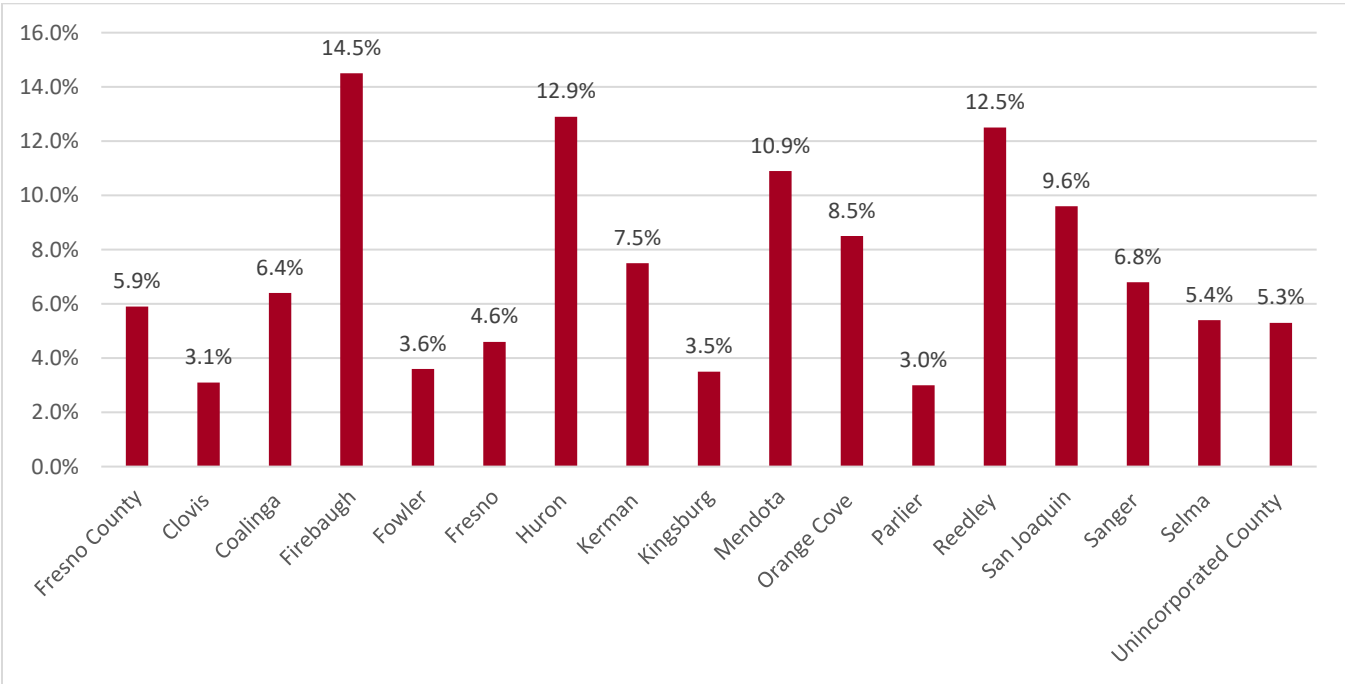
		Civilian employed population 16 years and over	Agriculture, forestry, fishing and hunting, and mining	Construction	Manufacturing	Wholesale trade	Retail trade	Transportation, warehousing, and utilities	Information	Finance, insurance, and real estate	Professional, scientific, and management, and administrative and waste management services	Educational services, and health care and social assistance	Arts, entertainment, and recreation, and accommodation and food services	Other services, except public administration	Public administration
Mendota	#	4,263	2,526	54	255	143	329	118	17	79	196	343	78	39	86
	%	100%	59.3%	1.3%	6.0%	3.4%	7.7%	2.8%	0.4%	1.9%	4.6%	8.0%	1.8%	0.9%	2.0%
Orange Cove	#	3,567	1,519	184	300	369	151	74	0	0	246	376	208	67	73
	%	100%	42.6%	5.2%	8.4%	10.3%	4.2%	2.1%	0.0%	0.0%	6.9%	10.5%	5.8%	1.9%	2.0%
Parlier	#	6,579	2,254	251	572	454	554	328	14	53	415	1,017	307	243	117
	%	100%	34.3%	3.8%	8.7%	6.9%	8.4%	5.0%	0.2%	0.8%	6.3%	15.5%	4.7%	3.7%	1.8%
Reedley	#	9,686	2,632	416	856	460	847	431	18	309	461	2,166	455	317	318
	%	100%	27.2%	4.3%	8.8%	4.7%	8.7%	4.4%	0.2%	3.2%	4.8%	22.4%	4.7%	3.3%	3.3%
Sanger	#	11,372	1,204	644	1,013	490	1,381	751	42	477	590	2,860	654	494	772
	%	100%	10.6%	5.7%	8.9%	4.3%	12.1%	6.6%	0.4%	4.2%	5.2%	25.1%	5.8%	4.3%	6.8%
San Joaquin	#	1,313	594	30	46	76	143	11	21	0	23	209	116	35	9
	%	100%	45.2%	2.3%	3.5%	5.8%	10.9%	0.8%	1.6%	0.0%	1.8%	15.9%	8.8%	2.7%	0.7%
Selma	#	9,987	1,245	429	1,011	539	1,064	557	83	168	1,004	2,216	586	544	541
	%	100%	12.5%	4.3%	10.1%	5.4%	10.7%	5.6%	0.8%	1.7%	10.1%	22.2%	5.9%	5.4%	5.4%
Unincorp. County	#	67,246	9,147	4,887	4,072	2,297	7,240	3,545	444	3,044	6,243	15,025	4,510	2,754	4,038
	%	100%	13.6%	7.3%	6.1%	3.4%	10.8%	5.3%	0.7%	4.5%	9.3%	22.3%	6.7%	4.1%	6.0%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Unemployment

According to the California EDD, in 2020, the statewide unemployment rate was 4.0 percent. The unemployment rate in Fresno County was significantly higher than the statewide rate at 5.8 percent. **Figure 2-4, Unemployment Rate (2022)**, shows unemployment in Fresno County by jurisdiction. The city with the highest unemployment rate was Firebaugh at 14.4 percent, followed by Huron at 12.9 percent. Parlier and Clovis had the lowest unemployment rate at about 3 percent, followed by Kingsburg at 3.5 percent, and Fowler at 3.6 percent. The high unemployment rate in many of the jurisdictions suggests that residents may be experiencing barriers to accessing employment opportunities and therefore may be at risk for housing displacement or homelessness.

FIGURE 2-4. UNEMPLOYMENT RATE (2022)



Source: California Employment Development Department, June 2022.

Labor Force Trends

Table 2-11, Fresno County Job Growth by Industry Sector (2018-2028), shows employment projections by industry sector in Fresno County from 2018 to 2028. According to EDD data, industry employment in Fresno County is expected to grow by 30,800 jobs between 2018 and 2028, to an estimated 452,000 by 2022. Total nonfarm employment is projected to gain approximately 28,300 jobs by 2022. The health care and social assistance, educational services (private), leisure and hospitality sectors are expected to account for approximately 50 percent of all nonfarm job growth. The number of jobs in the educational services (private) industry is expected to increase by 17.8 percent. Health care and social assistance is projected to grow by 18.2 percent.

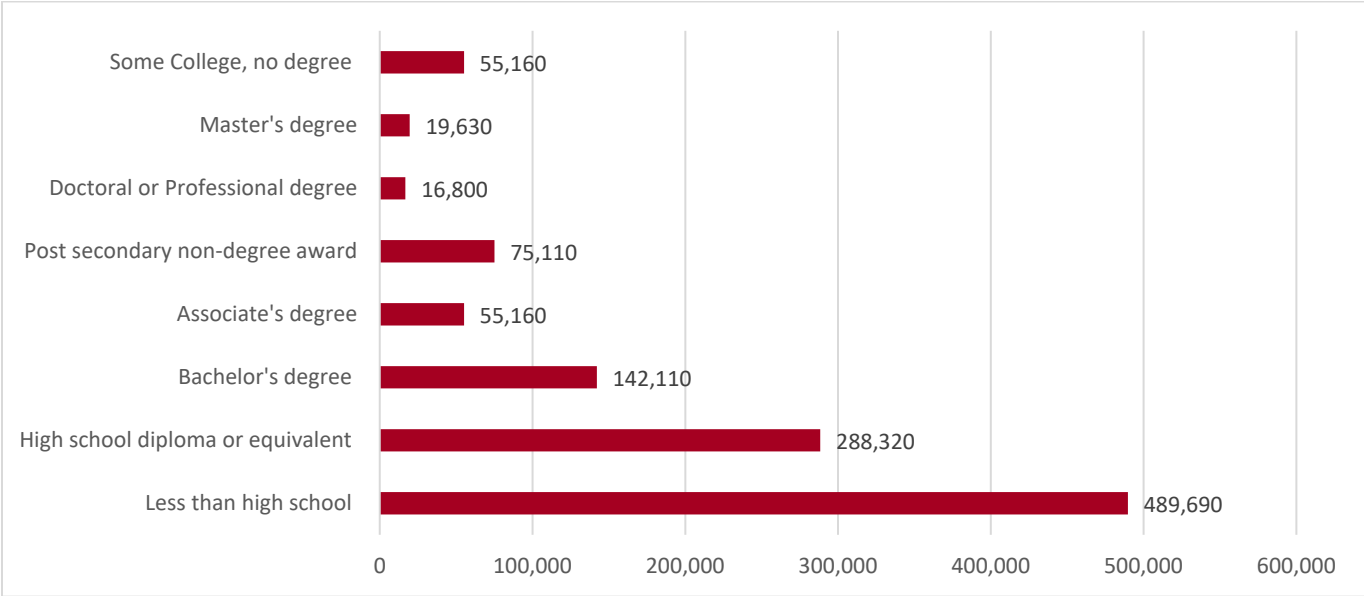
Table 2-11 Fresno County Job Growth by Industry Sector (2018-2028)

Industry Title	Estimated Employment 2018	Projected Employment 2028	Numeric Change 2018-2028	Percentage Change 2018-2028
Total Employment	421,200	452,000	30,800	7.3%
Mining and Logging	300	400	100	33.3%
Construction	31,400	34,300	2,900	9.2%
Manufacturing	64,100	65,400	1,300	2.0%
Trade, Transportation, and Utilities	164,900	174,100	9,200	5.6%
Information	3,600	3,700	100	2.8%
Financial Activities	33,400	34,500	1,100	3.3%
Professional and Business Services	83,900	90,200	6,300	7.5%
Educational Services (Private)	73,100	86,100	13,000	17.8%
Health Care and Social Assistance	131,100	155,000	23,900	18.2%
Leisure and Hospitality	93,700	106,000	12,300	13.1%
Other Services (excludes Private Household Workers)	11,900	12,400	500	4.2%
Federal Government	10,000	10,100	100	1.0%
State and Local Government	64,600	66,900	2,300	3.6%
Type of Employment				
<i>Total Nonfarm</i>	<i>353,200</i>	<i>381,500</i>	<i>28,300</i>	<i>8.0%</i>
<i>Total Farm</i>	<i>44,200</i>	<i>45,500</i>	<i>1,300</i>	<i>2.9%</i>
<i>Self-Employment</i>	<i>23,300</i>	<i>24,600</i>	<i>1,100</i>	<i>4.7%</i>
<i>Private Household Workers</i>	<i>300</i>	<i>400</i>	<i>100</i>	<i>33.3%</i>

Source: California Employment Development Department, 2018-2028 Fresno Industry Employment Projections, published April 2021.

Figure 2-5, Fresno County Average Annual Job Openings by Entry-Level Education (2010-2020) shows the average annual job openings by entry-level education. According to California EDD, most expected job openings between 2010 and 2020 will require a high school diploma or less. Registered nurses are the only occupation among the top 10 occupations with the largest number of job openings that has an entry education level requirement higher than a high school diploma. Of the top 20 occupations on the list of fastest-growing jobs, 13 are in a construction-related field due to the expected recovery in the construction industry over the projection period. Occupations requiring less education generally correspond to lower earnings potential, suggesting that housing affordable to lower-income households will continue to be needed throughout Fresno County.

FIGURE 2-5. FRESNO COUNTY AVERAGE ANNUAL JOB OPENINGS BY ENTRY-LEVEL EDUCATION (2010-2020)



Source: California Employment Development Department, 2018-2028 Fresno County Projection Highlights. April 2021.

POPULATION AND EMPLOYMENT PROJECTIONS

Table 2-12, Fresno County Population Forecast (2025-2050), and Table 2-14, Fresno County Employment Forecast (2025-2050), show population and employment forecasts, which are from the Fresno County 2019-2050 growth projections prepared for the Fresno County Council of Governments.

Population Forecast

Based on the forecast shown in Table 2-12, countywide population will grow to an estimated 1,240,090 persons by the year 2050. This assumes an average annual growth rate of 0.6 percent between 2025 and 2050. In the past, the county population has increased at rates of 2.0 percent a year from 1970 to 1990, and 1.8 percent a year from 2010 to 2014. During the next two and a half decades (2025-2050), 170,290, or 15.9 percent more people are expected to reside in Fresno County.

Table 2-12 Fresno County Population Forecast (2025-2050)

Year	Population
2025	1,069,800
2030	1,112,010
2035	1,151,390
2040	1,185,850
2045	1,215,740
2050	1,240,090

Source: Fresno County 2019-2050 Growth Projections.

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Fresno County’s share of California’s population is expected to steadily increase, as shown in **Table 2-13, Population of Fresno County and California (1980-2040)**. From 1980 to 2010, the County share of the State’s population grew from 2.2 to 2.5 percent. By 2040, that share is expected to increase to 2.7 percent, indicating that housing at adequate price points and sizes to accommodate the increased population will be needed.

Table 2-13 Population of Fresno County and California (1980-2040)

Year	Fresno County Population	California Population	Fresno County Share of California Population
1980	514,621	23,667,764	2.2%
1990	667,490	29,760,021	2.2%
2000	700,407	33,871,648	2.1%
2010	930,450	37,253,956	2.5%
2020	990,204	39,538,223	2.5%
2030	1,112,010	41,860,549	2.7%
2040	1,185,850	43,353,414	2.7%

Source: Fresno County 2019-2050 Growth Projections, 1980, 1990, 2010 and 2020 American Community Census and DOF projections (2010-2016).

Employment Forecast

Table 2-14 shows the employment forecast for Fresno County by 2050. The Fresno County employment level will increase during the 2025-2040 forecast period. However, the unemployment rate will continue to be higher than the California average.

Table 2-14 Fresno County Employment Forecast (2025-2040)

Year	Employment
2025	418,800
2030	432,400
2035	444,800
2040	456,500
2045	466,800
2050	475,000

Source: Fresno County 2019-2050 Growth Projections.

HOUSING INVENTORY AND MARKET CONDITIONS

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

Housing Stock Profile

Table 2-15, Housing Stock (2010-2022) shows estimates from the DOF of the number of housing units by type for each jurisdiction based on reported building and demolition permits. DOF reported that Fresno County had 343,513 housing units in January 2022. Of the total units, 70.3 percent were single family, 25.4 percent were multifamily, and 4.3 percent were mobile homes. The unincorporated area had the highest percentage of single-family homes in 2022 (82.7 percent) and mobile homes (11.7), with Huron having the lowest at 38.3 percent. Conversely, Huron had the highest percentage of multifamily units (55.6 percent), followed by Fresno at 32.9 percent, and Orange Cove at 32.8 percent. While mobile homes comprise 4.3 percent of housing stock countywide, 11.7 percent of housing stock in the unincorporated county are mobile homes, followed by mobile homes representing 10.9 percent of housing stock in Coalinga.

Countywide, the proportion of multifamily units slightly decreased by 1.4 percent between 2010 and 2022 in Fresno County, although in several smaller cities, including San Joaquin and Parlier, the proportion of multifamily units slightly increased. These two jurisdictions also have the lowest median household incomes in the county, suggesting these additional units may have been affordable housing complexes.

Clovis, in particular, had the most multifamily units constructed during the period for any of the larger cities (1,376), and also the second highest percentage of multifamily construction at nearly 15.7 percent of all new construction followed by the City of Reedley 23.9 percent increase. The larger city of Kerman and two smaller cities of Fowler and Kingsburg, which together total about 13,367 residents, had a combined total of 2,398 multifamily units constructed during the period.

Table 2-15 Housing Stock (2010-2022)

Jurisdiction	2010			2022		
	Single-Family Units	Multifamily Units	Mobile Homes	Single-Family Units	Multifamily Units	Mobile Homes
Fresno County	219,271	81,555	14,705	241,411	87,406	14,695
	69.5%	25.8%	4.7%	70.3%	25.4%	4.3%
Clovis	25,572	8,774	960	34,702	10,150	984
	72.4%	24.9%	2.7%	75.7%	22.1%	2.1%
Coalinga	2,874	967	503	3,062	1,089	507
	66.2%	22.3%	11.6%	65.7%	23.4%	10.9%
Firebaugh	1,443	578	75	1,665	600	78
	68.8%	27.6%	3.6%	71.1%	25.6%	3.3%
Fowler	1,349	370	123	1,685	430	123
	73.2%	20.1%	6.7%	75.3%	19.2%	5.5%
Fresno	108,889	57,651	4,748	120,729	61,449	4,815
	63.6%	33.7%	2.8%	64.6%	32.9%	2.6%
Huron	599	899	104	628	913	100
	37.4%	56.1%	6.5%	38.3%	55.6%	6.1%

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Jurisdiction	2010			2022		
	Single-Family Units	Multifamily Units	Mobile Homes	Single-Family Units	Multifamily Units	Mobile Homes
Fresno County	219,271	81,555	14,705	241,411	87,406	14,695
	69.5%	25.8%	4.7%	70.3%	25.4%	4.3%
Kerman	2,922	804	182	3,614	980	187
	74.8%	20.6%	4.7%	75.6%	20.5%	3.9%
Kingsburg	3,018	853	198	3,323	988	199
	74.2%	21.0%	4.9%	73.7%	21.9%	4.4%
Mendota	1,643	858	55	1,938	891	59
	64.3%	33.6%	2.2%	67.1%	30.9%	2.0%
Orange Cove	1,466	765	0	1,673	817	0
	65.7%	34.3%	0.0%	67.2%	32.8%	0.0%
Parlier	2,464	977	53	2,728	1,093	54
	70.5%	28.0%	1.5%	70.4%	28.2%	1.4%
Reedley	5,083	1,521	263	5,216	1,884	263
	74.0%	22.1%	3.8%	70.8%	25.6%	3.6%
Sanger	5,456	1,548	100	6,095	1,630	101
	76.8%	21.8%	1.4%	77.9%	20.8%	1.3%
San Joaquin	628	249	57	629	250	57
	67.2%	26.7%	6.1%	67.2%	26.7%	6.1%
Selma	5,379	1,044	390	5,747	1,101	398
	79.0%	15.3%	5.7%	79.3%	15.2%	5.5%
Unincorporated County	50,486	3,697	6,894	48,013	3,141	6,770
	82.7%	6.1%	11.3%	82.9%	5.4%	11.7%

Source: Department of Finance, E5, 2021-2022.

A large proportion of the multifamily development that has occurred after the boom of the 1980s was subsidized through a variety of public housing and tax credit programs targeted to low-income residents (i.e., non-market rate affordable housing). As summarized in **Table 2-16, Affordable vs. Market-Rate Multifamily Housing (1980-2013)**, about 87 percent of the units developed during the 1980s were strictly market rate, compared to an estimated 69.0 percent in the 1990s and 65 percent between 2000 and 2013. When subsidized affordable units are excluded, the production of multifamily units after the mid-1980s has been even more limited.

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

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

Source: CoStar Group and Economic and Planning Systems,

http://www.valleyblueprint.org/files/SJV%20Infill%20Development%20Analysis_Final%20Report_9-11-14.pdf, 2014.

Housing Tenure

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing turning over at a much lower rate than rental housing. For example, in Fresno County, the median year that owners moved into their current unit was 2001, whereas the median year that renters moved into their current unit was after 2010 (2011-2013 ACS). **Table 2-17, Housing Tenure (2020)**, shows tenure by jurisdiction in 2020. Most jurisdictions have more owner-occupied units than renter-occupied units. The unincorporated county has the highest percentage of owner units at 68.9 percent, followed by Kingsburg at 68.9 percent. Huron has the lowest percentage of owner units at 20.9 percent. When compared to proportion of housing unit by type, this data indicates that single-family detached units comprise a portion of the rental stock in the majority of jurisdictions.

According to the Fresno County Affordable Housing Needs Report published by the California Housing Partnership Corporation in May 2022, asking rents in Fresno County increased by 10.7 percent between 2020 and 2021. According to the same report, although rents in Fresno County are typically lower than in other counties in the state, renters need to earn 1.6 times minimum wage to afford the average asking rent in Fresno County. Based on previous analysis of employment forecasts and income levels, increasing rental costs in Fresno County may pose a barrier to finding adequate housing opportunities for lower-income households.

Table 2-17 Housing Tenure (2020)

Jurisdiction	Total Households	Renter-occupied Units		Owner-occupied Units	
		Households	Percentage	Households	Percentage
Fresno County Total	310,097	143,677	46.3%	166,420	53.7%
Coalinga	4,552	1,913	42.0%	2,639	58.0%
Clovis	37,726	13,178	34.9%	24,548	65.1%
Firebaugh	2,041	1,088	53.3%	953	46.7%
Fowler	2,035	948	46.6%	1,087	53.4%
Fresno	170,137	90,440	53.2%	79,697	46.8%
Huron	1,874	1,482	79.1%	392	20.9%
Kerman	4,113	1,967	47.8%	2,146	52.2%
Kingsburg	3,754	1,323	35.2%	2,431	64.8%
Mendota	2,838	1,491	52.5%	1,347	47.5%
Orange Cove	2,682	1,651	61.6%	1,031	38.4%
Parlier	3,875	2,237	57.7%	1,638	42.3%
Reedley	7,030	2,946	41.9%	4,084	58.1%
San Joaquin	919	543	59.1%	376	40.9%
Sanger	7,419	3,066	41.3%	4,353	58.7%
Selma	7,225	3,255	45.1%	3,970	54.9%
Unincorporated County	51,877	16,149	31.1%	35,728	68.9%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Vacancy Rate

Table 2-18, Housing Stock and Vacancy Rate (2010-2022), shows housing units and vacancies in unincorporated Fresno County and the cities according to the 2010 and 2020 U.S. Census. The vacancy rate indicates the match between the demand and supply of housing. Vacancy rates of 5.0 percent to 6.0 percent for rental housing and 1.5 percent to 2.0 percent for ownership housing are generally considered optimum. A higher vacancy rate may indicate an excess supply of units, a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

As **Table 2-18** shows, the vacancy rate decreased in all communities between 2010 and 2022, except in Clovis, Huron, and Reedley. In 2022, the unincorporated area and the city of Firebaugh had the highest vacancy rate at 12.2 and 8.1 percent, respectively. The vacancy rate in the unincorporated area was still the highest in 2022, even though it decreased to 12.2 percent. However, much of the eastern unincorporated county is adjacent to the Kings Canyon and Sierra National Forests and many of the vacant units may be vacation rentals. Therefore, the vacancy rates in Firebaugh and Reedley, at 8.1 and 6.8 percent respectively, may be more indicative of a housing stock issue.

Table 2-18 Housing Stock and Vacancy Rate (2010-2022)

Jurisdiction	2010			2022		
	Total Housing Units	Vacant Units	Vacancy Rate	Total Housing Units	Vacant Units	Vacancy Rate
Coalinga	4,344	1887	5.3%	4,658	377	4.2%
Clovis	25,265	903	3.6%	45,835	1,911	4.2%
Firebaugh	2,096	176	8.4%	2,343	105	8.1%
Fowler	1,842	119	6.5%	2,237	84	4.5%
Fresno	171,288	12,939	7.6%	186,993	8,406	3.8%
Huron	1,602	70	4.4%	1,641	54	4.5%
Kerman	3,908	216	5.5%	4,745	100	3.3%
Kingsburg	4,069	247	6.1%	4,510	161	2.1%
Mendota	2,556	132	5.2%	2,889	58	3.6%
Orange Cove	2,231	163	7.3%	2,490	88	2.0%
Parlier	3,494	197	5.6%	3,875	265	3.5%
Reedley	6,867	298	4.3%	7,363	239	6.8%
Sanger	7,104	445	6.3%	7,827	244	3.2%
San Joaquin	934	52	5.6%	937	38	3.1%
Selma	6,813	397	5.8%	7,246	219	4.1%
Unincorporated County	61,077	8,354	13.7%	57,924	7,057	12.2%

Source: Department of Finance, E5, 2021-2022.

Housing Conditions

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

Housing age can be an indicator of the need for housing rehabilitation. Generally, housing older than 30 years (i.e., built before 1990), may require repair and improvement of such features as siding; fencing; roofs; and heating, ventilation, and air conditioning (HVAC) systems, while housing units older than 50 years (pre-1970) are more likely to require complete rehabilitation of systems such as roofing, plumbing, structural, and electrical.

Table 2-19, Age of Housing Stock (2020), shows the age of the housing stock in Fresno County. In almost all jurisdictions, more than half of the housing stock is over 30 years old. In Fresno County overall, 64.5 percent of the housing stock is over 30 years old, with 78.8 percent of the housing stock in the unincorporated county over 30 years, followed by Fresno City at 66.7 percent. These units may require repairs or improvements. The city with the highest percentage of new housing is Kerman, followed by Huron, Firebaugh, and Clovis. Less than 35.0 percent of the housing stock in all jurisdictions, except in unincorporated county and Parlier, is over 50 years old, with seven of the remaining 13 jurisdictions having between 30.0 and 35.0 percent of their housing stock over 50 years of age. Overall, almost one-third of Fresno County's housing stock is over 50 years of age and may require significant repairs in the near future to maintain inhabitability. The cost of repairs is often out of the capability of lower-income households.

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Table 2-19 Age of Housing Stock (2020)

Jurisdiction	Total	Built 2010 or later	Built 2000 to 2009	Built 1990 to 1999	Built 1980 to 1989	Built 1970 to 1979	Built 1960 to 1969	Built 1950 to 1959	Built 1940 to 1949	Built 1939 or earlier	Percentage built before 1990 (older than 30 years)	Percentage built before 1970 (older than 50 years)
Fresno County	310,097	18,563	44,690	46,980	43,141	54,567	33,392	35,561	16,007	17,196	64.5%	32.9%
Clovis	37,726	5,440	8,528	6,434	5,634	7,106	2,508	1,304	297	475	45.9%	12.2%
Coalinga	4,552	141	581	970	1,226	254	464	432	176	308	62.8%	30.3%
Firebaugh	2,041	152	455	511	400	241	254	23	0	5	45.2%	13.8%
Fowler	2,035	82	646	255	220	196	132	160	140	204	51.7%	31.3%
Fresno	170,137	9,198	20,941	26,570	23,765	30,960	19,206	20,736	8,939	9,822	66.7%	34.5%
Huron	1,874	139	640	272	359	180	166	58	38	22	43.9%	15.2%
Kerman	4,113	305	1,130	881	560	697	274	28	73	165	43.7%	13.1%
Kingsburg	3,754	132	870	627	593	343	168	402	169	450	56.6%	31.7%
Mendota	2,838	325	701	371	636	261	280	198	56	10	50.8%	19.2%
Orange Cove	3,875	194	812	919	570	398	186	263	265	268	50.3%	25.3%
Parlier	2,682	144	535	697	202	149	306	200	161	288	48.7%	35.6%
Reedley	7,030	418	919	1,541	674	1,224	532	874	342	506	59.1%	32.1%
Sanger	919	28	123	281	151	67	194	62	13	0	53.0%	29.3%
San Joaquin	7,419	364	1,637	753	1,212	912	613	816	737	375	62.9%	34.2%
Selma	7,225	483	1,089	1,020	900	1,292	437	877	615	512	64.1%	33.8%
Unincorporated County	51,877	1,018	5,083	4,878	6,039	10,287	7,672	9,128	3,986	3,786	78.8%	47.4%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Most jurisdictions have not completed housing conditions surveys in recent years due to limited financial resources for conducting the survey or for providing rehabilitation assistance. However, staff from the local jurisdictions provided rough estimates of the number of housing units needing rehabilitation or replacement based on code enforcement cases and local knowledge of the communities.

According to a code enforcement officer in Selma, 55 homes (0.8 percent of the housing stock) are in need of rehabilitation, and none are in need of replacement. The majority of the homes are in the neighborhood south of Rose Avenue and west of McCall Avenue.

According to a contract staff planner in Huron, 197 homes (12 percent of the housing stock) are in need of rehabilitation, and 49 (3 percent of the housing stock) are in need of replacement.

According to a staff planner in Sanger, 43 homes (0.5 percent of the housing stock) are in of rehabilitation, and 7 (less than 0.1 percent of the housing stock) are in need of replacement. The neighborhoods with the greatest need for rehabilitation are in the southeast and central core.

According to code enforcement in Reedley, there has been an average of 2 cases of substandard conditions per year during the 5th cycle planning period. Based on this, and local experience, the City estimates that less than 1 percent of the housing stock is in need of repair or replacement.

See appendices for each jurisdiction for the identification of the neighborhoods that most need rehabilitation and where programs will be targeted.

Overpayment (Cost Burden)

State and federal housing law defines overpayment (also known as cost burden) as a household paying more than 30 percent of gross income for housing expenses. As shown in **Table 2-20, Overpayment by Tenure (2018)**, the overall rate of overpayment in Fresno County is 37.8 percent. With the exception of Kingsburg, Coalinga, the unincorporated county, and Clovis, most jurisdictions have overpayment rates above 35.0 percent. Orange Cove has the highest percentage of total households overpaying for housing (53.9 percent), followed by Huron (47.4 percent), Mendota (46.7 percent), and Parlier (45.1 percent).

Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses. In all jurisdictions, a higher percentage of lower-income households are overpaying for housing, with 70.6 percent of lower-income households countywide experiencing overpayment. The jurisdictions of Clovis, Reedley, Fresno, Selma, Sanger, and unincorporated county have the highest percentage of cost-burdened lower-income households at 74.2 percent, 75.1 percent, 74.8 percent, 72.3 percent, and 70.6 percent respectively. In Kingsburg, where the overpayment rate is the lowest in the county at 16.2 percent, 63.5 percent of lower-income households are cost burdened, which aligns with the rate of overpayment among lower-income households in the majority of jurisdictions in Fresno County. However, in the unincorporated county, the overall rate of overpayment and rate of lower-income, cost-burdened households in almost equivalent, suggesting that moderate- and above moderate-income households are generally able to afford the units they occupy.

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Generally, renters tend to be more affected by overpayment than owners, and this trend occurs in all jurisdictions in the county. Although the proportion of owners and renters countywide is fairly comparable, (52.8 percent homeowners and 47.2 percent renters), 52.2 percent of renters are cost burdened compared to 25.0 percent of homeowners. Jurisdictions with proportions of cost-burdened homeowners below the countywide rate included Clovis, Kingsburg, Firebaugh, Fowler, Coalinga, and unincorporated county. Jurisdictions with cost-burdened renters below the countywide rate include Clovis, Coalinga, Huron, Kerman, Kingsburg, Mendota, San Joaquin, and unincorporated county. Reedley has the highest percentage of overpaying renters (82.1 percent), followed by Fowler (79.8 percent), Fresno (79.4 percent), and Clovis (78.7 percent). In Fresno County, while 62.2 percent of renters are lower-income households, lower-income households comprise approximately 90.0 percent of cost-burdened renters. Data indicates that in almost every jurisdiction, with the exception of unincorporated county, the total number of cost-burdened renters follows a similar trend, where the number of total cost-burdened renters is almost equivalent to the number of cost-burdened, lower-income renters. This trend suggests that the majority of moderate and above moderate-income renters are able to find rental housing at costs below 30 percent of their income. In unincorporated county, while 60.2 percent of renters are lower-income, only 19.3 percent of cost-burdened households are lower-income.

A similar trend in which the majority of cost-burdened homeowners are also lower income. However, in several jurisdictions, including Fresno County, Fresno City, Fowler, Kingsburg, and unincorporated county, the correlation between proportion of cost-burdened homeowners and lower-income, cost-burdened homeowners make up less than 65.0 percent compared to an average of 90.0 percent among renters. However, these rates of overpayment indicate that these households are generally not able to find adequate housing opportunities within their income range.

Table 2-20 Overpayment by Tenure (2018)

Jurisdiction	Income Group	Owner Households			Renter Households			Total Households		
		Households	Overpaying	Percentage	Households	Overpaying	Percentage	Households	Overpaying	Percentage
Fresno County	Lower income	40,385	24,315	60.2%	89,315	67,305	75.4%	129,700	91,620	70.6%
	Total	160,945	40,160	25.0%	143,680	74,940	52.2%	304,625	115,100	37.8%
Clovis	Lower income	3,680	2,445	66.4%	6,345	4,995	78.7%	10,025	7,440	74.2%
	Total	22,270	5,360	24.1%	14,150	6,350	44.9%	36,420	11,710	32.2%
Coalinga	Lower income	545	315	57.8%	1,020	600	58.8%	1,565	915	58.5%
	Total	2,225	445	20.0%	1,920	625	32.6%	4,145	1,070	25.8%
Firebaugh	Lower income	275	160	58.2%	965	620	64.2%	1,240	780	62.9%
	Total	990	180	18.2%	1,185	620	52.3%	2,175	800	36.8%
Fowler	Lower income	235	108	46.0%	550	439	79.8%	785	547	69.7%
	Total	1,020	186	18.2%	905	489	54.0%	1,925	675	35.1%
Fresno	Lower income	19,520	12,045	61.7%	55,965	44,425	79.4%	75,485	56,470	74.8%
	Total	77,325	19,395	25.1%	89,430	49,520	55.4%	166,755	68,915	41.3%
Huron	Lower income	295	170	57.6%	1,085	655	60.4%	1,380	825	59.8%
	Total	510	184	36.1%	1,260	655	52.0%	1,770	839	47.4%
Kerman	Lower income	685	530	77.4%	1,120	735	65.6%	1,805	1,265	70.1%
	Total	2,050	695	33.9%	1,805	735	40.7%	3,855	1,430	37.1%
Kingsburg	Lower income	590	370	62.7%	710	455	64.1%	1,300	825	63.5%
	Total	2,655	590	22.2%	1,305	459	35.2%	3,960	1,049	26.5%
Mendota	Lower income	470	320	68.1%	1,555	910	58.5%	2,025	1,230	60.7%
	Total	965	370	38.3%	1,775	910	51.3%	2,740	1,280	46.7%
Orange Cove	Lower income	610	320	52.5%	1,315	945	71.9%	1,925	1,265	65.7%
	Total	970	340	35.1%	1,415	945	66.8%	2,385	1,285	53.9%
Parlier	Lower income	845	560	66.3%	1,845	1,185	64.2%	2,690	1,745	64.9%
	Total	1,700	595	35.0%	2,265	1,195	52.8%	3,965	1,790	45.1%
Reedley	Lower income	1,495	990	66.2%	1,900	1,560	82.1%	3,395	2,550	75.1%
	Total	4,520	1,340	29.6%	2,680	1,700	63.4%	7,200	3,040	42.2%
Sanger	Lower income	1,120	695	62.1%	2,080	1,565	75.2%	3,200	2,260	70.6%
	Total	3,930	1,060	27.0%	3,155	1,675	53.1%	7,085	2,735	38.6%

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Jurisdiction	Income Group	Owner Households			Renter Households			Total Households		
		Households	Overpaying	Percentage	Households	Overpaying	Percentage	Households	Overpaying	Percentage
San Joaquin	Lower income	140	109	77.9%	580	280	48.3%	720	389	54.0%
	Total	390	113	29.0%	675	280	41.5%	1,065	393	36.9%
Selma	Lower income	1,385	880	63.5%	2,060	1,610	78.2%	3,445	2,490	72.3%
	Total	3,980	1,185	29.8%	2,775	1,655	59.6%	6,755	2,840	42.0%
Unincorporated County	Lower income	8,495	4,298	50.6%	10,220	1,376	13.5%	18,715	5,674	30.3%
	Total	35,445	8,122	22.9%	16,980	7,127	42.0%	52,425	15,249	29.1%

Source: FCOG Data Packet, 2022 -- CHAS (2014-2018)

Overcrowding

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

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

Table 2-21, Overcrowding by Tenure (2020) shows overcrowding by tenure for each jurisdiction in Fresno County. The Fresno County overcrowding rate at 6.2 percent is slightly higher than the statewide overcrowding rate at 5.2 percent, while the severe overcrowding rate is 3.6 percent compared to 3.0 percent at the state level. The cities of Mendota, San Joaquin, Huron, and Orange Cove have the highest rate of overcrowding and severe overcrowding combined; at 27.3 percent, 24.1 percent, 17.0 percent, and 15.2 percent, respectively. The highest rates of severely overcrowded households are found in Mendota, Parlier, and San Joaquin. In contrast, the city of Kingsburg has low rates of overcrowding and no severely overcrowded households.

In Fresno County and statewide, overcrowding is typically more of a problem for renter households at 14.8 percent and 4.2 percent respectively, compared to overcrowding among owner households at 4.1 percent in Fresno County and 13.2 percent statewide. In the cities of Coalinga and Huron, the incidence of overcrowding is higher for owners than it is for renters, although in Huron renters represent more than double the proportion of homeowners. In Mendota and San Joaquin, the combined incidence of overcrowded and severely overcrowded households is comparable between both renters and owners.

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Table 2-21 Overcrowding by Tenure (2020)

	Owner-Occupied				Renter-Occupied				Total			
	Overcrowded		Severely Overcrowded		Overcrowded		Severely Overcrowded		Overcrowded		Severely Overcrowded	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Fresno County	6,540	3.9%	2,119	1%	12,352	8.6%	8,894	6.2%	18,892	6.1%	11,013	3.6%
Clovis	276	1.1%	101	0.4%	463	3.5%	321	2.4%	739	2.0%	422	1.1%
Coalinga	195	7.4%	76	3%	84	4.4%	67	3.5%	279	6.1%	143	3.1%
Firebaugh	78	8.2%	0	0%	114	10.5%	101	9.3%	192	9.4%	101	4.9%
Fowler	29	2.7%	19	1.7%	93	9.8%	28	3.0%	122	6.0%	47	2.3%
Fresno	3,215	4.0%	1,247	1.6%	7,311	8.1%	6,555	7.2%	10,526	6.2%	7,802	4.6%
Huron	82	20.9%	11	2.8%	149	10.1%	78	5.3%	231	12.3%	89	4.7%
Kerman	114	5.3%	53	2.5%	195	9.9%	82	4.2%	309	7.5%	135	3.3%
Kingsburg	116	4.8%	0	0.0%	11	0.8%	0	0.0%	127	3.4%	0	0.0%
Mendota	314	23.3%	1	0.1%	261	17.5%	198	13.3%	575	20.3%	199	7.0%
Orange Cove	78	7.6%	15	1.5%	222	13.4%	92	5.6%	300	11.2%	107	4.0%
Parlier	66	4.0%	113	6.9%	182	8.1%	134	6.0%	248	6.4%	247	6.4%
Reedley	233	5.7%	54	1.3%	310	10.5%	169	5.7%	543	7.7%	223	3.2%
Sanger	278	6.4%	37	0.9%	367	12.0%	156	5.1%	645	8.7%	193	2.6%
San Joaquin	75	19.9%	17	4.5%	91	16.8%	38	7.0%	166	18.1%	55	6.0%
Selma	91	2.3%	4	0.1%	562	17.3%	144	4.4%	653	9.0%	148	2.0%
Unincorporated County	1,300	3.6%	371	1.0%	1,937	12.0%	731	4.5%	3,237	6.2%	1,102	2.1%

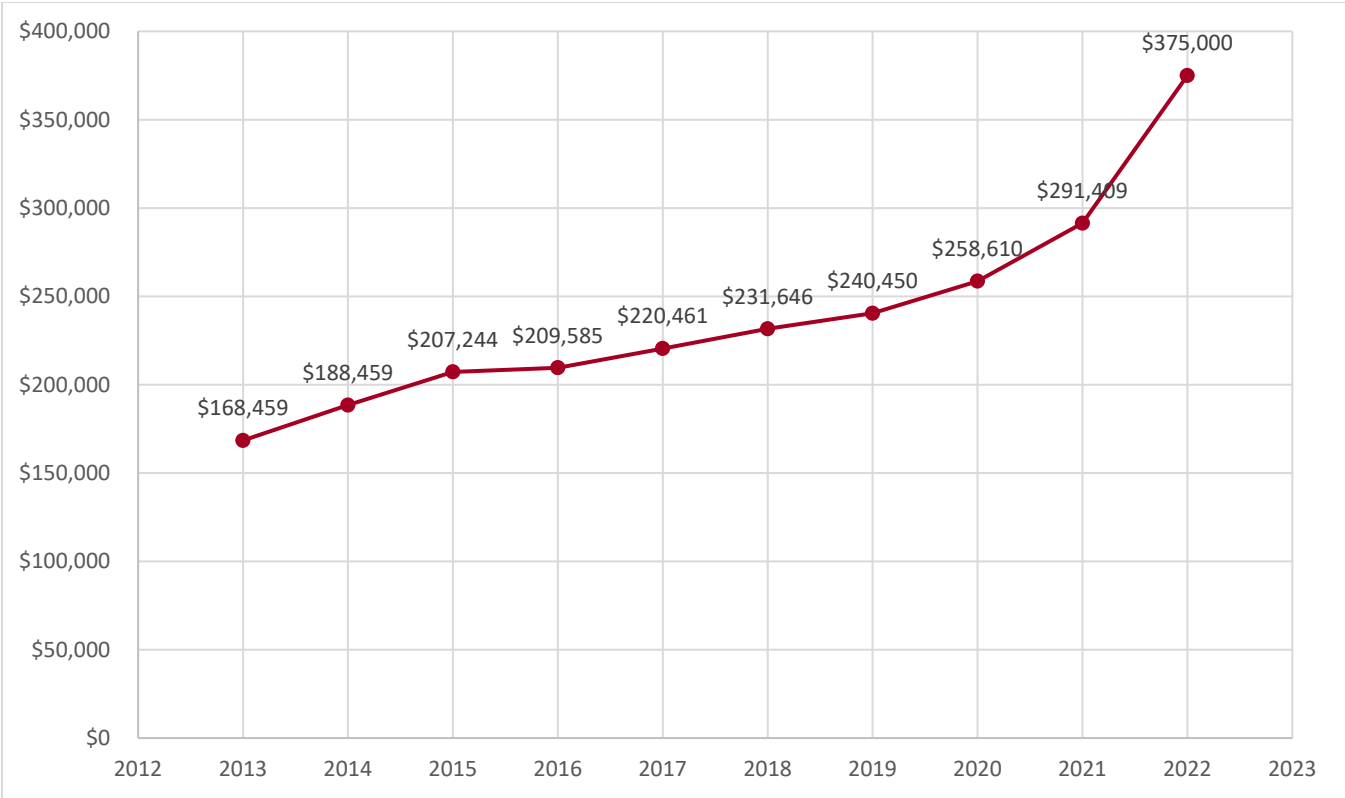
Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

HOUSING COST AND AFFORDABILITY

Home Price Trends

In Fresno County, as shown in **Figure 2-6, Median Sales Price for Fresno County**, the average single-family home value peaked in July 2022 at about \$375,000 and was at its lowest in 2013 at less than \$170,000.

FIGURE 2-6. MEDIAN SALES PRICE FOR FRESNO COUNTY



Source: Zillow Data accessed at <https://www.zillow.com/research/data/> and Redfin (July, 2022)

Table 2-22, Home Sales Recorded in 2017, 2021, and 2022, shows the number of home sales and median price for each jurisdiction in Fresno County for May 2017 and May 2022. According to CoreLogic, in 2022, 1,135 homes were sold countywide with a median price of \$400,000. This was a 56.6 percent increase from the 2017 countywide median price and 15.4 percent increase from the 2021 countywide median price. The majority of homes were sold in 2017 and 2022 in the City of Fresno, followed by Clovis. Of all the cities, Clovis had the highest median sale price in 2022 of \$475,000, followed closely by Fowler at \$455,000, and Huron had the lowest at \$155,000; however, the median in Huron is based on a very small number of home sales (three homes). The highest home sales prices in 2022 were recorded in the unincorporated community of Shaver Lake at \$700,00, which also had the highest home sales price in 2017 and 2021.

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Table 2-22 Home Sales Recorded in 2017, 2021, and 2022

	2017 Sale Counts	2022 Sale Counts	2017	2021	2022	Percentage Change 2017 to 2022	Percentage Change 2021 to 2022
Fresno County	1,267	1,135	\$255,500	\$346,500	\$400,000	56.6%	15.4%
Clovis	20	213	\$138,000	\$415,000	\$475,000	110.1%	28.9%
Coalinga	293	25	\$323,000	\$225,000	\$290,000	47.1%	14.5%
Firebaugh	-	13	-	\$310,000	\$305,000	n/a	-1.6%
Fowler	11	15	\$290,000	\$404,750	\$455,000	56.9%	12.4%
Fresno	741	685	\$235,000	\$325,000	\$389,500	65.7%	19.8%
Huron	-	3	-	\$270,000	\$155,000	-	0.0%
Kerman	16	12	\$255,000	\$295,000	\$328,000	28.6%	11.2%
Kingsburg	20	25	\$292,000	\$325,000	\$451,000	54.5%	38.8%
Mendota	5	2	\$150,000	\$225,000	\$193,500	29.0%	-14.0%
Orange Cove	3	4	165,000	\$120,000	\$304,500	n/a	0.0%
Parlier	5	8	\$155,000	\$283,500	\$267,500	72.6%	-5.6%
Reedley	16	24	\$204,500	\$305,000	\$320,000	56.5%	4.9%
San Joaquin	-	9	-	\$220,000	\$275,000	n/a	0.0%
Sanger	45	21	\$242,500	\$400,000	\$371,000	53.0%	-7.3%
Selma	30	17	\$174,000	\$272,500	\$300,000	72.4%	10.1%
Unincorporated Fresno County							
<i>Auberry</i>	7	2	\$278,000	\$592,500	-	-	-
<i>Biola</i>	-	2	-	n/a	\$175,000	n/a	n/a
<i>Caruthers</i>	2	5	\$143,500	\$257,000	\$418,000	191.3%	62.3%
<i>Friant</i>	3	14	\$368,000	\$755,000	\$506,500	37.6%	-32.9%
<i>Prather</i>	-	3	-	\$505,000	\$369,000	-	-26.9%
<i>Shaver Lake</i>	10	13	\$457,000	\$697,500	\$700,000	53.2%	0.4%
<i>Yokuts Valley</i>	-	7	-	\$271,500	\$435,000	-	60.2%

Source: CoreLogic, California Home Sale Activity by City (May 2017, May 2021, and June 2022)

Note: Sales counts for 2021 were not available.

Rental Trends

Close to half of Fresno County households are renters. Although renters in general tend to live in multifamily units, about 43 percent of renter households in Fresno County live in single-family homes, compared to 36 percent statewide and about 34 percent nationwide. 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 as data indicates that family size tends to be larger in the county compared to other regions in the state, and as single-family homes generally have more bedrooms than the majority of multifamily units, would accommodate a portion of the need for larger units.

The median rent in Fresno County is well below the state average, especially when compared to urban areas where new rental products (e.g., multifamily apartments) are being developed. For example, based on data from Zillow.com, which has collected data on asking rents ranging from studios to single-family homes for most counties in the state for over four years, rents in Fresno County are about 61.7 percent of the state average in 2021, decreasing from 72.7 percent of the state average in 2014. Fresno County rents in 2021 were about \$300 less than those in the Stockton area, and approximately \$156 more than Bakersfield.

Table 2-23 Residential Rental Rate Comparison (2014-2021)

Jurisdiction	Rental Rate	Year		Growth of 2014-2021	
		2014	2021	\$ Change	Percentage Change
Fresno County	Average Rent	\$1,200	\$1,697	\$497	41.4%
California	Average Rent	\$1,650	\$2,749	\$1,099	66.6%
Fresno County as a percentage of California	Average Rent	72.7%	61.7%	N/A	-15.1%
Stockton	Average Rent	\$1,499	\$2,317	\$818	54.6%
Bakersfield	Average Rent	\$1,044	\$1,421	\$377	36.1%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020) and Zillow Data (September 2021)

Ability to Pay

Table 2-24, Fresno County Ability to Pay (2022), summarizes HCD-defined household income limits for very low-, low-, and moderate-income households in Fresno County by the number of persons in the household. The table also includes the maximum affordable monthly rents and maximum affordable purchase prices for homes. Households earning the 2022 area median income for a family of four in Fresno County (\$80,300), could afford to spend up to \$2,008 per month on rent without overpaying. A three-person household would be classified as low-income if its annual income was less than \$72,250. This household could afford a \$1,806 maximum monthly rent.

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

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Housing is generally affordable in Fresno County in comparison to more urbanized regions and coastal communities. The median home sale price countywide would be affordable to a four-person household earning the median income of \$80,300, as shown in **Table 2-24**. Even low- and very low-income households can afford the median priced home in many jurisdictions and unincorporated communities in the county. For example, a low-income four-person household making \$62,300 per year could afford an estimated maximum purchase price of \$290,133. Based on the median home sale prices previously reported in **Table 2-22**, a household earning this income could afford the median home sale price in Coalinga, Mendota, Parlier, and the unincorporated county. It should be noted however, that the home price survey reported in **Table 2-22** does not distinguish between number of bedrooms and single-family, condominium units, or mobile homes. Therefore, the lower purchase prices may include mobile home stock, which is generally priced lower than traditional single-family units, and may not be appropriate for families of four without overcrowding.

Table 2-24 Fresno County Ability to Pay (2022)

Extremely Low-Income Households at 30% of 2022 Area Median Income (AMI)						
Number of Persons	1	2	3	4	5	6
Income Level	\$16,350	\$18,700	\$23,030	\$27,750	\$32,470	\$37,190
Max. Monthly Gross Rent ¹	\$409	\$468	\$576	\$694	\$812	\$930
Max. Purchase Price ²	\$80,150	\$91,670	\$107,252	\$129,233	\$151,214	\$173,195
Very Low-Income Households at 50% of 2022 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200
Max. Monthly Gross Rent ¹	\$683	\$780	\$877.5	\$974	\$1,053	\$1,130
Max. Purchase Price ²	\$133,829	\$145,300	\$163,462	\$181,392	\$196,061	\$210,498
Low-Income Households at 80% of 2022 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$43,650	\$49,850	\$56,100	\$62,300	\$67,300	\$72,300
Max. Monthly Gross Rent ¹	\$1,091	\$1,246	\$1,403	\$1,558	\$1,683	\$1,808
Max. Purchase Price ²	\$213,979	\$232,153	\$261,260	\$290,134	\$313,419	\$336,704
Median-Income Households at 100% of 2022 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$56,200	\$64,250	\$72,250	\$80,300	\$86,700	\$93,150
Max. Monthly Gross Rent ¹	\$1,405	\$1,606	\$1,806	\$2,008	\$2,168	\$2,329
Max. Purchase Price ²	\$275,501	\$299,215	\$336,471	\$373,960	\$403,765	\$433,803
Moderate-Income Households at 110% of 2022 AMI						
Number of Persons	1	2	3	4	5	6
Income Level	\$67,450	\$77,100	\$86,700	\$96,350	\$104,050	\$117,750
Max. Monthly Gross Rent ¹	\$1,686	\$1,928	\$2,168	\$2,409	\$2,601	\$2,944
Max. Purchase Price ²	\$330,650	\$377,956	\$425,016	\$472,322	\$510,068	\$577,228

Source: California Department of Housing and Community Development, 2022 and Wells Fargo.

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

² Assumes 96.5 percent loan at 5.0 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 21 percent of total monthly payments.

³ 2022 State Area Median Income for Fresno County is \$80,300.

Table 2-25, HUD Fair-Market Rent by Bedroom (2022), shows HUD-defined fair-market rent levels (FMR) for Fresno County for 2022. In general, the FMR for an area is the amount needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

As shown in **Table 2-24**, a three-person household classified as low-income with an annual income of \$56,100 could afford to pay \$1,403 monthly gross rent (including utilities). As shown in **Table 2-25**, the 2022 FMR for a two-bedroom unit in Fresno County is \$1,137. Therefore, a low-income, three-person household at the middle of the income range can afford to rent a two-bedroom unit at the FMR level. A moderate-income, three-person household with an income of \$86,700 could afford to pay \$2,168 in rent without overpaying. This is enough to pay the FMR for a four-bedroom apartment (\$1,847). This data indicates that although rents in Fresno County are generally lower than in other regions, lower-income households may experience barriers to finding affordable housing unless the units are subsidized, or housing choice vouchers are available and accepted.

Table 2-25 HUD Fair-Market Rent by Bedroom (2022)

Bedrooms in Unit	2022 FMR
Studio	\$899
1 Bedroom	\$904
2 Bedrooms	\$1,137
3 Bedrooms	\$1,607
4 Bedrooms	\$1,847

Source: U.S. Department of Housing and Urban Development (HUD), 2022.

Note: 50th percentile of market rents for Fiscal Year 2022 for Fresno MSA (Fresno County).

SPECIAL NEEDS

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

Senior Population

Seniors are defined as persons 65 years and older, and senior households are those households headed by a person 65 years and older. Seniors have special housing needs based on factors such as age, health, self-care capacity, economic status, family arrangement, and homeownership. Particular needs for the elderly include smaller and more efficient housing, barrier-free and accessible housing, and a wide variety of housing with health care and/or personal services. Various programs can help meet the needs of seniors including, but not limited to, congregate care,

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

supportive services, rental subsidies, shared housing, and housing rehabilitation assistance. For the elderly with disabilities, housing with features that accommodate disabilities can help ensure continued independent living. Elderly with mobility/self-care limitations also benefit from transportation alternatives. Senior housing with these accommodations can allow more independent living.

As shown in **Table 2-26**, in 2020, 19.4 percent of the population statewide was over the age of 65 and Fresno County had a comparable representation of seniors at 12.0 percent. In general, the population in Fresno County is fairly young, partially attributed to the prevalence of larger families with children, with San Joaquin and Mendota having the lowest senior population, with less than 7.0 percent of the population over 65.

Table 2-26 Percentage of the Senior Population (65 and Over) (2020)

Jurisdiction	Total Population	Seniors	Percentage Seniors
Fresno County	990,204	118,595	12.0%
Clovis	120,124	14,631	12.2%
Coalinga	17,252	1,608	9.1%
Firebaugh	7,772	790	9.8%
Fowler	6,366	945	14.1%
Fresno City	526,147	59,357	10.9%
Huron	7,084	493	7.9%
Kerman	14,920	1,430	8.9%
Kingsburg	12,116	1,452	11.7%
Mendota	12,173	837	6.6%
Orange Cove	10,120	749	7.8%
Parlier	15,645	1,285	8.8%
Reedley	25,710	2,525	10.0%
Sanger	26,744	2,527	9.5%
San Joaquin	4,025	236	6.4%
Selma	24,405	2,607	10.6%
Unincorporated County*	167,062	27,333	16.8%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Table 2-27, Senior Households by Tenure (2020), shows senior householders by tenure. In Fresno County, the majority of seniors (71.4 percent), were living in owner-occupied units in 2020, compared to 53.7 percent of all households, suggesting that many senior households may have aged in place in homes they purchased during the building boom of the 1980s and 1990s. Unincorporated county has the highest proportion of senior households, at 30.7 percent of total households, as well as the highest proportion of senior homeowners at 85.2 percent of senior households. Corresponding to the lower incidence of seniors in the communities of Huron and San Joaquin, the distribution of homeowners is also well below the county average, at 9.7 percent and 32.3 percent respectively.

Table 2-27 Senior Households by Tenure (2020)

Jurisdiction		All Households			Senior Households			
		Total Households	Owner-Occupied	Renter-Occupied	Total Households	Owner-Occupied	Renter-Occupied	Percentage of Senior Households of Total Households
Fresno County	Number	310,097	166,420	143,677	71,240	50,837	20,403	23.0%
	Percentage	100%	53.7%	46.3%	100%	71.4%	28.6%	
Clovis	Number	37,726	24,548	13,178	8,782	6,538	2,244	23.3%
	Percent	100%	65.1%	34.9%	100%	74.4%	25.6%	
Coalinga	Number	4,552	2,639	1,913	908	689	219	19.9%
	Percentage	100.0%	58.0%	42.0%	100.0%	75.9%	24.1%	
Firebaugh	Number	2,041	953	1,088	456	240	216	22.3%
	Percentage	100%	46.69%	53.3%	100%	52.6%	47.4%	
Fowler	Number	2,035	1,087	948	545	312	233	26.8%
	Percentage	100.0%	53.4%	46.6%	100.0%	57.2%	42.8%	
Fresno	Number	170,137	79,697	90,440	36,176	23,909	12,267	21.3%
	Percentage	100%	46.8%	53.2%	100.0%	66.1%	33.9%	
Huron	Number	1,874	392	1,482	217	21	196	11.6%
	Percentage	100%	20.9%	79.1%	100.0%	9.7%	90.3%	
Kerman	Number	4,113	2,146	1,967	807	552	255	19.6%
	Percentage	100%	52.2%	47.8%	100.0%	68.4%	31.6%	
Kingsburg	Number	3,754	2,431	1,323	794	589	205	21.2%
	Percentage	100%	64.8%	35.2%	100.0%	74.2%	25.8%	
Mendota	Number	2,838	1,347	1,491	419	233	186	14.8%
	Percentage	100%	47.5%	52.5%	100.0%	55.6%	44.4%	
Orange Cove	Number	2,682	1,031	1,651	510	260	250	19.0%
	Percentage	100%	38.4%	61.6%	100.0%	51.0%	49.0%	
Parlier	Number	3,875	1,638	2,237	712	353	359	18.4%
	Percentage	100%	42.3%	57.7%	100.0%	49.6%	50.4%	
Reedley	Number	7,030	4,084	2,946	1,450	1,056	394	20.6%
	Percentage	100%	58.1%	41.9%	100.0%	72.8%	27.2%	
Sanger	Number	7,419	4,353	3,066	1,745	1,303	442	23.5%

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Jurisdiction		All Households			Senior Households			
		Total Households	Owner-Occupied	Renter-Occupied	Total Households	Owner-Occupied	Renter-Occupied	Percentage of Senior Households of Total Households
	Percentage	100%	58.7%	41.3%	100.0%	74.7%	25.3%	
San Joaquin	Number	919	376	543	99	32	67	10.8%
	Percentage	100%	40.9%	59.1%	100.0%	32.3%	67.7%	
Selma	Number	7,225	3,970	3,255	1,687	1,178	509	23.3%
	Percentage	100%	54.9%	45.1%	100.0%	69.8%	30.2%	
Unincorporated County	Number	51,877	35,728	16,149	15,933	13,572	2,361	30.7%
	Percentage	100%	68.9%	31.1%	100.0%	85.2%	14.8%	

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

As shown in **Table 2-28, Seniors with Disabilities (2020)**, the population 65 years and over has the highest rate of disabilities, typically those associated with aging. Countywide, an estimated 41.6 percent of seniors have a disability. The cities of Coalinga and Fowler have the highest rates of seniors with disabilities, at over one-half of the senior population, whereas San Joaquin and Mendota, more actively agricultural production communities, have the lowest rates of seniors with disabilities.

Table 2-28 Seniors with Disabilities (2020)

Jurisdiction	Population 65 years and over		
	Total	With a Disability	Percentage with a Disability
Fresno County	118,595	49,317	41.6%
Clovis	14,421	5,430	37.7%
Coalinga	1,608	820	51.0%
Firebaugh	790	270	34.2%
Fowler	945	485	51.3%
Fresno	59,357	26,426	44.5%
Huron	493	177	35.9%
Kerman	1,430	619	43.3%
Kingsburg	1,452	638	43.9%
Mendota	837	246	29.4%
Orange Cove	749	305	40.7%
Parlier	1,285	490	38.1%
Reedley	2,525	1,025	40.6%
Sanger	2,527	1,106	43.8%
San Joaquin	236	31	13.1%
Selma	2,607	1,118	42.9%
Unincorporated County	27,333	10,131	37.1%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Currently, the Fresno Housing Authority owns and manages three senior housing complexes with 124 senior housing units. While nearly all of the 4,000 housing units managed by the Housing Authority are available to seniors, these three residential communities are designated specifically for those over the age of 62. The communities are in the cities of Firebaugh (Rio Villas, 30 units) and Sanger (Wedgewood Villas, 64 units). A new affordable housing complex for seniors will be built in southeast Fresno. Brand Haven will feature 180 units, 144 of them one-bedroom units. It will also include an arts and crafts center and a lap pool.

The Fresno County Senior Resource Center operates a program, Adult Protective Services, which assists both disabled adults and seniors with all requests for assistance. The Fresno County Human Services System, Department of Adult Services, also provides housing and basic needs assistance to elderly persons. Low-income elderly persons also are eligible to apply to the Housing Authority's Housing Choice Voucher Program. The Fresno/Madera Area

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Agency on Aging (FMAAA) provides connections to programs, services, and resources elderly residents can use to maintain and improve their quality of life as they age. During the COVID-19 State of Emergency, senior and community centers in Fresno and Madera Counties have closed, and Congregate Nutrition meals are no longer being served.

For seniors and other persons requiring a supportive housing setting, there are 210 licensed care facilities in Fresno County with 4,953 beds. The majority of these facilities are in the city of Fresno. However, there are also 67 facilities in Clovis, 1 in Fowler and Kerman, 3 in Reedley, 3 in Sanger, and 1 in Selma. These facilities are listed in Appendix 1B.

Large Households

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

Table 2-29, Large Households by Tenure (2020), shows large households by tenure. In Fresno County, 18.1 percent of households are considered large. The jurisdictions with the highest percentage of large households are San Joaquin (48.1 percent), Mendota (38.2 percent), Firebaugh (30.8 percent), and Parlier (31.2 percent); communities with active agricultural economic bases. The city of Fowler has the lowest rate with 13.7 percent, which is the same as the statewide rate of 13.7 percent.

In Fresno County, although a higher percentage of large households are homeowners, in San Joaquin, Huron, and Orange Cove, the majority of large households are renters, comprising 27.1 percent, 20.4 percent, and 19.3 percent respectively of total households. The distribution of large households by tenure throughout the county may be partially attributed to the types, cost, and sizes of rental and ownership housing available in each community, among other factors. However, overcrowding is an issue throughout the county, and in particular within several jurisdictions, in comparison with other regions in the state.

Table 2-29 Large Households by Tenure (2020)

Jurisdiction		Total Households	Large Households		
			Total	Owner	Renter
Fresno County	Number	310,097	56,436	29,319	27,117
	Percentage	100%	18.1%	9.4%	8.7%
Clovis	Number	37,726	5,388	3,728	27,117
	Percent	100%	14.3%	9.9%	4.4%
Coalinga	Number	4,552	744	535	209
	Percentage	100%	16.3%	11.8%	4.6%
Firebaugh	Number	2,041	628	391	237
	Percentage	100%	30.8%	19.2%	11.6%
Fowler	Number	2,035	279	132	147
	Percentage	100%	13.7%	6.5%	7.2%
Fresno	Number	170,137	28,411	13,282	15,129
	Percentage	100%	16.9%	7.9%	9.0%
Huron	Number	1,874	527	145	382
	Percentage	100%	28.1%	7.7%	20.4%
Kerman	Number	4,113	973	589	384
	Percentage	100%	23.7%	14.3%	9.3%
Kingsburg	Number	3,754	647	502	145
	Percentage	100%	17.2%	13.4%	3.9%
Mendota	Number	2,838	1,085	669	416
	Percentage	100%	38.2%	23.6%	14.7%
Orange Cove	Number	2,682	861	343	518
	Percentage	100%	32.1%	12.8%	19.3%
Parlier	Number	3,875	1,214	558	656
	Percentage	100%	31.3%	14.4%	16.9%
Reedley	Number	7,030	1,885	1,088	797
	Percentage	100%	26.8%	15.5%	11.3%
Sanger	Number	7,419	1,901	1,108	793
	Percentage	100%	25.6%	15%	10.7%
San Joaquin	Number	919	442	193	249
	Percentage	100%	48.1%	21.0%	27.1%
Selma	Number	7,225	1,900	889	1,011
	Percentage	100%	26.3%	12.3%	14.0%
Unincorporated County	Number	51,877	9,551	5,167	4,384
	Percentage	100%	18.4%	10.0%	8.5%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Single Female-Headed Households

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

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Moreover, because of relatively lower household incomes, single-parent households are more likely to experience difficulties in finding affordable, decent, and safe housing.

Table 2-30, Single Female-Headed Households (2020), shows the number of female-headed households in Fresno County with children. As shown in the table, 7.3 percent of households countywide were single, female-headed households with children, higher than the statewide rate of 4.7 percent. In Orange Cove, more than 17.1 percent of householders were single female-headed households, followed by Huron at 15.1 percent and San Joaquin at 14.0 percent. The unincorporated area, which would have the least number of services and amenities associated with childcare needs, had the lowest percentage of single female-headed households at 3.3 percent of total households.

Table 2-30 Single Female-Headed Households (2020)

Jurisdiction	Total Households	Single Female-Headed Households with Own Children Under Age 18	Percentage
Fresno County Total	310,097	22,501	7.3%
Clovis	37,726	2,568	6.8%
Coalinga	4,552	384	8.4%
Firebaugh	2,041	218	10.7%
Fowler	2,035	129	6.3%
Fresno	170,137	13,659	8.0%
Huron	1,874	283	15.1%
Kerman	4,113	277	6.7%
Kingsburg	3,754	241	6.4%
Mendota	2,838	289	10.2%
Orange Cove	2,682	458	17.1%
Parlier	3,875	466	12.0%
Reedley	7,030	515	7.3%
San Joaquin	919	129	14.0%
Sanger	7,419	710	9.6%
Selma	7,225	442	6.1%
Unincorporated County	51,877	1733	3.3%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Female-headed, single-parent households often experience a high rate of poverty. Countywide, 34.0 percent of the female, single-parent households were living under the poverty level, compared to 14.5 percent of all households (see **Table 2-31, Female-Headed Households in Poverty [2020]**). In San Joaquin, 68.4 percent of female-headed households were living in poverty, followed by Mendota (65.6 percent), Orange Cove (62.4 percent), and Huron (61.2 percent). The poverty rate for all households is also high in these areas. Kingsburg had the lowest percentage of female-headed households in poverty (16.8 percent), but it is still higher than the rate for all families. For comparison, statewide, 9.0 percent of families and 21.5 percent of female-headed households were in poverty, below the Fresno County level.

Table 2-31 Female-Headed Households in Poverty (2020)

Jurisdiction	Total Households in Poverty		Female-Headed Households in Poverty	
	Number	Percentage	Number	Percentage
Fresno County	37,430	16.7%	18,037	34.0%
Clovis	1,793	6.4%	988	17.8%
Coalinga	537	16.0%	301	34.3%
Firebaugh	546	30.3%	264	51.6%
Fowler	206	13.8%	111	42.0%
Fresno	22,099	19.2%	11,582	36.1%
Huron	530	34.1%	255	61.2%
Kerman	365	11.8%	130	22.2%
Kingsburg	108	4.0%	71	16.8%
Mendota	802	33.3%	376	65.6%
Orange Cove	1,004	44.9%	419	62.4%
Parlier	969	29.7%	408	40.4%
Reedley	1,092	18.4%	335	29.5%
Sanger	1,208	19.7%	592	35.9%
San Joaquin	257	30.3%	143	68.4%
Selma	1,006	18.3%	419	34.2%
Unincorporated County	4,908	12.2%	1,659	28.3%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

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

Persons with Disabilities

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

Persons with disabilities have different housing needs depending on the nature and severity of the disability. Physically disabled persons generally require modifications to their housing units, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. Special design and other considerations for persons with disabilities include single-level units, availability of services, group living

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

opportunities, and proximity to transit. While regulations adopted by the State require all groundfloor units of new apartment complexes with five or more units to be accessible to persons with disabilities, single-family units have no accessibility requirements. If a disability prevents a person from operating a vehicle, then proximity to services and access to public transportation are particularly important. If a disability prevents an individual from working or limits income, then the cost of housing and the costs of modifications are likely to be even more challenging. Those with severe physical or mental disabilities may also require supportive housing, nursing facilities, or care facilities. In addition, many disabled people rely solely on Supplemental Security Income (SSI), which is insufficient for market-rate housing.

Severely mentally disabled persons are especially in need of assistance. Mentally disabled individuals are those with psychiatric disabilities that impair their ability to function in the community to varying degrees. In Fresno County, an estimated 189,579 residents have some form of mental disability that requires special housing accommodations, medical treatment, and/or supportive services such as In-Home Supportive Services (IHSS) provided by Fresno County.

According to the 2016-2020 ACS 5-Year Estimates, 12.9 percent of the population countywide aged five and over is living with one or more disabilities. (See **Table 2-32, Persons with a Disability [2020]**). This is higher than the statewide rate of 10.7 percent. The population 65 years and over has the highest rate of disabilities, as previously discussed. **Table 2-33, Disability by Type (2020)**, provides information on the nature of these disabilities. The total disabilities number shown for all age groups exceeds the number of persons with disabilities because a person can have more than one disability. The percentage of persons with each type of disability is based on total number of persons with disabilities and is not cumulative. The city of Fresno had the highest number of persons with a disability among the total population, at 74,571. However, Fresno also has the greatest representation of services and amenities for persons with disabilities, and a more comprehensive system of bus and transit services, which can partially contribute to the higher concentration of persons with disabilities in the city. In contrast, San Joaquin had the lowest rate of persons with a disability at 3.6 percent, correlating with the lowest representations of seniors and the lowest proportion of seniors with disabilities. Among hearing difficulty, Kingsburg had the highest percentage, while vision difficulty and independent living difficulty had the highest rate at 28.3 percent and 49.5 percent in Mendota. Kerman had the highest rate for cognitive difficulty at 51.5 percent, while Firebaugh had the highest rate for ambulatory and self-care difficulty (69.7 and 28.8 percent).

Table 2-32 Persons with a Disability (2020)

Jurisdiction	With a Disability	Percentage	Total Population
Fresno County	127,456	12.9%	990,204
Clovis	12,683	10.6%	120,124
Coalinga	2,069	11.8%	17,590
Firebaugh	532	6.6%	8,096
Fowler	1,162	17.3%	6,700
Fresno	74,571	13.8%	542,107
Huron	669	10.8%	6,206
Kerman	1,641	10.2%	16,016
Kingsburg	1,229	9.9%	12,380
Mendota	650	5.2%	12,595
Orange Cove	759	7.9%	9,649
Parlier	1,200	8.2%	14,576
Reedley	2,799	11.1%	25,227
Sanger	2,461	9.2%	26,617
San Joaquin	132	3.6%	3,701
Selma	2,759	11.2%	24,674
Unincorporated County	22,140	13.6%	162,396

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Table 2-33 Disability by Type (2020)

Jurisdiction	Hearing Difficulty	Vision Difficulty	Cognitive Difficulty	Ambulatory Difficulty	Self-Care Difficulty	Independent Living Difficulty
Fresno County	28.5%	24.5%	41.0%	49.7%	21.8%	38.0%
Clovis	28.1%	21.3%	41.1%	47.1%	22.4%	35.3%
Coalinga	28.9%	14.6%	34.3%	47.0%	11.8%	25.9%
Firebaugh	9.4%	6.6%	31.8%	69.7%	28.8%	43.2%
Fowler	32.7%	22.5%	21.1%	52.6%	13.7%	37.1%
Fresno	27.0%	27.1%	44.0%	50.1%	23.5%	39.5%
Huron	18%	48.4%	19.4%	42.6%	0.0%	3.3%
Kerman	23.3%	17.9%	51.5%	59.6%	11.0%	31.7%
Kingsburg	41.1%	17.6%	39.3%	46.7%	23.7%	46.4%
Mendota	17.5%	28.3%	41.5%	40.6%	20.3%	49.5%
Orange Cove	16.7%	27.0%	35.0%	51.0%	9.2%	27.5%
Parlier	26.4%	27.7%	31.1%	46.9%	14.4%	25.3%
Reedley	30.9%	24.5%	35.9%	49.8%	20.4%	38.3%
Sanger	25.9%	19.4%	38.7%	54.1%	22.8%	37.6%
San Joaquin	18.2%	7.6%	44.7%	55.3%	15.9%	38.6%
Selma	34.7%	22.1%	30.7%	56.3%	16.2%	29.0%
Unincorporated County	34.5%	20.0%	35.7%	48.1%	20.0%	38.3%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

Developmental Disabilities

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

Table 2-34, Clients in Fresno County with Developmental Disabilities by Age (2022), shows the number of people in Fresno County jurisdictions receiving assistance as of April 2022. This is only a count of those developmentally disabled people receiving services from the Department of Developmental Services as of April 2022. It is likely that the actual count is higher.

The majority of these individuals (more than 7,000) lived in their own home and the rest lived in independent living or supportive living (about 900 persons), community care facilities (about 666 persons), foster or family homes (less than 369 persons), or an intermediate care facility (about 230 persons).

Table 2-34 Clients in Fresno County with Developmental Disabilities by Age (2022)

Jurisdiction	0-17 Years	18+ Years	Total
Fresno County	5,468	5,367	10,835
Clovis	652	54	706
Coalinga	54	44	98
Firebaugh	44	37	81
Fresno	3,525	3,838	7,363
Fowler	28	32	60
Huron	23	15	38
Kerman	122	98	220
Kingsburg	67	64	131
Mendota	70	32	102
Parlier	102	55	157
Reedley	205	119	324
Sanger	197	197	394
San Joaquin	21	11	32
Selma	174	108	282
Unincorporated	172	141	313

Source: FCOG Data Packet, 2022 -- Department of Developmental Services, April 2022

Licensed Care Facilities

For persons requiring a supportive housing setting, Fresno County has 210 licensed care facilities with 4,953 beds. The majority of these facilities are in the city of Fresno. However, there are also 67 facilities in Clovis, one in Fowler and Kerman, three in Reedley, three in Sanger, , and one in Selma.

Homeless

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

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

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

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

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

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

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

The best estimate is the Homeless Census and Survey collected by FMCoC. In January 2022, the 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)**).

Table 2-35 Total Unsheltered and Sheltered Homeless Count: Fresno County (2022)

Population	2022 PIT Count
Unsheltered Homeless	2,210
Sheltered Homeless	1,728
Total	3,938

Source: FCOG Data Packet, 2022 --Fresno/Madera Continuum of Care, 2022.

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

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

In February 2022, the FMCoC completed a PIT count and found that there were an estimated 541 people experiencing homelessness in Fresno County, which included the incorporated rural cities of Selma, Sanger Clovis and/or rural areas of unincorporated Fresno County. The PIT also identified 3,397 people experiencing homelessness in the city of Fresno. In an effort to provide an estimate of the number of homeless persons by jurisdiction, a percentage of the population was calculated as shown in **Table 2-36, Estimated Number of Homeless Persons by Jurisdiction**. This percentage assumes the countywide population for Fresno County population and subtracts the city of Fresno population since a total homeless count was done for the city. This percentage was then applied to the total homeless count of 541. The city of Fresno had the highest percentage of

people experiencing homelessness at 53.8 percent, followed by the unincorporated county (34.2 percent) and the city of Clovis (26.4 percent). Each jurisdiction also supplemented the PIT count assumptions with local knowledge (police department, city/county staff, agency providing services to the homeless population) where available.

The FMCoC released the 2023 PIT count on July 26, 2023. The overall count was only provided for the County of Fresno as a whole and the City of Fresno. Data for individual jurisdictions was not available. As previously mentioned, local estimates are available in **Table 2-36, Estimated Number of Homeless Persons by Jurisdiction**. According to the 2023 PIT count, the City of Fresno’s percentage of unsheltered population increased by 9.2 percent and the sheltered population decreased by 18.4 percent since 2022. For the overall county, the percentage of unsheltered population increased by 15.6 percent and the sheltered population decreased by 59.3 percent. See **Table 2-37, Comparison of 2022 and 2023 Point-In-Time Homeless Count**, for a comparison between the 2022 and 2023 PIT count.

Table 2-36 Estimated Number of Homeless Persons by Jurisdiction

Jurisdiction	Total Population	% of County Pop*	Estimated Total Homeless	Local Estimate (Unsheltered)
City of Fresno	543,660	53.8%	3,397**	
Fresno County	1,011,273	100.0%	541**	
Unincorporated County	160,074	34.2%	185	
Coalinga	17,277	3.7%	7	
Firebaugh	8,439	1.8%	3	
Fowler	6,962	1.5%	3	
Huron	6,170	1.3%	2	49
Kerman	16,639	3.6%	7	16
Kingsburg	12,506	2.7%	5	6
Mendota	12,440	2.7%	5	
Orange Cove	9,497	2.0%	4	
Parlier	14,497	3.1%	6	
Reedley	24,982	5.3%	10	38
Sanger	26,304	5.6%	10	36
San Joaquin	3,639	0.8%	1	
Selma	24,522	5.2%	10	30
Clovis	123,665	26.4%	49	

Source: FCOG Data Packet, 2022 --Fresno/Madera Continuum of Care, 2022.

* Percentages for all cities and the unincorporated county are calculated with the city of Fresno population removed.

**Based on actual 2022 PIT counts.

Table 2-37 Comparison of 2022 and 2023 Point In Time Homeless Count

2023			
Jurisdiction	Unsheltered	Sheltered	Total
Fresno City	1,819	1,388	3,207
Fresno County	594	11	605
Total	2,413	1,399	3,812
2022			
Jurisdiction	Unsheltered	Sheltered	Total
Fresno City	1,696	1,701	3,397
Fresno County	514	27	541
Total	2,210	1,728	3,938
Percentage Change from 2022 to 2023			
Jurisdiction	Unsheltered	Sheltered	Total
Fresno City	123%	-313%	-190%
Fresno County	80%	-16%	64%
Total	203%	-329%	-126%
Percentage Change from 2022 to 2023			
Jurisdiction	Unsheltered	Sheltered	Total
Fresno City	7.3%	-18.4%	-5.6%
Fresno County	15.6%	-59.3%	11.8%
Total	9.2%	-19.0%	-3.2%

Source: Fresno/Madera Continuum of Care, 2023.

According to the FMCoC, there are several emergency shelters for homeless individuals. The majority of those shelters are in the city of Fresno. **Table 2-38, Bed Inventory by Program Type, Fresno County and Madera County (2022)**, shows the number of beds and units available during the last week of February 23, 2022 dedicated to serving homeless persons, per HUD’s definition. There were a total of 5,101 units available to the homeless in Fresno County and Madera County. Typically, the county’s smaller cities and communities form alliances with agencies and organizations in the city of Fresno and encourage homeless persons to seek assistance in the city of Fresno where services are most available.

Table 2-38 Bed Inventory by Program Type, Fresno County and Madera County (2022)

Facility Type	Number of Beds
Emergency Shelter	1,795
Transitional Housing	358
Permanent Supportive Housing	389
Rapid Re-Housing	2,559
Total	5,101

Source: FCOG Data Packet, 2022 -- Fresno/Madera Continuum of Care, PIT Count 2022.

Table 2-39 through Table 2-40 lists all emergency shelters, transitional housing, safe havens, permanent supportive housing, and rapid re-housing projects within Fresno County. However, most of these are in the city of Fresno. There is one 18-bed transitional housing project in the city of Clovis and one 17-bed transitional housing project in the unincorporated county. Both are run by the Marjaree Mason Center and are targeted towards single females with children and victims of domestic violence. Additionally, the City of Reedley has an 18-person temporary emergency housing facility within an existing two-story single family residence.

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

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

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Table 2-39 Emergency Shelters in Fresno County (2023)

Project Type	Organization Name	Project Name	Location	Target population	Victims of Domestic Violence	Total Beds
ES	County of Fresno ETA	VOUCHERS	Fresno	Households with children	N/A	57
ES	Fresno EOC	Sanctuary Youth Shelter	Fresno	Unaccompanied males and females under 18	N/A	20
PSH	Fresno Housing Authority	Renaissance at Parc Grove	Fresno	Single females and males plus households with children	N/A	40
PSH	Fresno Housing Authority	Alta Monte	Fresno	Single males and females (over 18)	N/A	30
PSH	Fresno Housing Authority	Renaissance at Santa Clara	Fresno	Single males and females (over 18)	N/A	70
PSH	Fresno Housing Authority	Trinity Project	Fresno	Single males and females (over 18)	N/A	21
PSH	Fresno Housing Authority	Villages at Broadway	Fresno	Single females and males plus households with children	N/A	26
PSH	Fresno Housing Authority	Villages at Paragon	Fresno	Single females and males plus households with children	N/A	21
PSH	Fresno Housing Authority	Alegre Commons	Fresno	Single females and males plus households with children	N/A	42
TH	Marjaree Mason Center	Clovis Shelter	Clovis	Single females and households with children	Yes	18
ES	Marjaree Mason Center	Reedley House	Reedley	Single females and households with children	Yes	18
ES	Marjaree Mason Center	Domestic Violence Shelter	Fresno	Single females and households with children	Yes	93
TH	Marjaree Mason Center	Downtown Transition	Fresno	Households with children	Yes	16
TH	Marjaree Mason Center	Next Step	Fresno	Single females	Yes	8
TH	Marjaree Mason Center	Olson House	Fresno County	Single females and households with children	Yes	17
SH	Poverello House	Naomi's House	Fresno	Single females		24
PSH	Turning Point (TPOCC)	Family Villa	Fresno	Households with children	N/A	26
PSH	Turning Point (TPOCC)	STASIS	Fresno	Single males and females (over 18)	N/A	16
TH	Turning Point (TPOCC)	Sage Commons	Fresno	Single females and males plus households with children	N/A	105
TH	Turning Point (TPOCC)	Bridge Point	Fresno	Single males and females (over 18)	N/A	30
PSH	Turning Point (TPOCC)	Falcon County	Fresno	Single females and males plus households with children	N/A	34
LB	Turning Point (TPOCC)	Golden State Triage	Fresno	Males and Females	N/A	50
LB	Turning Point (TPOCC)	Journey Home	Fresno	Single females and males plus households with children	N/A	80
LB	Turning Point (TPOCC)	Step on 99	Fresno	Single females and males plus households with children	N/A	99

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Project Type	Organization Name	Project Name	Location	Target population	Victims of Domestic Violence	Total Beds
LB	Turning Point (TPOCC)	Sun Lodge	Fresno	Single females and males plus households with children	N/A	98
LB	Turning Point (TPOCC)	The Welcome Center	Fresno	Single males and females (over 18)	N/A	30
ES	VA Central CA Health Care System	HCHV/RT- Redux House	Fresno	Single males	N/A	36
ES	VA Central CA Health Care System	HCHV/RT-Thompson Veterans Home	Fresno	Single males	N/A	6
TH	Valley Teen Ranch	Transitional Living Home	Fresno	Single males	N/A	4
RRH	West Care	ESG	Fresno	Single males	N/A	7
TH	West Care	GPD HomeFront	Fresno	Single females and households with children	N/A	15
TH	West Care	GPD Veteran's Plaza	Fresno	Single males	N/A	28
RRH	West Care	SSVF	Fresno	Single females and males plus households with children	N/A	23
PSH	WestCare	Project Lift Off	Fresno	Households with children	N/A	45

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

Source: Fresno Housing Authority, 2023.

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Table 2-40 Residential Care Facilities (2023)

Facility	Address	Beds
The Acacia House	2826 W. San Gabriel, Fresno CA 93705	4
Alder Care Home	2340 South Adler Ave., Fresno, CA 93725	6
Allen Residential Vista House	4591 N. Vista, Fresno, CA 93722	6
Anderson Community Care Facility	2534 East University Avenue, Fresno, CA 93703	6
Avedikian Home #2	7237 N. Cecelia Avenue, Fresno, CA 93722	4
Baghetti-Home	2737 Norwich Avenue, Clovis, CA 93611	6
Bryland Adult Residential Facility, LLC	510 E. Tower, Fresno, CA 93706	6
Burrus Adult Residential	157 N. Armstrong, Clovis, CA 93611	6
Calloway Adult Residential Facility	5292 W. Wildflower Ln. Code#1379, Fresno, CA 93725	6
Charlotte's Place, Inc.	4262 N. Glenn Ave., Fresno, CA 93704	6
Comfort Care Home	4484 N. Garden Ave., Fresno, CA 93726	6
Corpuz Adult Residential Facility	1536 Barstow Avenue, Clovis, CA 93611	6
Cotta-Brown Group Home II	4673 N Angus, Fresno, CA 93726	6
Dailey's Haven	4479 N. Eddy, Fresno, CA 93727	6
Dailey's Home Care	4690 East Hamilton, Fresno, CA 93702	6
Dbá Canonizado's Clinton Home	1509 W. Clinton Avenue, Fresno, CA 93705	6
Del Mundo Home	867 Oxford Ave, Clovis, CA 93612	4
Dial For Care, Inc.	1640 N Delno, Fresno, CA 93705	4
Eddie's Terrace	2693 South Bardell Avenue, Fresno, CA 93706	6
Eddie's Terrace #2	5041 E. Tower, Fresno, CA 93725	6
Eddie's Terrace #3	3450 W. Sierra, Fresno, CA 93711	6
Eddies Terrace #4	1415 W. Sierra, Fresno, CA 93711	6
Eddie's Terrace #5	6459 North Channing Avenue, Fresno, CA 93711	6
Eddie's Terrace #6	1283 West Twain Avenue, Fresno, CA 93711	6
Eddie's Terrace #7	1837 South Bush Avenue, Fresno, CA 93727	6
Farroll Home	1862 Florence Ave., Sanger, CA 93657	6
Fillmore Christian Garden	4826 E. Fillmore, Fresno, CA 93727	27
Garibay Home II	138 E. Bellaire Way, Fresno, CA 93704	4
Garibay-Holland Home	4850 E. Holland, Fresno, CA 93726	6
Garrett Christian Home	5642 E. Garrett, Fresno, CA 93727	6
Hand Home	4741 N. Greenwood, Sanger, CA 93657	6
Haskins Residential Care	1037 South Chestnut Avenue, Fresno, CA 93702	18
Helping Hands	5277 N. Santa Fe Avenue, Fresno, CA 93711	6
Home Of Hope I	8623 N. Paula Ave., Fresno, CA 93720	6
Home Of Hope II Adult Residential Facility	1204 E. San Ramon, Fresno, CA 93710	6
Jay Homes, Inc.	5611 West Floradora Avenue, Fresno, CA 93722	4
Jones Home	5389 E. Lowe Avenue, Fresno, CA 93727	4
Kaviland Place	4657 E. Kaviland, Fresno, CA 93725	6
Kendall Home, The	4318 North First Street, Fresno, CA 93726	6
Kindred House #1	2396 S. Poppy, Fresno, CA 93706	6
Laureen Adult Residential Facility	4429 North Laureen Avenue, Fresno, CA 9372	5

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Facility	Address	Beds
Loop #1	5663 W. Tenaya, Fresno, CA 93722	4
Loop #2	1342 San Jose, Fresno, CA 93711	6
Loop #3	7931 North Baird Avenue, Fresno, CA 93720	4
Lynn Home	2715 Helm Avenue, Clovis, CA 93612	6
Manning Home	767 Manning Avenue, Reedley, CA 93654	6
Mante's Board & Care Home	5624 West Olive, Fresno, CA 93722	6
Mante's Home	6588 N. Meridian, Fresno, CA 93710	6
Martin Family Home #2	2935 East Weldon Avenue, Fresno, CA 93703	6
Martin Family Home #3	22056 East Dinuba Avenue	6
Martin's Home-Homsey	345 North Homsey Avenue, Fresno, CA 93727	6
McWealth Care Inc	6167 N. Cornelia Ave., Fresno, CA 93722	4
Medina Res. Care Svcs., Ltd LLC Ramona Residence	1354 Ramona Ave., Clovis, CA 93612	6
Mi Casita Care Home III	233 W Norwich Ave, Clovis, CA 93612	4
Mi Casita Dos	296 W. Richert Avenue, Clovis, CA 93612	6
Michael Home	4828 E. Princeton, Fresno, CA 93703	6
Miller-Angelo Arf	5321 West Home Avenue, Fresno, CA 93722	6
Monsevais Res. Facility, Inc.-Dewey Home	6714 N. Dewey, Fresno, CA 93711	5
Monsevais Residential Facility	6622 N, Nantucket Ave., Fresno, CA 93704	6
Myles Community Service II	4664 E. Garrett, Fresno, CA 93725	6
Nelson's Community Care Facility	4836 North Sixth, Fresno, CA 93726	6
No Place Like Home	6302 W Los Alots Ave., Fresno, CA 93722	3
Ohannesian Home #2	10650 So. Frankwood Avenue, Reedley, CA 93654	6
Opoku-Ababio Adult Care	2723 E. Robinson Avenue, Fresno, CA 93726	6
Pathways	1511 W. Millbrae, Fresno, CA 93711	6
Pathways Adler Home	130 Adler Ave., Clovis, CA 93612	4
Patton Home	1270 N. Lucerne Lane, Fresno, CA 93728	6
Paul Home, The	4577 N. Sharon, Fresno, CA 93726	6
Psalm 23 Loving Care Residential	1085 W. Barstow Ave., Fresno, CA 93711	6
Reedley Home	3461 S. Usry Avenue, Reedley, CA 93654	6
Reyes Ranch LLC	20022 East American Ave., Reedley, CA 93654	4
Ruby's Valley Care Home	9919 South Elm Ave., Fresno, CA 93706	50
Safe Haven Claremont Community Care Home	905 Claremont Avenue, Fresno, CA 93727	4
Schexnayder's Home	6314 W. Dovewood Lane, Fresno, CA 93723	6
Sengsiri Home	1142 Carson Avenue, Clovis, CA 93611	6
Sunnyside Home	2540 S. Judy Avenue, Fresno, CA 93727	6
Sunshine Board and Care II	1642 W. Robinson Avenue, Fresno, CA 93705	6
Sunshine Care	4343 North Augusta Avenue, Fresno, CA 93726	6
V & A Assisted Living	6101 N. Mitre Avenue, Fresno, CA 93722	6
V & A Assisted Living "Celeste Home"	1686 W. Celeste, Fresno, CA 93711	6
V&A Assisted Living	11140 S. Cherry Ave., Fresno, CA 93725	4
Valley Comfort Home, Inc.	6579 E. Fillmore Avenue, Fresno, CA 93727	6

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Facility	Address	Beds
Jay Homes Inc	698 S. Dockery, Sanger, CA 93657	6
Williams-Whittle Residential Care Home #2	4112 W. Providence Avenue, Fresno, CA 93722	6
Williams-Whittle Residential Home	821 W. Valencia, Fresno, CA 93706	6
Wilson Family Care Home	2145 Maple, Selma, CA 93662	4
Yellow Rose Residential Care Home-Hughes	4376 North Hughes Avenue, Fresno, CA 93705	6
Yellow Rose Residential Care Home-Norwich	3333 W. Norwich Avenue, Fresno, CA 93722	6
Total Beds		568

Source: California Department of Social Services Care Facility Search, as of May 2023.

Farmworkers

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

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

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

Farmworkers have the lowest family income and the highest poverty rate of any occupation surveyed by the Census Bureau and, therefore, often face challenges to pay for adequate housing. According to California EDD, the most recent data from 2014 measured median wage for farmworkers, which was \$13.44/hour or approximately \$25,804 per year for full-time work, which is considered extremely low-income. Many farmworkers are forced to pay market rate for their housing, since most farm owners do not provide housing for their workers, and many publicly owned or managed housing complexes are restricted to families. Because market-rate housing may be more than they can afford, many workers are forced to share a housing unit with several other workers, causing a severely overcrowded living situation. Migrant and seasonal farmworkers face a number of housing challenges, but primarily substandard housing conditions.

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

Determining the number of farmworkers in a region is difficult due to the variability of the definitions used by government agencies and other characteristics of the farming industry, such as seasonal workers who migrate from place to place. The estimated number of farmworkers in Fresno County ranges from 37,966¹ (ACS, 2012) to 94,039 (UC Giannini Foundation of Agricultural Economics, 2012).²

The USDA Census of Agriculture reported 2,540 farms with a total of 37,819 workers in Fresno County (see **Table 2-41, Farmworkers in Fresno County by Days Worked [2017]**). The majority of the farmworkers were seasonal, working fewer than 150 days per year.

Table 2-41 Farmworkers in Fresno County by Days Worked (2017)

150 Days or More (Year-Round)		
Total Farms	Farms	2,540
	Workers	37,819
Large Farms (10 or more workers per farm)	Farms	1,557
	Workers	16,876
Fewer than 150 Days (Seasonal)		
Total Farms	Farms	1,753
	Workers	20,943

Source: FCOG Data Packet, 2022 -- USDA Agricultural Census, Table 7, 2017.

Another data source to consider is the ACS. The ACS is a national survey that uses a series of monthly samples to produce annual estimates for the same area surveyed. The 2016-2020 5-Year Estimates by ACS (**Table 2-42, Estimated Farmworkers**) provides information on agriculture, forestry, fishing and hunting, and mining employment by jurisdiction. Although not all of these workers are farmworkers, it can provide an estimate. This category makes up a significant percentage of employment in Huron, Mendota, Orange Cove, San Joaquin, and Firebaugh. Huron has the highest percentage at 63.6 percent. Given the seasonal and transient nature of the farmworker community, the ACS data is likely an underestimate of the actual farmworker population.

¹ U.S. Census Bureau, 2008-2012 American Community Survey, 2012.

² UC Giannini Foundation of Agricultural Economics, 2012.

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

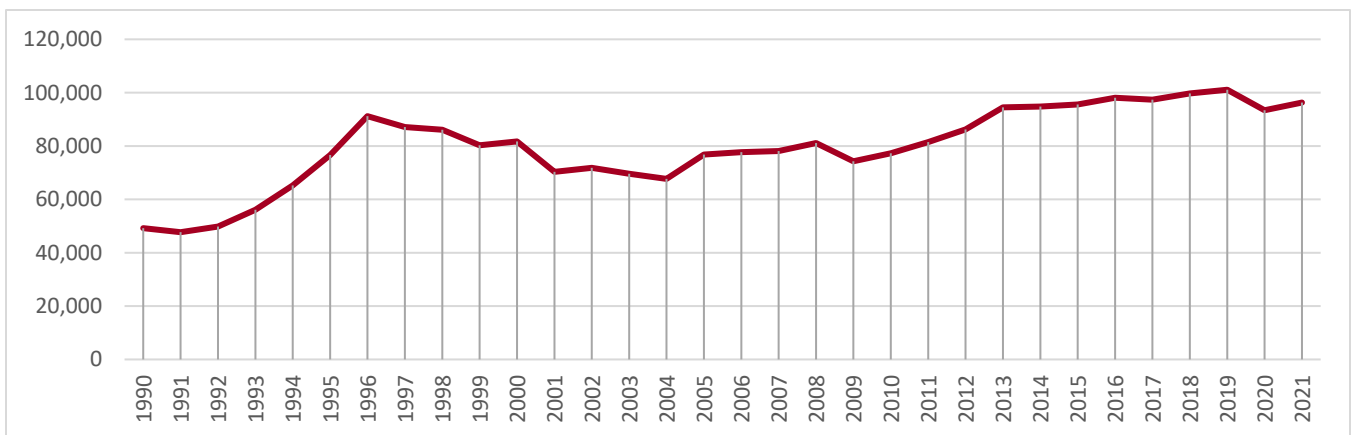
Table 2-42 Estimated Farmworkers (2020)

Jurisdiction	Total Employment	Agriculture, forestry, fishing and hunting, and mining	
	Number	Number	Percentage
Fresno County	408,625	36,163	8.8%
Clovis	51,408	646	1.3%
Coalinga	5,648	817	14.5%
Firebaugh	2,590	1,054	40.7%
Fowler	2,526	190	7.5%
Fresno	218,708	9,414	4.3%
Huron	2,494	1,586	63.6%
Kerman	6,135	1055	17.2%
Kingsburg	5,103	280	5.5%
Mendota	4,263	2,526	59.3%
Orange Cove	3,567	1,519	42.6%
Parlier	6,579	2,254	34.3%
Reedley	9,686	2,632	27.2%
Sanger	11,372	1,204	10.6%
San Joaquin	1,313	594	45.2%
Selma	9,987	1,245	12.5%
Unincorporated County	67,246	9,147	13.6%

Source: FCOG Data Packet, 2022 -- U.S. Census Bureau, American Community Survey 5-Year Estimates (2016-2020)

The EDD estimates the total farm labor employment in 2021 was 96,300 (annual average). **Figure 2-7, Farm Employment, Fresno County**, demonstrates the fluctuation in EDD estimates of hired farmworkers from 1990 to 2021. In 1990, the estimated annual average farm labor was 42,200 and peaked at 91,200 in 1996, and decreased to a low of 67,700 in 2004. It peaked again in 2019 at 101,100 and dropped in 2020 during the COVID-19 pandemic. EDD Industry Employment Data is based on the Current Employment Statistics (CES) survey. The CES survey is administered to a sample of California employers to gather information including monthly employment, hours, and earnings.

FIGURE 2-7. FARM EMPLOYMENT, FRESNO COUNTY

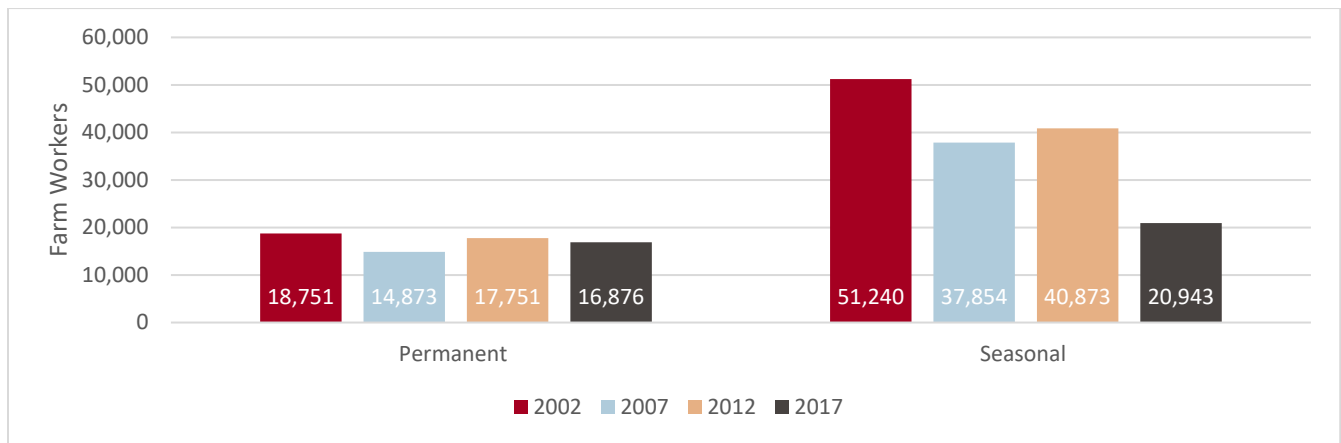


Source: CA Employment Development Department (EDD) Labor Market Information, 2022.

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, decreasing from 18,751 farmworkers to 16,876 farmworkers. However, there was a slight increase from 2007 to 2012, showing an increase from 14,873 farmworkers to 17,751 farmworkers. The seasonal number has also decreased from 51,240 in 2002 to 20,943 in 2017 (Figure 2-8, Farm Labor in Fresno County).

Agriculture, forestry, fishing and hunting, and mining holds a significant percentage of employment in Firebaugh, Huron, Mendota, Orange Cove, Parlier, Reedley, and San Joaquin. Huron has the highest percentage at 63.6 percent. These areas are more rural and strongly based in agriculture.

FIGURE 2-8. FARM LABOR IN FRESNO COUNTY



Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

Note: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors) are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Seasonal Farmworker Housing

The Fresno Housing Authority manages 194 units of seasonal farmworker housing for migrant farmworkers. This includes 131 housing units in Parlier owned by the State of California, Office of Migrant Services, and 64 units in Firebaugh. These units are open about six months of the year, from April through October, to serve agricultural workers during planting and harvesting seasons when most workers are needed.

The Housing Authority also owns, manages, and maintains three year-round housing complexes, exclusively for farm laborers, including 60 units in Mendota, 30 units in Orange Cove, and 41 units in Parlier. Both the seasonal and year-round units are restricted to legal U.S. residents who earn at least \$5,752.50 annually from agriculturally related work. The cost of managing and maintaining the complexes is subsidized by the State of California, Office of Migrant Services, and the USDA Rural Development. In addition, some private farmworker housing units are available, such as Willow Family Apartments in Clovis, which has 30 units set aside for farmworkers.

Transportation

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

Migrant Workers

Farmworkers have a variety of special housing needs in terms of affordability, location, and duration of residence. The increase in farmworkers living in Fresno County on a permanent basis increases the need for local, affordable farmworker housing for household types other than single adult men and women, including family housing and all the services and neighborhood amenities associated with raising families and being permanent members of the community.

Farmworkers may face added affordable housing challenges due to immigration status. Federally funded affordable housing projects require the head of household to have documentation of legal resident status, precluding some farmworkers from subsidized farmworker housing. Even seasonal farmworkers may travel with families, with children who at least temporarily enroll in local schools.

According to the California Department of Education California Longitudinal Pupil Achievement Data System (CALPADS), there were about 5,902 migrant students throughout Fresno County. While these estimates are at the school district level (students can live in one City and attend a school located in a different City), the data shows that the vast majority of migrant students for 2020-2021 school year are within the City of Fresno where many services and farmworker housing in the county takes place. Typically, farmworker positions, unless they own the business, do not pay well and thus may have trouble finding adequate housing in the county.

Since 2016, the migrant worker student population in Fresno County has fluctuated. The City's with the consistent number of enrolled migrant labor students are the City of Fresno, Reedley, Mendota, Selma and the Unincorporated City of Caruthers. Overall, for Fresno County as a whole, the migrant worker student population increased by approximately 1,122 students from the 2016-17 school year to the 2020-21 school year, which identifies a need for farmworker housing and resources. (**Table 2-43, Migrant Student Population**).

Table 2-43 Migrant Worker Student Population

Geography	School District	2016-17	2017-18	2018-19	2019-20	2020-21	
Coalinga and Huron	Coalinga/Huron	144	203	159	154	171	
Clovis	Clovis Unified	51	51	49	44	43	
Firebaugh	Firebaugh-Las Delta Unified	235	344	334	313	272	
Fowler	Fowler Unified	25	30	32	20	13	
Fresno (City)	American Union	No data available					
	Fresno County Office of Education	32	22	39	32	33	
	Fresno Unified	725	867	850	713	918	
	Monroe Elementary	41	43	33	25	22	
	Orange Center	1139	1289	1392	1481	1607	
	Pacific Union Elementary	No data available					
	Washington Colony Elementary	No data available					
	Washington Unified	155	175	189	203	218	
	Washington Union High	No data available					
	West Fresno Elementary	No data available					
	West Park Elementary	14	19	17	15	13	
Central Unified	208	179	172	153	164		
San Joaquin	Golden Plains Unified	106	126	93	120	83	
Kerman	Kerman Unified	248	216	208	260	247	
Reedley	Kings Canyon Joint Unified	406	469	451	594	563	
Kingsburg	Kingsburg Elementary Charter	No data available					
	Kingsburg Joint Union High	No data available					
	Clay Joint Elementary	No data available					
	Las Deltas Elementary	No data available					
Mendota	Mendota	331	253	323	464	626	
Parlier	Parlier Unified	361	311	445	415	395	
Sanger	Sanger Unified	67	47	38	39	30	
Selma	Selma Unified	389	386	384	395	398	
Unincorporated Fresno County	Total Unincorporated County school districts	227	206	164	203	303	
<i>Barrel Union</i>	<i>Burrel Union Elementary</i>	<i>No data available</i>					<i>12</i>
<i>Big Creek</i>	<i>Big Creek Elementary</i>	<i>No data available</i>					
<i>Caruthers</i>	<i>Caruthers Unified</i>	<i>113</i>	<i>122</i>	<i>91</i>	<i>119</i>	<i>182</i>	
<i>Laton Joint</i>	<i>Laton Joint Unified</i>	<i>21</i>	<i>20</i>	<i>17</i>	<i>21</i>	<i>21</i>	

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Geography	School District	2016-17	2017-18	2018-19	2019-20	2020-21
<i>Auberry</i>	<i>Pine Ridge</i>	<i>No data available</i>				
<i>Raisin City</i>	<i>Raisin City Elementary</i>	<i>26</i>	<i>17</i>	<i>18</i>	<i>24</i>	<i>58</i>
<i>Riverdale</i>	<i>Riverdale Joint Unified</i>	<i>67</i>	<i>47</i>	<i>38</i>	<i>39</i>	<i>30</i>
<i>Prather</i>	<i>Sierra Unified</i>	<i>No data available</i>				
<i>Five Points</i>	<i>Westside Elementary</i>	<i>No data available</i>				
<i>Total All Schools</i>		<i>4,780</i>	<i>5,061</i>	<i>5,185</i>	<i>5,445</i>	<i>5,902</i>

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020, 2020-2021)

Notes: The data used for this table was obtained at the school site level and categorized by geography.

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the State and the Central Valley. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents may not be aware of their rights or may be wary to engage due to immigration status concerns. Regionwide and for Fresno County overall, the proportion of residents five years and older with limited English proficiency is 10.1 percent. The cities with the highest percent of limited English-speaking household were Mendota (51.9 percent), Huron (49.3 percent), San Joaquin (47.4 percent), and Firebaugh (43.9 percent). Both Firebaugh and Huron were also identified as having an over-representation of very low-income households. (**Table 2-44, Limited English-Speaking Households**).

Table 2-44 Limited English-Speaking Households

Jurisdiction	Limited English-Speaking Households	
	Number	Percent
Fresno County	31,172	10.1%
Clovis	1,357	3.6%
Coalinga	319	7.0%
Firebaugh	896	43.9%
Fowler	153	7.5%
Fresno	15,365	9.0%
Huron	923	49.3%
Kerman	760	18.5%
Kingsburg	74	2.0%
Mendota	1,472	51.9%
Orange Cove	861	32.1%
Parlier	1,263	32.6%
Reedley	880	12.5%
Sanger	850	11.5%
San Joaquin	436	47.4%
Selma	1,125	15.6%
Unincorporated County	581	n/a

Source: American Community Survey Estimates (2016-2020), Table S1602.

Notes: ¹Averaged based off Auberry CDP, Big Creek CDP, Caruthers CDP, Laton CDP, Raisin City CDP and Riverdale CDP.

Income

According to the 2015-2019 ACS, the annual median income for the agriculture, forestry, fishing, and hunting category, was \$30,596 per individual. This income for a one or two person households, would fall into the very low-income category (see **Table 2-45, Resources for Farmworkers**).

In Fresno County, farmworker housing needs can be met with single family homes, multifamily units, Mobile and Manufactured Homes, ADUs, and with assistance from Housing Choice Vouchers. In addition to resources in Fresno County neighboring Kern, Merced, Madera and Kings counties as well as the State of California have resources available for farmworkers.

Resources

Table 2-45 Resources for Farmworkers

Provider	Area Served	Services Available
Binational Central California	Fresno, Madera, Merced, Stanislaus, San Joaquin, Tulare, Kings, and Kern counties	Immigration, healthcare, and educational resources
United Farm Workers Foundation	Fresno and Kern counties	Deferred Action for Childhood Arrivals (DACA), Family-based petitions, Naturalization/Citizenship, assistance with completing forms, Filings with USCIS, Representation before the Board of Immigration Appeals (BIA), Legislative advocacy (state or national), Referrals to other services
California Farmworker Foundation	Tulare, Santa Barbara, Kern, Fresno, Madera and Riverside counties	Education, Workforce Development, Health and Wellness, Immigration Services, and Community Wellness.
California Rural Legal Assistance	Sacramento and Fresno Counties	Housing advocacy, Immigration Law, Removal Defense, Impact Litigation, Labor + Employment, Pesticide + Work Safety, Sexual Harassment Prevention and Sustainable Rural Communities,
Larry Itliong Center	Tulare County	Community Space
Parlier Migrant Center	Fresno County	131 Farmworker Units
Green Raiteros	Fresno County	Transportation, workforce development and small business advancement.
Rural Mobile Health	Fresno County	Medical services and screenings at no-cost
Central California Food Bank	Fresno, Madera, Merced, Stanislaus, San Joaquin, Tulare, Kings, and Kern counties.	Food bank, School food programs, Fresh produce distributions, senior hunger programs, Emergency food assistance program (ERAP). CalFresh outreach, and Farm Worker Community Partnership.
Centro La Familia	Fresno County	Domestic Violence Assistance, Sexual Assault Services, Rescue and Restore Victims of Human Trafficking, Support services, Consumer and Family Advocacy, CalFresh Outreach and Education, Telecommunications Education and Assistance in Multiple languages (TEAM), and Immigration Services
Central California Legal Services	Fresno County	Legal Services

Provider	Area Served	Services Available
Fair Housing Council of Central California	Fresno, Madera, Merced, Stanislaus, San Joaquin, Tulare, Kings, and Kern counties	Fair Housing Advocacy and Services
Resources for Independence Central Valley	Fresno and Merced counties	Independent living services, Youth Empowerment, Assistive Technology and Training Services, and Emergency Preparedness

Source: Fresno County Resource List, 2023.

Refer to Section 3 – Regional Fair Housing Assessment for more information on Farmworker background and needs.

Extremely Low-Income Households

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

For a family of four in Fresno County, a household making under \$27,750 in 2022 would be considered an extremely low-income household. The minimum wage in California is currently \$14.00, well above the current federal minimum wage of \$7.25 an hour. With a minimum wage of \$14.00, workers would receive an annual salary of \$29,120, which by 2022 income limits would be in between extremely low-income and very low-income.

As shown in **Table 2-46, Extremely Low-Income Households by Tenure (2018)**, an estimated 13.3 percent of households in Fresno County in 2018 were considered extremely low income. Some jurisdictions have very high rates of extremely low-income households, including San Joaquin (34.8 percent), Huron (30.9 percent), Parlier (26.6 percent), and Orange Cove (26.3 percent). Clovis and Unincorporated Fresno County has the lowest percentages of extremely low-income households (8.9 and 7.0 percent). Typically, extremely low-income households are renters, at 80.0 percent of extremely low-income households countywide, and only 20.0 percent own their homes.

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Table 2-46 Extremely Low-Income Households by Tenure (2018)

Jurisdiction	Extremely low-Income Owner Households		Extremely low-Income Renter Households		Total Extremely Low-Income Households	Total Extremely Low-Income as Percentage of Total Households
	Number	Percent	Number	Percent		
Fresno County	8,220	20.0%	32,975	80.0%	41,195	13.3%
Clovis	775	29.2%	1,880	70.8%	2,655	7.0%
Coalinga	100	16.5%	505	83.5%	605	13.3%
Firebaugh	35	12.3%	250	87.7%	285	14.0%
Fowler	50	25.0%	150	75.0%	200	9.8%
Fresno	4,030	15.3%	22,270	84.7%	26,300	15.5%
Huron	50	8.6%	530	91.4%	580	30.9%
Kerman	55	14.3%	330	85.7%	385	9.7%
Kingsburg	170	39.1%	265	60.9%	435	11.6%
Mendota	100	15.4%	550	84.6%	650	22.9%
Orange Cove	95	13.5%	610	86.5%	705	26.3%
Parlier	295	28.6%	735	71.4%	1,030	26.6%
Reedley	310	37.3%	520	62.7%	830	11.8%
Sanger	165	18.2%	740	81.8%	905	12.2%
San Joaquin	25	7.8%	295	92.2%	320	34.8%
Selma	235	34.3%	450	65.7%	685	9.5%
Unincorporated County	1,730	37.4%	2,895	62.6%	4,625	8.9%

Source: FCOG Data Packet, 2022 -- CHAS (2014-2018)Extremely low-income households face a higher incidence of housing problems. This population is at the highest risk of displacement, overpayment, and overcrowding and typically face the most barriers in accessing decent, safe, and affordable housing. There are four housing problems reviewed to determine at-risk extremely low-income populations: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30 percent. As indicated by **Tables 2-47** through **2-52**, the jurisdictions in the county with the highest number of extremely low-income households overpaying are Reedley (90.4 percent), Orange Cove (89.4 percent), Parlier (84.0 percent), Fresno (82.9 percent), and Sanger 740 (81.8 percent). The cities of Sanger, Parlier, Reedley, and Orange Cove are also all in close proximity of each other and are cities with the highest number of extremely low-income households overpaying for housing. Each jurisdiction’s programs identify actions to assist with housing for extremely low-income households.

Table 2-47 Extremely Low-Income Households by Tenure and Overpayment - Fresno County, Clovis, and Coalinga (2018)

Total Households Characteristics	Fresno County		Clovis		Coalinga	
	Number	% of Total	Number	% of Total	Number	% of Total
Total All Households	304,625	100.0%	36,420	100.0%	4,145	100.0%
<i>Total Renter households</i>	143,680	47.2%	14,150	38.9%	1,920	46.3%
<i>Total Owner households</i>	160,945	52.8%	22,270	61.1%	2,225	53.7%
<i>Total lower income (0-80% AMI) households</i>	129,700	42.6%	10,025	27.5%	1,565	37.8%
Total Extremely Low-Income Households (0-30%AMI)	41,195	13.5%	2,655	7.3%	605	14.6%
<i>Extremely low-income renters</i>	32,975	80.0%	1,880	70.8%	505	83.5%
<i>Extremely low-income owners</i>	8,220	20.0%	775	29.2%	100	16.5%
Total Extremely Low-Income Overpaying	32,890	79.8%	2,120	79.8%	395	65.3%
<i>Extremely Low-Income Renter Overpaying</i>	26,720	81.2%	1,525	71.9%	335	84.8%
<i>Extremely Low-Income Owner Overpaying</i>	6,170	18.8%	595	28.1%	60	15.2%
Total Extremely Low-Income Severely Overpaying	28,190	68.4%	1,935	72.9%	325	53.7%
<i>Extremely Low-Income Renter Severely Overpaying</i>	23,160	82.2%	1,415	73.1%	280	86.2%
<i>Extremely Low-Income Owner Severely Overpaying</i>	5,030	17.8%	520	26.9%	45	13.8%

Source: HUD CHAS Data 2014-2018

Table 2-48 Extremely Low-Income Households by Tenure and Overpayment – Firebaugh, Fowler, and Fresno (2018)

Total Households Characteristics	Firebaugh		Fowler		Fresno	
	Number	% of Total	Number	% of Total	Number	% of Total
Total All Households	2,170	100.0%	1,925	100.0%	166,755	100%
<i>Total Renter households</i>	1,185	54.6%	905	47.0%	89,430	53.6%
<i>Total Owner households</i>	990	45.6%	1,020	53.0%	77,325	46.4%
<i>Total lower income (0-80% AMI) households</i>	1,240	57.1%	785	40.8%	75,485	45.3%
Total Extremely Low-Income Households (0-30%AMI)	285	13.1%	200	10.4%	26,300	15.8%
<i>Extremely low-income renters</i>	250	87.7%	150	75.0%	22,270	84.7%
<i>Extremely low-income owners</i>	35	12.3%	50	25.0%	4,030	15.3%
Total Extremely Low-Income Overpaying	190	66.7%	138	69.0%	21,790	82.9%
<i>Extremely Low-Income Renter Overpaying</i>	155	81.6%	99	71.7%	18,630	85.5%
<i>Extremely Low-Income Owner Overpaying</i>	35	18.4%	39	28.3%	3,160	14.5%
Total Extremely Low-Income Severely Overpaying	190	66.7%	130	65.0%	18,830	71.6%
<i>Extremely Low-Income Renter Severely Overpaying</i>	155	81.6%	95	73.1%	16,235	86.2%
<i>Extremely Low-Income Owner Severely Overpaying</i>	35	18.4%	35	26.9%	2,595	13.8%

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

Table 2-49 Extremely Low-Income Households by Tenure and Overpayment – Firebaugh, Fowler, and Fresno (2018)

Total Households Characteristics	Huron		Kerman		Kingsburg	
	Number	% of Total	Number	% of Total	Number	% of Total
Total All Households	1,770	100.0%	3,855	100.0%	<i>3,960</i>	100%
<i>Total Renter households</i>	<i>1,260</i>	<i>71.2%</i>	<i>1,805</i>	<i>46.8%</i>	<i>1,305</i>	<i>33.0%</i>
<i>Total Owner households</i>	<i>510</i>	<i>40.5%</i>	<i>2,050</i>	<i>53.2%</i>	<i>2,655</i>	<i>67.0%</i>
<i>Total lower income (0-80% AMI) households</i>	<i>1,380</i>	<i>78.0%</i>	<i>1,805</i>	<i>46.8%</i>	<i>1,300</i>	<i>32.8%</i>
Total Extremely Low-Income Households (0-30%AMI)	580	32.8%	385	10.0%	435	11.0%
<i>Extremely low-income renters</i>	<i>530</i>	<i>91.4%</i>	<i>330</i>	<i>85.7%</i>	<i>265</i>	<i>60.9%</i>
<i>Extremely low-income owners</i>	<i>50</i>	<i>8.6%</i>	<i>55</i>	<i>14.3%</i>	<i>170</i>	<i>39.1%</i>
Total Extremely Low-Income Overpaying	430	74.1%	220	57.1%	320	73.6%
<i>Extremely Low-Income Renter Overpaying</i>	<i>400</i>	<i>93.0%</i>	<i>190</i>	<i>86.4%</i>	<i>165</i>	<i>51.6%</i>
<i>Extremely Low-Income Owner Overpaying</i>	<i>30</i>	<i>7.0%</i>	<i>30</i>	<i>13.6%</i>	<i>155</i>	<i>48.4%</i>
Total Extremely Low-Income Severely Overpaying	300	51.7%	220	57.1%	290	66.7%
<i>Extremely Low-Income Renter Severely Overpaying</i>	<i>270</i>	<i>90.0%</i>	<i>190</i>	<i>86.4%</i>	<i>135</i>	<i>46.6%</i>
<i>Extremely Low-Income Owner Severely Overpaying</i>	<i>30</i>	<i>10.0%</i>	<i>30</i>	<i>13.6%</i>	<i>155</i>	<i>53.4%</i>

Source: HUD CHAS Data 2014-2018

Table 2-50 Extremely Low-Income Households by Tenure and Overpayment – Mendota, Orange Cove, and Parlier (2018)

Total Households Characteristics	Mendota		Orange Cove		Parlier	
	Number	% of Total	Number	% of Total	Number	% of Total
Total All Households	2,740	100.0%	2,385	100.0%	<i>3,965</i>	100.0%
<i>Total Renter households</i>	<i>1,775</i>	<i>64.8%</i>	<i>1,415</i>	<i>59.3%</i>	<i>2,265</i>	<i>57.1%</i>
<i>Total Owner households</i>	<i>965</i>	<i>35.2%</i>	<i>970</i>	<i>40.7%</i>	<i>1,700</i>	<i>42.9%</i>
<i>Total lower income (0-80% AMI) households</i>	<i>2,025</i>	<i>73.9%</i>	<i>1,925</i>	<i>80.7%</i>	<i>2,690</i>	<i>67.8%</i>
Total Extremely Low-Income Households (0-30%AMI)	650	23.7%	705	29.6%	1,030	26.0%
<i>Extremely low-income renters</i>	<i>550</i>	<i>84.6%</i>	<i>610</i>	<i>86.5%</i>	<i>735</i>	<i>71.4%</i>
<i>Extremely low-income owners</i>	<i>100</i>	<i>15.4%</i>	<i>95</i>	<i>13.5%</i>	<i>295</i>	<i>28.6%</i>
Total Extremely Low-Income Overpaying	455	70.0%	630	89.4%	865	84.0%
<i>Extremely Low-Income Renter Overpaying</i>	<i>390</i>	<i>85.7%</i>	<i>540</i>	<i>85.7%</i>	<i>615</i>	<i>71.1%</i>
<i>Extremely Low-Income Owner Overpaying</i>	<i>65</i>	<i>14.3%</i>	<i>90</i>	<i>14.3%</i>	<i>250</i>	<i>28.9%</i>
Total Extremely Low-Income Severely Overpaying	375	57.7%	505	71.6%	700	68.0%
<i>Extremely Low-Income Renter Severely Overpaying</i>	<i>335</i>	<i>89.3%</i>	<i>485</i>	<i>96.0%</i>	<i>460</i>	<i>65.7%</i>
<i>Extremely Low-Income Owner Severely Overpaying</i>	<i>40</i>	<i>10.7%</i>	<i>20</i>	<i>4.0%</i>	<i>240</i>	<i>34.3%</i>

Source: HUD CHAS Data 2014-2018

Table 2-51 Extremely Low-Income Households by Tenure and Overpayment - Reedley, Sanger, and San Joaquin (2018)

Total Households Characteristics	Reedley		Sanger		San Joaquin	
	Number	% of Total	Number	% of Total	Number	% of Total
Total All Households	7,200	100.0%	7,085	100.0%	1,065	100.0%
<i>Total Renter households</i>	2,680	37.2%	3,155	44.5%	675	63.4%
<i>Total Owner households</i>	4,520	62.8%	3,930	55.5%	390	36.6%
<i>Total lower income (0-80% AMI) households</i>	3,395	47.2%	3,200	45.2%	720	67.6%
Total Extremely Low-Income Households (0-30%AMI)	830	11.5%	905	12.8%	320	30.0%
<i>Extremely low-income renters</i>	520	62.7%	740	81.8%	295	92.2%
<i>Extremely low-income owners</i>	310	37.3%	165	18.2%	25	7.8%
Total Extremely Low-Income Overpaying	750	90.4%	740	81.8%	180	56.3%
<i>Extremely Low-Income Renter Overpaying</i>	490	65.3%	605	81.8%	155	86.1%
<i>Extremely Low-Income Owner Overpaying</i>	260	34.7%	135	18.2%	25	13.9%
Total Extremely Low-Income Severely Overpaying	630	75.9%	565	62.4%	145	45.3%
<i>Extremely Low-Income Renter Severely Overpaying</i>	415	65.9%	445	78.8%	120	82.8%
<i>Extremely Low-Income Owner Severely Overpaying</i>	215	34.1%	120	21.2%	25	17.2%

Source: HUD CHAS Data 2014-2018

Table 2-52 Extremely Low-Income Households by Tenure and Overpayment – Selma and Unincorporated Fresno County (2018)

Total Households Characteristics	Selma		Unincorporated Fresno County	
	Number	% of Total	Number	% of Total
Total All Households	6,755	100.0%	52,430	100.0%
<i>Total Renter households</i>	2,775	41.1%	16,980	32.4%
<i>Total Owner households</i>	3,980	58.9%	35,445	67.6%
<i>Total lower income (0-80% AMI) households</i>	3,445	51.0%	18,715	35.7%
Total Extremely Low-Income Households (0-30%AMI)	685	10.1%	5,330	10.2%
<i>Extremely low-income renters</i>	450	65.7%	2,895	54.3%
<i>Extremely low-income owners</i>	235	34.3%	1,730	32.5%
Total Extremely Low-Income Overpaying	545	79.6%	3,122	58.6%
<i>Extremely Low-Income Renter Overpaying</i>	375	68.8%	2,051	38.5%
<i>Extremely Low-Income Owner Overpaying</i>	170	31.2%	1,071	52.2%
Total Extremely Low-Income Severely Overpaying	420	61.3%	2,630	84.2%
<i>Extremely Low-Income Renter Severely Overpaying</i>	315	75.0%	1,810	68.8%
<i>Extremely Low-Income Owner Severely Overpaying</i>	105	25.0%	820	31.2%

Source: HUD CHAS Data 2014-2018

INVENTORY OF AFFORDABLE RENTAL HOUSING AND AT-RISK STATUS

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

State law requires that housing elements include an inventory of all publicly assisted multifamily rental housing projects within the local jurisdiction that are at risk of conversion to uses other than low-income residential within 10 years from the Housing Element adoption deadline (i.e., by December 31, 2033).

Appendix 1 includes an analysis of the at-risk units by jurisdiction.

Preservation Options for At-Risk Properties

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

Acquisition and Rehabilitation

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

Actual acquisition costs depend on several variables such as condition, size, location, existing financing, and availability of financing (government and market).

Replacement (New Construction)

Another strategy is to replace the units by constructing new affordable units. This includes purchasing land and then constructing affordable units. This is generally the most expensive option.

Rent Subsidy

Rent subsidies can also be used to preserve affordability of housing, although there are limited funding sources to subsidize rents. The amount of a rent subsidy would be equal to the difference between the HUD-defined fair-market rent (FMR) for a unit and the cost that would be affordable to a lower-income household based on HUD

income limits. The exact amount is difficult to estimate because the rents are based on a tenant's income and, therefore, would depend on the size and income level of the household.

Qualified Entities

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

Under Government Code Section 65863.11, owners of federally assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified entities have first right of refusal for acquiring at-risk units. Qualified entities are non-profit or for-profit organizations with the legal and managerial capacity to acquire and manage at-risk properties that agree to maintain the long-term affordability of projects. **Table 2-53, Quantified Entities (2022)**, contains a list of qualified entities for Fresno County that could potentially acquire and manage properties if any were to be at risk of converting to market rate in the future.

Table 2-53 Qualified Entities (2022)

Organization	Phone Number
Fresno Housing	(559) 513-9036
Fresno Housing Authority	(559) 443-8475
ACLC, Inc	(209) 466-6811
Better Opportunities Builder, Inc.	(559) 443-8400
Fresno Co. Economic Opportunities Commission	(559) 485-3733
The East Los Angeles Community Union (TELACU)	(323) 838-8556
ROEM Development Corporation	(408) 984-5600 Ext 17
Self-Help Enterprises	(559) 802-1620
Volunteers of America National Services	(916) 917-6848
L + M Fund Management LLC	(347)393-3041

Source: California Department of Housing and Community Development, 2022.

SECTION 2: REGIONAL HOUSING NEEDS ASSESSMENT

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REGIONAL ASSESSMENT OF FAIR HOUSING

TABLE OF CONTENTS

Regional Assessment of Fair Housing 3-1

Outreach	3-1
Fair Housing Issues	3-12

TABLES

Table 3-1 Regional Familial Status Discrimination, 2013-2021	3-34
Table 3-2 Regional Demographic Characteristics of the Population with a Disability	3-41
Table 3-3 Regional Alltransit Performance Scores	3-44
Table 3-4 Fresno County Rural Transit Agency Intercounty Connections	3-44
Table 3-5 Fresno MSA Fair-Market Rents, 2022	3-50
Table 3-6 Regional Vacancy Rates	3-50

FIGURES

Figure 3-1 Discrimination Experienced in Housing	3-7
Figure 3-2 Discrimination Basis	3-8
Figure 3-3 Most-Liked Feature of current Neighborhood	3-9
Figure 3-4 Least-Liked Feature of current Neighborhood	3-10
Figure 3-5 Barriers Preventing Homeownership	3-11
Figure 3-6 Regional TCAC/HCD Opportunity Areas	3-14
Figure 3-7 Income Patterns in the Region	3-16
Figure 3-8 Regional Median Incomes	3-17
Figure 3-9 Income Groups Within Fresno County Jurisdictions	3-19
Figure 3-10 Regional Poverty Rates	3-20
Figure 3-11 Segregation and Integration, Regional Divergence, 2020	3-23
Figure 3-12 Racial and Ethnic Divergence, Fresno County Region	3-25
Figure 3-13 Regional Demographic Composition, 2020	3-26
Figure 3-14 Regional Racial Demographics	3-27
Figure 3-15 Regional Areas of High Segregation and Poverty, 2023	3-30
Figure 3-16 Regional RCAAS	3-31
Figure 3-17 Diversity Index Within Fresno County	3-32
Figure 3-18 Fresno County Jurisdiction Racial Demographics	3-33
Figure 3-19 Percentage of Children in Married-Couple Households in the Region	3-36
Figure 3-20 Percentage of Children in Female-Headed Households in the Region	3-37
Figure 3-21 Population with a disability in the Region	3-39
Figure 3-22 Regional Disability by Type	3-40
Figure 3-23 AllTransit Transit Access in the Region	3-43
Figure 3-24 Fresno County Rural Transit Agency Intercounty Routes	3-46
Figure 3-25 Percentage of Renters using Housing Choice Vouchers	3-51
Figure 3-26 Regional Jobs Proximity	3-53
Figure 3-27 Regional Labor Market Engagement	3-54
Figure 3-28 Regional Unemployment Rates, 2010-2022	3-55
Figure 3-29 Regional TCAC/HCD Educational Domain Scores	3-58
Figure 3-30 HUD School Proficiency Index	3-60
Figure 3-31 Regional CalEnviroScreen Percentiles	3-63

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

Figure 3-32 Healthy Places Index Percentile..... 3-64
Figure 3-33 Overcrowded Households in the Region..... 3-67
Figure 3-34 Regional Overcrowded Households by Tenure 3-68
Figure 3-35 Overpayment Rates in the Region 3-69
Figure 3-36 Age of Housing Stock in the Region..... 3-70
Figure 3-37 Regional Farm Operations and Agricultural Employees 3-73
Figure 3-38 Sensitive Communities, 2020 3-76

REGIONAL ASSESSMENT OF FAIR HOUSING



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. 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 Coalinga, 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 and is analyzed on a regional level. A local analysis, prioritization of issues, and identification of meaningful actions is included in each jurisdictions’ Local Assessment of Fair Housing.

OUTREACH

As discussed in Section 1-3, Public Outreach and Engagement, the Fresno Council of Governments (COG) made diligent efforts at the regional and local scales to encourage public and service-provider participation, particularly service providers for vulnerable populations, during the Housing Element update process. These efforts included two Housing Element community workshops on August 1 and 8, 2022; a Stakeholder Focus Group workshop on October 25, 2022; and seven regional service provider consultations between August 2022 and November 2022. Workshops were noticed in the jurisdiction where they were held with digital distribution of English and Spanish flyers through listservs and social media posts, and physical distribution in public buildings. A full summary of each workshop is provided in the local Assessment of Fair Housing. Stakeholder focus group meetings were noticed to service providers and local agencies identified by governmental staff throughout the county and to any other organizations that expressed interest.

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.

Consultations

From August 2022 through November 2022, seven consultations were conducted with local nonprofits and service providers for vulnerable populations and fair housing advocates to receive one-on-one, targeted input from those who provide services for those most in need of housing or with special housing needs. In each of the consultations, service providers and fair housing advocates were asked some or all the following questions, depending on the type of organization they represented.

Opportunities and concerns: What three top opportunities do you see for the future of housing in Fresno County? What are your three top concerns for the future of housing?

Housing preferences: What types of housing do your clients prefer? Is there adequate rental housing in the county? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?

Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?

Housing conditions: How do you feel about the physical condition of housing in the county? What opportunities do you see to improve housing in the future?

Unhoused persons: How many unhoused persons are in the county?

Housing equity and fair housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?

As part of the regional effort, the following organizations provided responses:

- Leadership Council for Justice and Accountability, August 26, 2022
- Central Valley Urban Institute, September 7, 2022
- Fair Housing of Central California, September 27, 2022
- Fresno Madera Continuum of Care, October 3, 2022
- Patience Milrod, Civil Rights Attorney, October 31, 2022
- Resources for Independence Central Valley, November 1, 2022
- Building Industry Association, November 11, 2022

The one-on-one interviews with service providers and fair housing advocates raised observations and concerns related to housing issues facing the residents of Fresno County, with several common themes emerging. First was the demand for a range of affordable and accessible housing types for the large concentration of special needs populations in the county, including seniors, farmworkers, low-income households, and disabled persons. The need for additional affordable rental housing and higher densities was identified by most interviewees. Additionally, service providers noted a shortage of housing resources for those who are experiencing homelessness and lack of re-integration services given the growing demand, specifically a need for housing-first projects across the county. This was noted in addition to growing populations of lower-income households at risk of displacement and unsheltered homeless residents. Therefore, identifying locations for alternative housing in the jurisdictions is a priority.

Stakeholders also identified a need for stronger strategies for the preservation and maintenance of the existing affordable housing stock, particularly mobile homes, which are a more naturally affordable housing resource. They expressed how income constraints often result in people living in substandard or overcrowded housing conditions, most often in rental situations, which often results in displacement and homelessness. Service providers and fair housing advocates also identified that there are substantial racial disparities in housing condition among communities of color, recommending that jurisdictions implement proactive code enforcement to hold landlords accountable, or pass ordinances that protect tenants from substandard living conditions. The shortfall of funding programs for mobile home renovation was reiterated in several of the interviews. During the consultations, service providers and fair housing advocates expressed a need for proactive tenant protections, such as rent control, just-cause protections, and other housing protection laws to keep more individuals housed, because eviction is the most common fair housing complaint encountered by service providers and fair housing advocates. In situations such as this, tenants require access to additional legal assistance to prevent displacement due to harassment or wrongful eviction, and landlords require education on the legality of their actions.

Multiple stakeholders also identified a trend of mobile homes being acquired by corporations, resulting in tenant evictions or substantial rent hikes. In response to this situation, stakeholders suggested that implementation or funding of programs to assist tenants to purchase their mobile homes, co-op purchase assistance, and long-term affordability covenants or rent control requirements in mobile home park buy-outs are essential to maintaining this affordable housing resource throughout the county. Additionally, they expressed that limited land zoned to accommodate mobile home parks in higher resource areas is an ongoing challenge to the provision of affordable housing in unincorporated areas, where higher density multifamily is not appropriate.

During consultations, service providers and fair housing advocates identified a need for landlord education and enforcement regarding fair housing laws and rental discrimination practices, in combination with jurisdictions contracting with fair housing providers for a comprehensive system to identify affordable housing resources and tenant protection, particularly for seniors, disabled persons, gender equality, familial status, and communities of color. Stakeholders identified a need for workshops on fair housing laws for residents and housing providers. The goal of these would be to inform housing providers of their rights and responsibilities under fair housing laws and provide education on discrimination, aiming to reduce the number of instances that result in fair housing complaints throughout the county. A tenant workshop counterpart was suggested to inform residents of their tenant rights.

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

Barriers identified to development of affordable housing included land costs, the length of entitlement processes, California Environmental Quality Act (CEQA) requirements, development fees, and other permitting processes, compounded by severe infrastructure constraints, particularly sewer and septic systems and the valleywide water shortage. All housing providers interviewed expressed that new low-income housing is not cost effective for developers, and that properties owned by jurisdictions are a valuable resource for providing lower-income housing, including homeownership opportunities through organizations, such as Habitat for Humanity, that assist communities of color to attain homeownership, a group that has historically been underserved in the homeowner market. Another strategy identified to reduce costs of affordable development included adaptive reuse of existing underutilized buildings or property and maximizing infill opportunities where infrastructure is already in place, instead of focusing investment at the fringes of communities as is the current trend. The aim of this is to remedy historical disinvestment in older, lower-income neighborhoods and downtown cores. Interviewees identified that socioeconomic segregation does exist in Fresno County, and the majority of affordable housing continues to be located in low resource areas. In response, stakeholders noted that the primary strategy to reduce racially or ethnically concentrated areas of poverty has been implementation of inclusionary zoning, which is a controversial tool in many communities and has not been consistently effective at promoting affordable housing production in higher resource areas. Incentivizing and subsidizing the construction of ADUs on existing residential properties was recommended to help address the barriers associated with cost of land and shortage of available acreage for development of units for lower-income, farmworker, and senior households as well as persons with disabilities. Additionally, stakeholders recommended that jurisdictions explore the potential to assist rental property owners in working with nonprofits or the Fresno Housing Authority to acquire properties about to go into receivership and convert them to affordable housing. One housing provider also discussed Community Land Trusts as an underutilized opportunity to create permanent affordability as well as the availability of CalHome funding for implementing this option.

A final recurring theme around barriers to affordable housing that service providers and fair housing advocates identified was the current and historical challenges lower-income households face in obtaining financial assistance, such as lending discrimination, rental application and minimum income requirements, credit history, and security deposits. Additionally, it was also noted overall that there is a disconnect between the number of applicants for Housing Choice Vouchers (HCVs) and the availability of units that accept them, in addition to an insufficient supply of HCVs and the long waiting lists throughout the county. Education and outreach efforts of current fair housing practices to landlords and sellers were recommended.

Feedback received during the regional consultations was shaped by individual discussions and the experiences of each service provider, fair housing advocate, or community organization. Therefore, some questions did not receive direct responses, but instead focused on feedback they deemed relevant to their target population or experiences. The summary presented here reports feedback that was received and incorporated to inform the regional and local analyses as well as programs at the local level.

Stakeholder Focus Group Workshops

Two Stakeholder Focus Group workshops were held to foster participation from Fresno County jurisdictions, local organizations, and service providers for vulnerable populations. The first was held via Zoom on October 25, 2022, at 9:30 am, so participants could connect or call in from wherever they were located. The objectives of the meeting were to provide an overview of the Housing Element Update process; share initial findings about housing needs that inform each jurisdiction's housing plan; and gather initial community input on housing assets, issues, and opportunities as well as allow participants to share their insights on how housing opportunities can be improved locally and on a regional level. Many of the participants had been or were scheduled for individual interviews. There were eight participants in the first workshop as well as staff from each jurisdiction to engage and answer questions.

Workshop discussion focused on mobile home park issues and their place in Fresno County as an affordable housing resource that is facing corporate acquisition; farmworker and undocumented worker housing and the invisibility of this extremely underserved population; preventative displacement actions; and barriers to affordable housing in unincorporated areas, in particular the lot-consolidation policy. Overall, the primary fair housing concerns were the costs associated with development of housing, particularly affordable units; shortages of affordable housing and HCV)availability; limited opportunities for employment that offers livable wages and the prevalence of this in many of the agricultural- and manufacturing-based communities; housing challenges facing lower-income renters and first-time homebuyers; and providing housing opportunities for underserved populations, particularly farmworkers.

A second Stakeholder Focus Group workshop was held on Tuesday, November 15, at 9:30 am, again through Zoom. The objectives of the Stakeholder Focus Group meeting were the same as the first workshop. Twelve participants attended, and many of the participants had been or were scheduled for individual interviews.

The workshop began with a discussion regarding the challenges that lower-income individuals just over the area median income limit for certain programs and housing are facing in finding affordable rentals and in purchasing housing without down-payment or other forms of assistance. On the topic of affordable ownership options, one participant provided insight into sweat equity program models, how there are limitations for larger-sized households, and that time commitments often conflict with employment schedules. Another participant noted that there may be programs to assist potential homeowners acquire a home, yet they may not have the funds to maintain the property, particularly in cases where the home is older. Participants talked about the challenges lower-income households face in general to meet the requirements to qualify for rental housing. The issue of affordable housing often being in areas with limited access to services and amenities was cited by several stakeholders. One stakeholder identified an affordable housing project being developed in an environmentally unsound location in a low resource area, which is not furthering the fair housing objective of providing access to resource opportunities. Another stakeholder suggested that data on homelessness in the county may be undercounted, because homeless persons within the Asian and Pacific Islander communities tend to “couch surf” because the services and the food at shelters are not culturally compatible. Such implications of cultural differences in providing services for the homeless are typically not addressed in the larger picture of the homeless issue.

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

Discussion on barriers to provision of affordable housing included cost of land; tax credits and other state funding programs that trigger prevailing wage requirements and significantly increase the cost of production; inflation increasing price and availability of materials; city/county fees; infrastructure costs; special district fees; rising interest rates; CEQA requirements; and overregulation by the state, all of which are passed on to the end user. The issue of water shortage and ability to meet RHNA allocations were also identified as constraints that are particularly limiting in many of the jurisdictions in Fresno County. Several of the stakeholders indicated that they would be able to provide updated information on real estate prices and experience working with undocumented (non-citizen or non-permanent resident status) home buyers to help them access alternative financing.

The feedback received during these meetings informed the fair housing analysis and programs identified in this Housing Element.

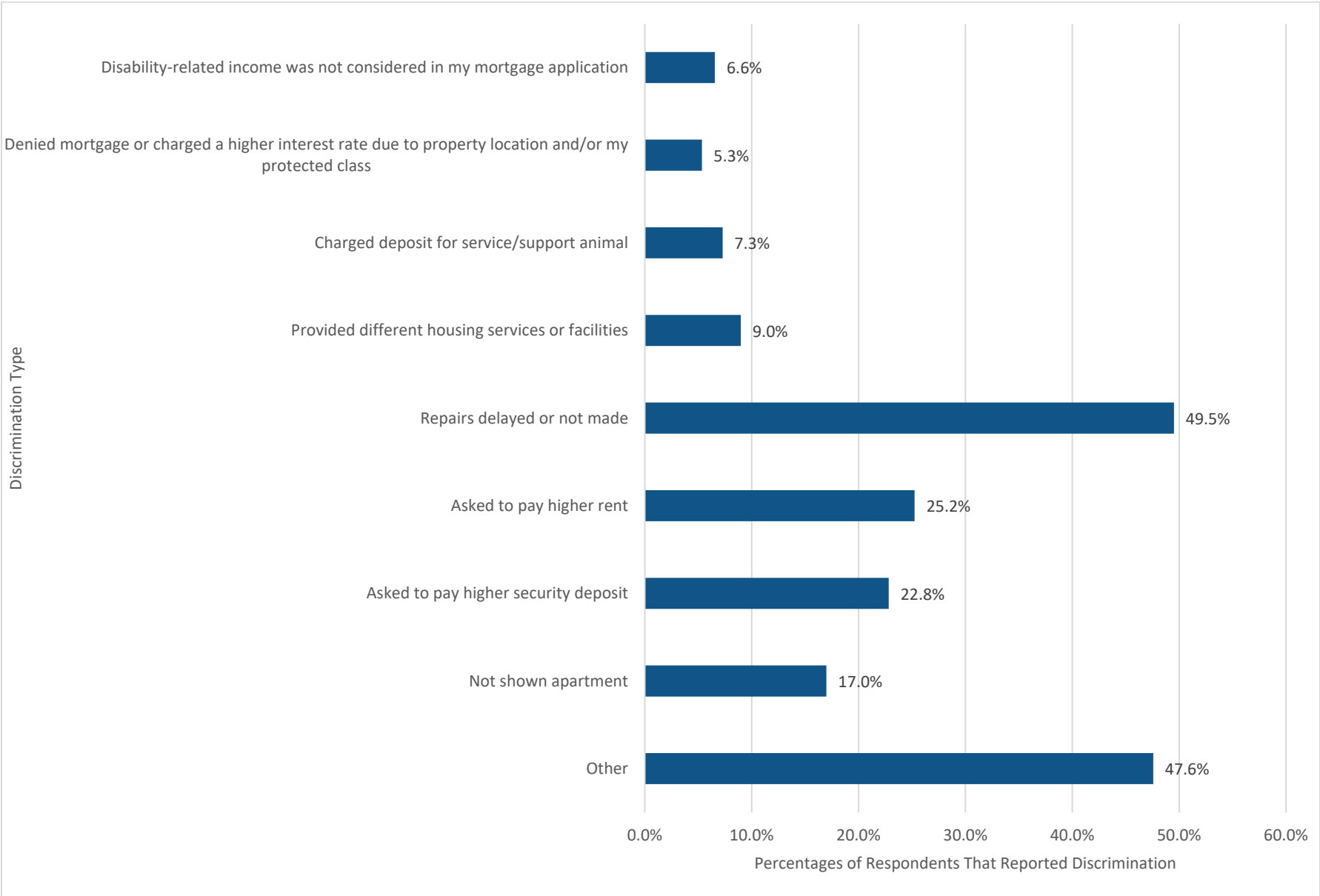
FCOG Transportation Needs Survey

An FCOG survey was conducted between September and October 2022 to identify transportation project suggestions based on the experiences of residents throughout the county. While the survey asked a range of questions related to transportation, it also resulted in information about mobility options, residents' housing and discrimination experiences, barriers to homeownership, and housing type preferences that inform fair housing needs in the county.

There were a total of 3,753 respondents, of whom approximately 45.5 percent were homeowners and 47.0 percent were renters. The remaining 7.5 percent declined to respond or lived in situations where there was no rent or mortgage. Although approximately one-half of respondents were renters, the majority of respondents (68.7 percent) resided in a single-family detached or attached unit. Respondents were, for the most part, lower to moderate income based on HUD's area median income of \$72,900.

Approximately 89.0 percent of survey respondents reported that they had not experienced any type of housing discrimination. However, of those that had experienced discrimination, the most prominent issue reported was requests for repairs being delayed or ignored (47.5 percent), followed by paying higher rents (25.2 percent) or higher security deposits (22.8 percent) (see **Figure 3-1, Discrimination Experienced in Housing**). In addition to these challenges, approximately 72 respondents, or 47.6 percent of those that had experienced housing discrimination, reported a range of other issues, such as real estate agents pushing homes in less desirable areas or hostile living environments. Of those that had experienced discrimination, approximately 41.7 percent, by far the largest proportion, alleged that the discrimination was on the basis of race, followed by source of income (29.4 percent) and family status (23.5 percent) (see **Figure 3-2, Discrimination Basis**). While these reports have not been investigated, they indicate a perceived barrier to housing, particularly for lower-income and non-White households.

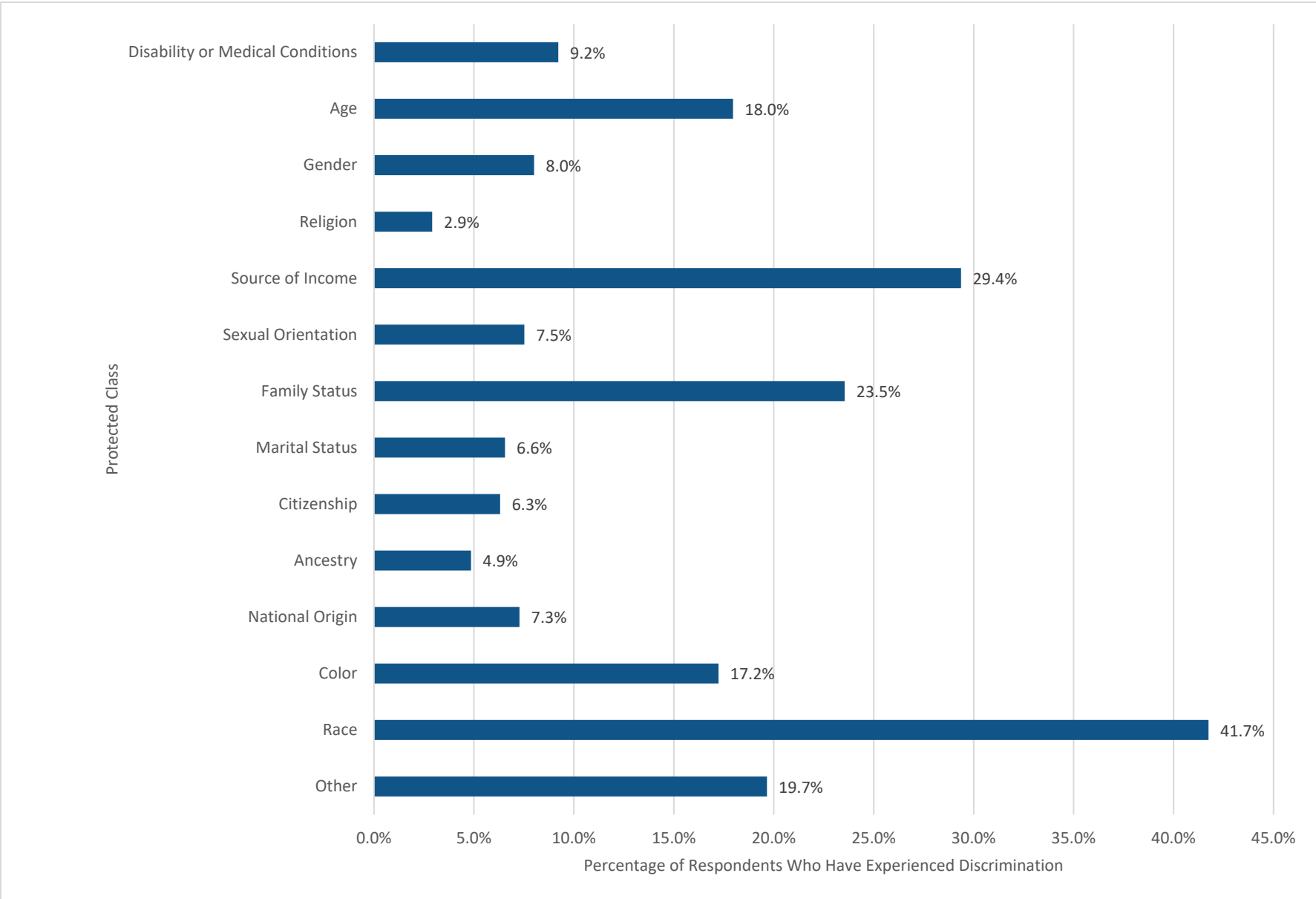
FIGURE 3-1 DISCRIMINATION EXPERIENCED IN HOUSING



Source: FCOG Travel Survey, October 2022.

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

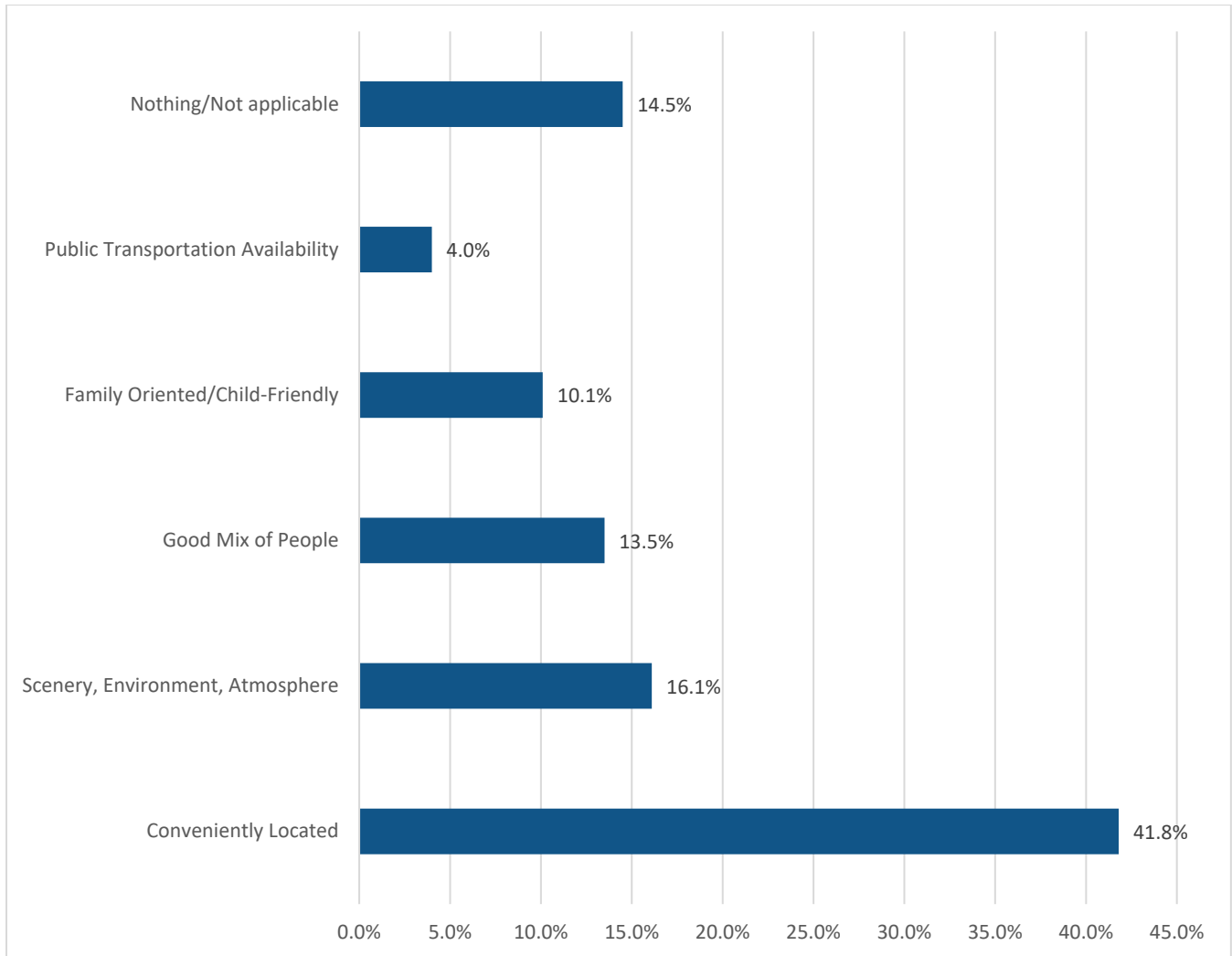
FIGURE 3-2 DISCRIMINATION BASIS



Source: FCOG Travel Survey, October 2022

When asked what participants found most appealing in their current neighborhood, proximity to educational facilities, shopping, or employment ranked the highest at 41.8 percent, followed by atmosphere and physical features, as shown in **Figure 3-3, Most-Liked Feature of Current Neighborhood**. Less than 5 percent of respondents identified proximity to public transportation as their preferred aspect about their neighborhood, which may reflect a lack of mobility opportunities or a low desire for alternatives to automobile transportation.

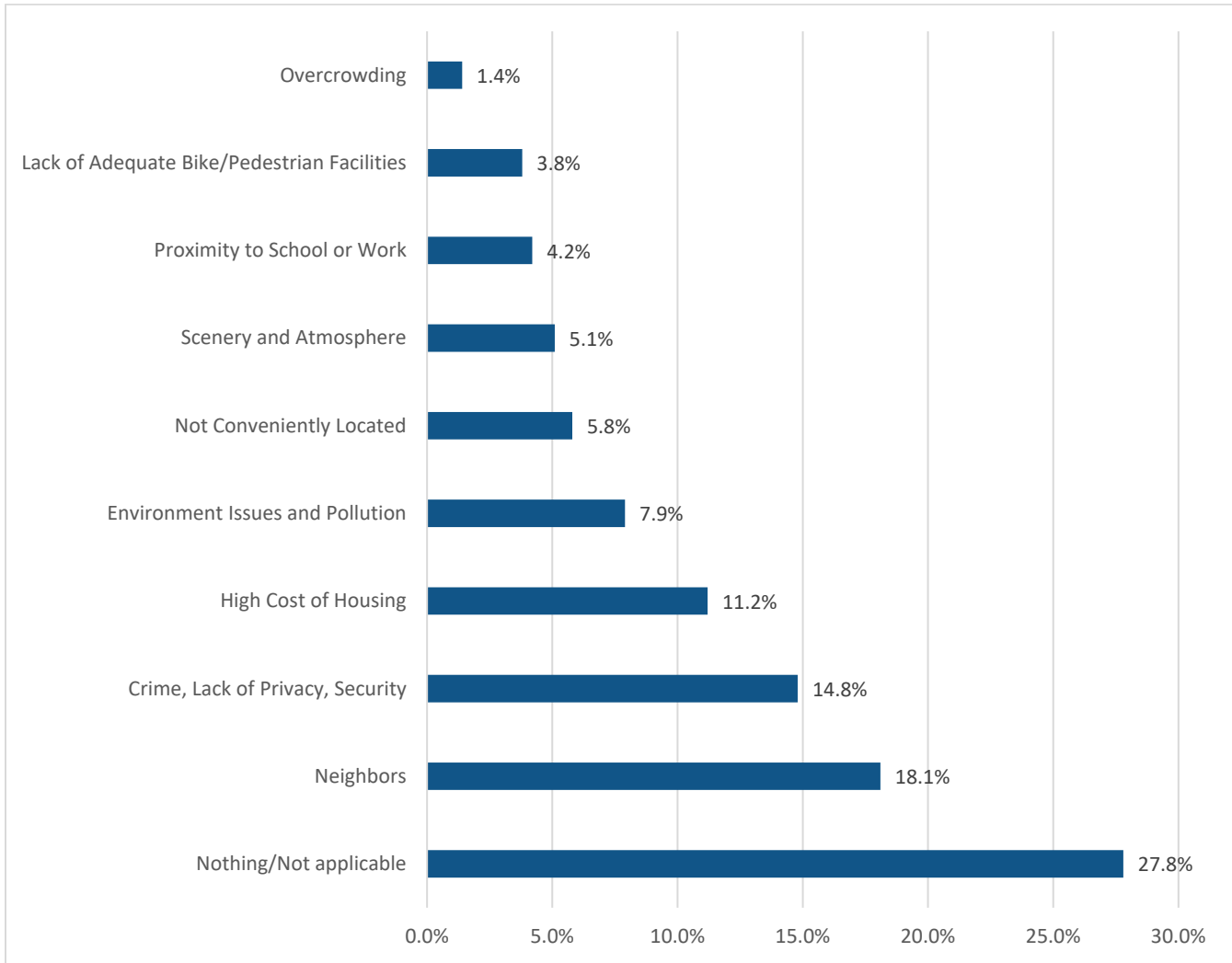
FIGURE 3-3 MOST-LIKED FEATURE OF CURRENT NEIGHBORHOOD



Source: FCOG Travel Survey, October 2022.

Approximately 25.0 percent of respondents identified their favorite aspect of their current neighborhood was the residents; conversely, 18.1 percent of respondents said that their neighbors were their least-liked aspect of their current neighborhood, followed by crime, lack of privacy, or security (14.8 percent), as shown in **Figure 3-4, Least-Liked Feature of Current Neighborhood**. The high cost of housing was identified by 11.2 percent of respondents as a least-liked feature, followed by lack of access to public transportation, shopping, schools, or employment for a combined 10.0 percent of responses. Overcrowding was reported as an issue by only 1.4 percent of respondents, suggesting that dwellings were available to fit their household needs within their ability to pay.

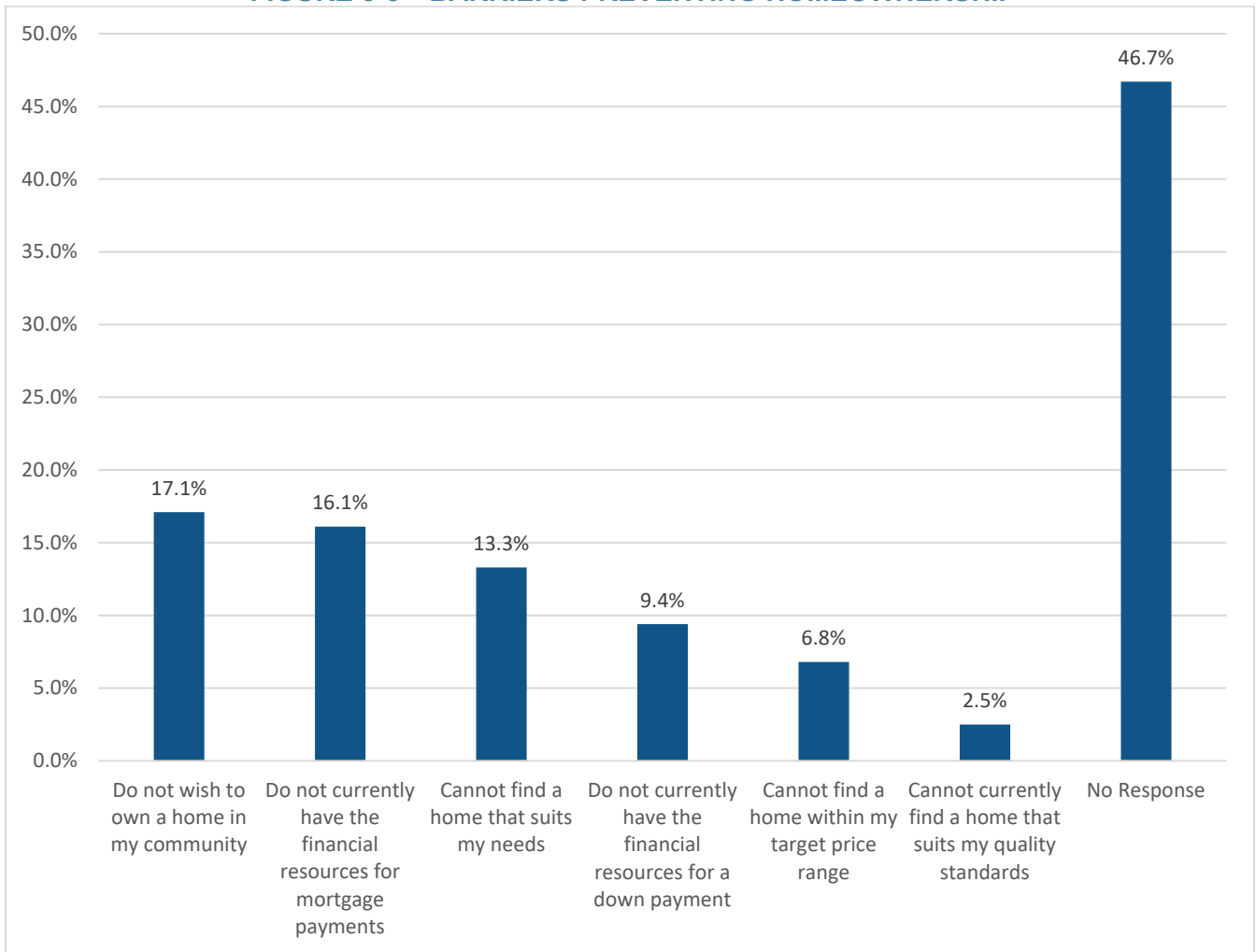
FIGURE 3-4 LEAST-LIKED FEATURE OF CURRENT NEIGHBORHOOD



Source: FCOG Travel Survey, October 2022.

Participants were also asked if they had encountered barriers preventing home ownership, shown in **Figure 4-5, Barriers Preventing Ownership**. Of the respondents who wished to own a home, the most common barriers to home ownership were related to financial challenges, including lack of financial resources for assuming a monthly mortgage payment, and finding a home that suited the household’s needs (i.e., lack of disability accommodations, proximity to work), followed closely by lack of down payment resources and finding a home within one’s budget. Overall, 45.6 percent of responses to this question centered around financial challenges in the current market, suggesting a need for additional housing at affordable price points and more information regarding available subsidies and financial assistance programs.

FIGURE 3-5 BARRIERS PREVENTING HOMEOWNERSHIP



Source: FCOG Travel Survey, October 2022.

Responses to the survey indicated a need for greater access to fair housing legal services, education for landlords on fair housing laws, and place-based revitalization efforts such as improved bicycle and pedestrian infrastructure, transit access, and safe and affordable housing. A full analysis of all responses to the FCOG Transportation Needs Survey are in Section 1 of the Housing Element.

Public Comments

To date, one letter has been received from the public on the Fresno County Multijurisdictional Housing Element. On September 29, 2022, the Leadership Council for Justice and Accountability (LCJA) shared a letter recommending holding interactive housing element workshops in at least three disadvantaged unincorporated communities (DUC) and lower-income communities, emphasizing that people in these areas are more likely to attend in their own communities due to transportation challenges. LCJA also identified a need for targeted outreach to members of special needs populations and protected classes, including but not limited to farmworkers, seniors, members of large families and single-headed households, and people of color and non-English speakers, and recommended multilingual noticing through a variety of mechanisms, including print media, radio, and television. The LCJA also recommended that jurisdictions ensure that strong public engagement efforts are maintained following jurisdictions' adoption of the element and that jurisdictions consider expansion of local funding opportunities for farmworker housing in unincorporated county; local rent stabilization ordinances; tenant protections to reduce displacement risks, including just-cause eviction and right to counsel guarantees; permanent emergency rental assistance program for those at risk of homelessness; investments in mobile home parks; inclusionary housing ordinance; acquisition and rehabilitation funding; and other programs that might be considered by individual jurisdictions.

As with feedback received through the consultation process, input through public comments was received to inform policies and actions to address fair housing concerns and housing needs generally. Public comment will continue to be solicited, considered, and incorporated throughout the update process.

FAIR HOUSING ISSUES

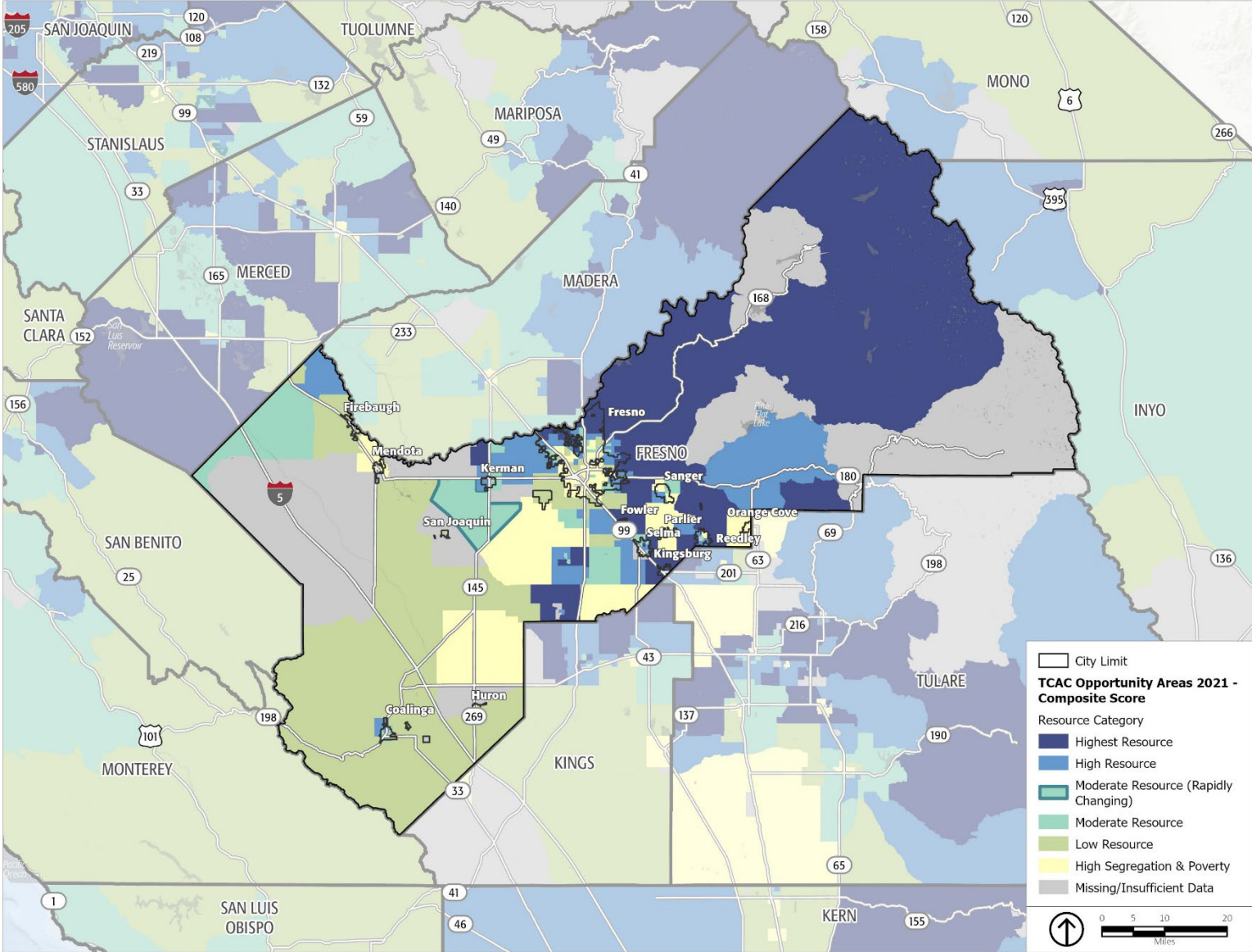
Since 2017, the California Tax Credit Allocation Committee (TCAC) and Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and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

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong 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 for lower-income households and communities of color to housing in high-resource areas. 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 as “highest resource” are the top 20-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 compared to 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 41st to 70th percentile 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 an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education; or 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 are those that score above the 70th percentile and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are those areas identified as having “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 (\$27,759 annually for a family of four in 2021).

As seen in **Figure 3-6, 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. The City of Fresno, as the largest city in the county, has the greatest variation in resource area designations among the incorporated cities of Fresno County. The central portion of the city is designated as low resource and high segregation and poverty, with moderate and high resource designations in the newer suburban communities along the northern and eastern edges of the city, including a pocket of unincorporated county that is surrounded by the incorporated city, designated as highest resource. In contrast, the adjacent City of Clovis is designated high resource with pockets identified as moderate resource. Two cities to the south along State Route 99 (SR 99), Fowler and Kingsburg, are designated as high resource, while Selma is designated an area of high segregation and poverty adjacent to SR 99, with moderate and high resource designations identified in the eastern portion. Additionally, the eastern cities of Sanger and Reedley all contain areas identified as high segregation and poverty in addition to moderate and high resource designations. Both Parlier and Orange Cove east of SR 99 are identified as predominantly areas of high segregation and poverty and low resource, as well as Mendota, Firebaugh, San Joaquin, and Huron in the eastern portion of the county. The City of Kerman, just east of the City of Fresno, and the City of Coalinga at the western edge of the county, are designated moderate and high resource. In the unincorporated county, high and highest resource areas are generally in the northeast and eastern portions of the county, including the unincorporated community of Squaw Valley, although most of the land is included within the Sequoia and Kings Canyon National Parks and is predominantly rural and sparsely inhabited, with pockets of higher resource designations in the unincorporated communities of Caruthers and Riverdale along State Route 41 (SR 41). Lower resource and areas of high segregation and poverty are identified in the western unincorporated areas of the county. Moderate-resource areas elsewhere, concentrated west of Fresno and within the triangle formed by SR 41, the southern boundary of the county, and SR 99. Given that much of unincorporated Fresno County is sparsely populated, with large agricultural and natural open space areas, the low- and moderate-resource areas may not accurately represent the access to opportunities for residents of unincorporated communities, where there is typically a concentration of resources.

FIGURE 3-6 REGIONAL TCAC/HCD OPPORTUNITY AREAS



Source: TCAC/HCD, 2021

Patterns of Integration and Segregation

Segregation exists when there are concentrations of a population, usually a protected class, in a certain area. Segregation can result from local policies, to the availability and accessibility of housing that meets the needs of that population, or a community culture or amenity that attracts the population. In the context of fair housing, segregation may indicate an issue where it creates disparities in access to opportunity, is a result of negative experiences such as discrimination or disproportionate housing need, or other concerns. Integration, in contrast, usually indicates a more balanced representation of a variety of population characteristics and is often considered to reflect fair housing opportunities and mobility.

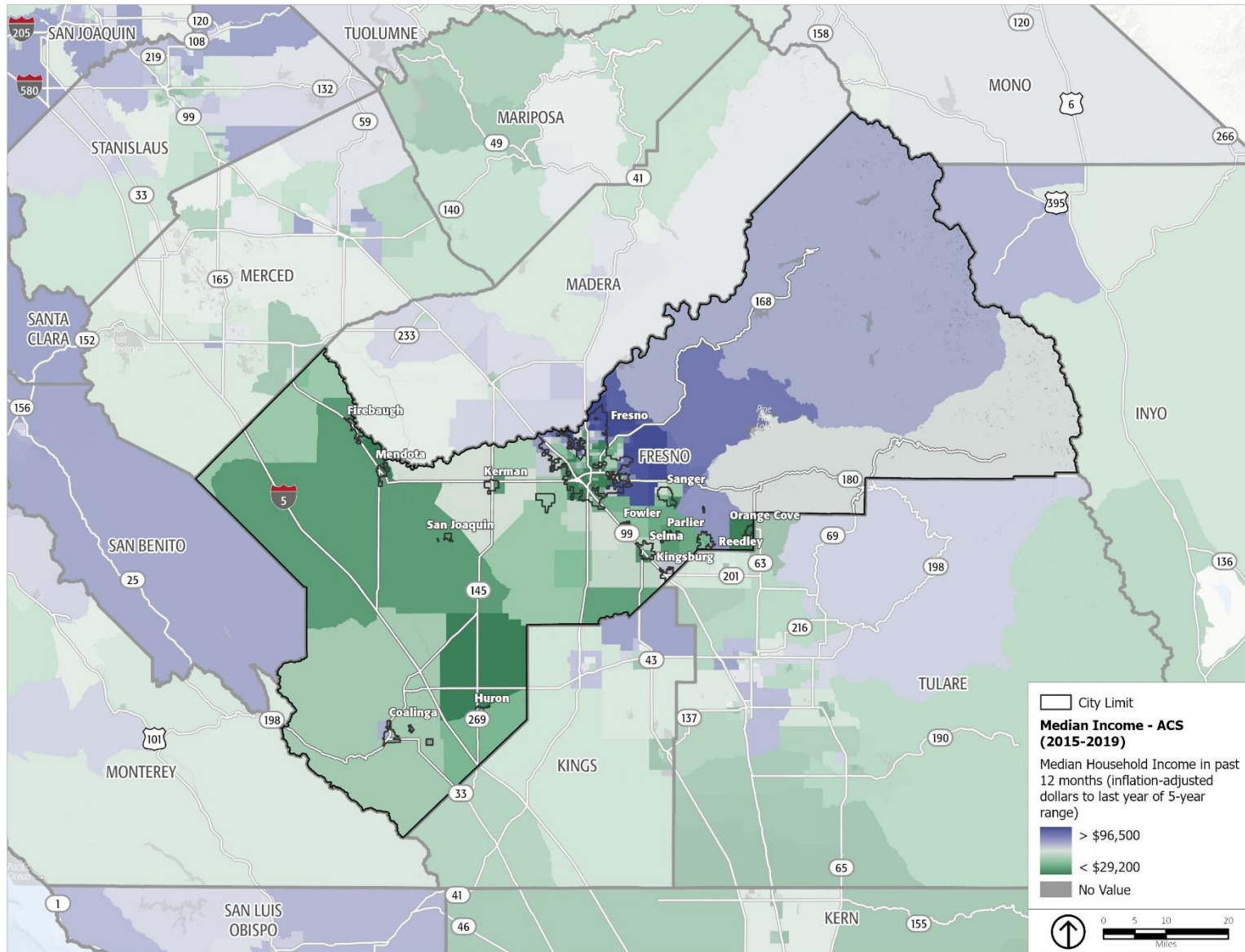
As identified in the previous discussion, a large portion of the City of Fresno; the rural area around the unincorporated community of Raisin City; a rural and agricultural tract north of Huron and one east of the Riverdale unincorporated community; the unincorporated area between, and including tracts within the cities of Sanger, Parlier, Orange Cove, and Mendota; and the unincorporated area north of the City of Mendota to the edge of the City of Firebaugh, are designated as areas of high segregation and poverty.

This analysis assesses four characteristics that may indicate patterns of integration or segregation throughout the region and local Fresno County jurisdictions: income distribution, racial and ethnic characteristics, familial status, and disability rates.

Income Distribution

At the regional level, income distribution can be measured between jurisdictions. **Figure 3-7, Income Patterns in the Region**, presents the spatial distribution of income groups in Fresno County and surrounding San Joaquin Valley jurisdictions. There are concentrations of higher-income households in the City of Clovis, in the northern and southern portions of the City of Fresno (inclusive of unincorporated county islands, which are unincorporated neighborhoods surrounded by the incorporated municipality, and unattached to other unincorporated areas). On maps, these geopolitical anomalies will form jagged or complex borders and 'holes' in the city limits), in the eastern portion of the county, and in unincorporated areas surrounding the cities of Kingsburg, Selma, and Sanger. In surrounding counties, concentrations of higher-income households are found in the portion of Kings County northeast of the City of Hanford and in Tulare County in northern Visalia, north of the community of Woodlake, east of the City of Tulare, and in the sparsely populated Sequoia National Park area in the eastern portion of Tulare County. The neighboring Merced, San Benito, Monterey, and Madera Counties to the north and west generally reflect moderate and lower median incomes.

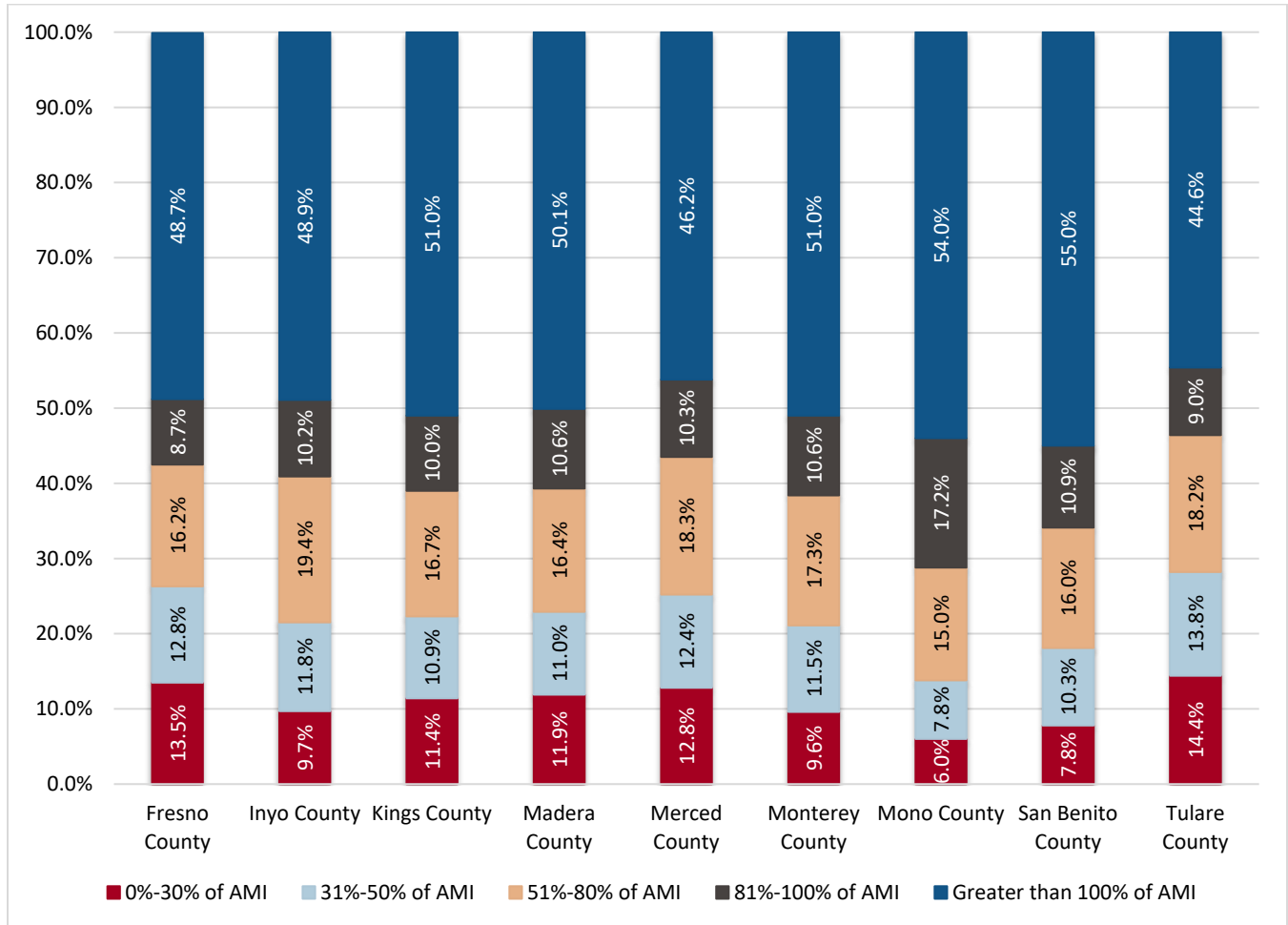
FIGURE 3-7 INCOME PATTERNS IN THE REGION



Source: 2015-2019 ACS

When comparing income groups between San Joaquin Valley counties, patterns in Fresno County closely mirror many of the San Joaquin Valley counties, supporting the patterns shown in **Figure 3-7, Income Groups in the Region**. **Figure 3-8, Regional Median Incomes**, presents the geographic patterns of median income in Fresno County compared to the region.

FIGURE 3-8 REGIONAL MEDIAN INCOMES



Source: 2016 – 2020 ACS

Throughout the region, the highest median income is often found in medium-density urban areas, outside of the central core of the cities in the suburban residential developments, as is the pattern in the incorporated cities of Fresno and Clovis in Fresno County, and Visalia and Tulare in Tulare County, as well as unincorporated areas outside of these cities and in the vicinity of the national forest areas in the eastern portions of these counties. Lower-income concentrations are found within older city cores in the larger jurisdictions. However, in contrast to areas in the state with higher-density populations and uses, the San Joaquin Valley counties are not heavily populated and are instead heavily agricultural, and unincorporated areas are where more lower-income households are located. As shown in **Figure 3-8, Regional Median Incomes**, Fresno County reflects income distribution trends found in the region, with between 46.2 percent and 51.0 percent of the households with incomes 100 percent above the County median in Fresno, Inyo, Kings, Madera, and Monterey Counties. Additionally, the proportion of lower-income households hovers around 40.0 percent in these same counties. Lower-income households comprise between 30.0

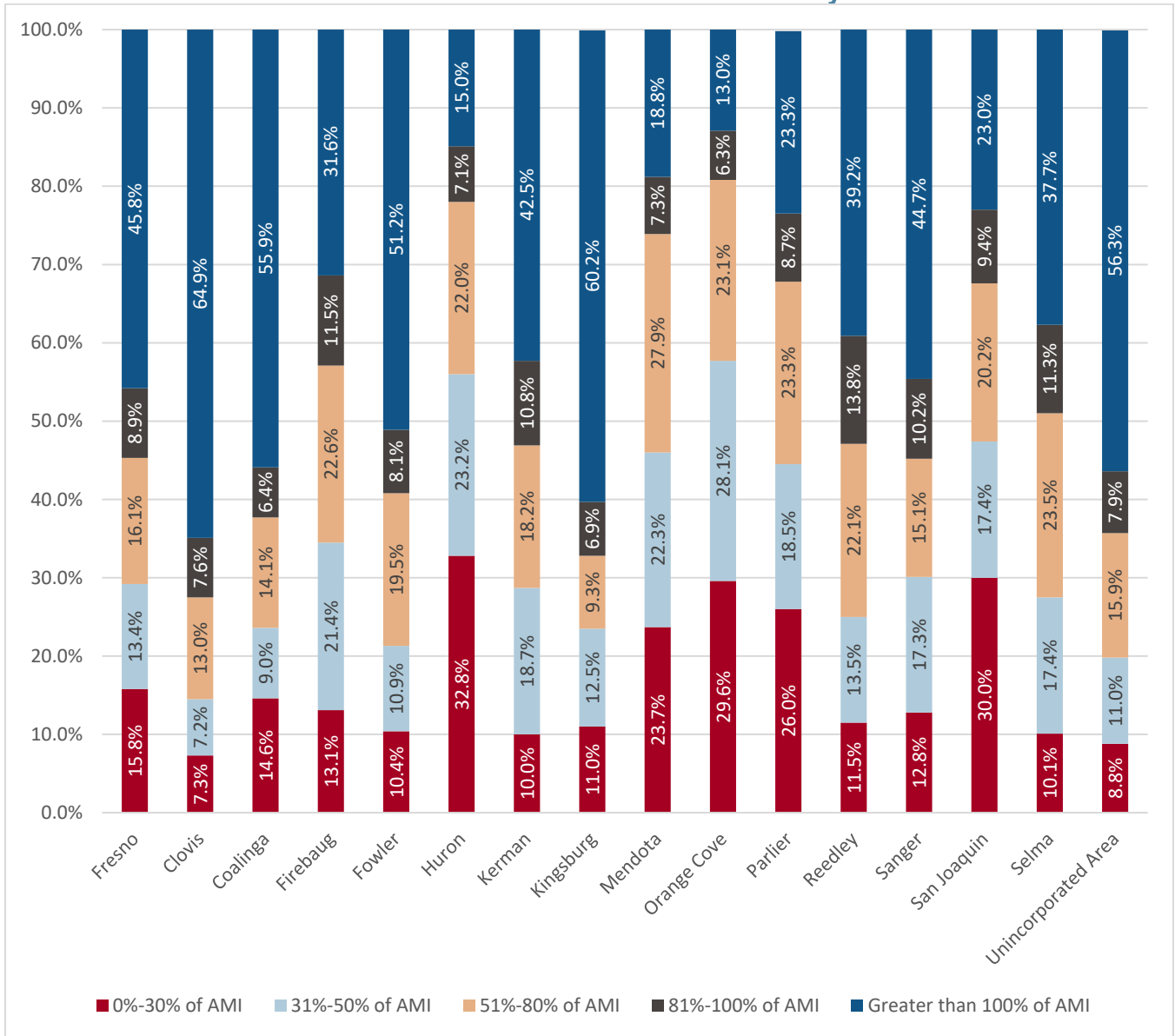
SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

and 35.0 percent in Mono and San Benito Counties, and higher proportions of lower-income households, between 43.5 and 46.4 percent, are reported in Merced and Tulare Counties, respectively. Conversely, Merced and Tulare Counties had lower proportions of households with incomes above 100 percent of the median, and Mono and San Benito Counties had higher proportions of above median incomes. However, Mono and San Benito Counties are not comparable to the other San Joaquin Valley counties, as Mono County contains a significant portion of Mammoth Mountain recreational area and higher-income retirement residents, and San Benito County more closely reflects adjoining higher-income Santa Clara and Santa Cruz Counties.

Within Fresno County, the City of Clovis, followed by the City of Kingsburg and unincorporated area, has the largest proportion of moderate- and above moderate-income households earning more than 100.0 percent of the Area Median Income (AMI) at 64.9, 60.2, and 56.3 percent, respectively (**Figure 3-9, Income Groups within Fresno County Jurisdictions**). Conversely, the cities of Huron, San Joaquin, Orange Cove, and Parlier have the highest percentage of households with extremely low incomes below 30.0 percent of the AMI, at 32.8, 30.0, 29.6, and 26.0 percent respectively. Overall, the City of Orange Cove has the highest percentage of lower-income households, constituting 80.8 percent of the total households, followed by the City of Huron at 78.0 percent of the total households, the City of Mendota at 73.9 percent of total households, and the cities of Parlier and San Joaquin at 67.8 and 67.6 percent. The distribution of income groups within Fresno County may be representative of the availability of affordable housing, the historic development patterns, and the employment opportunities in the San Joaquin Valley.

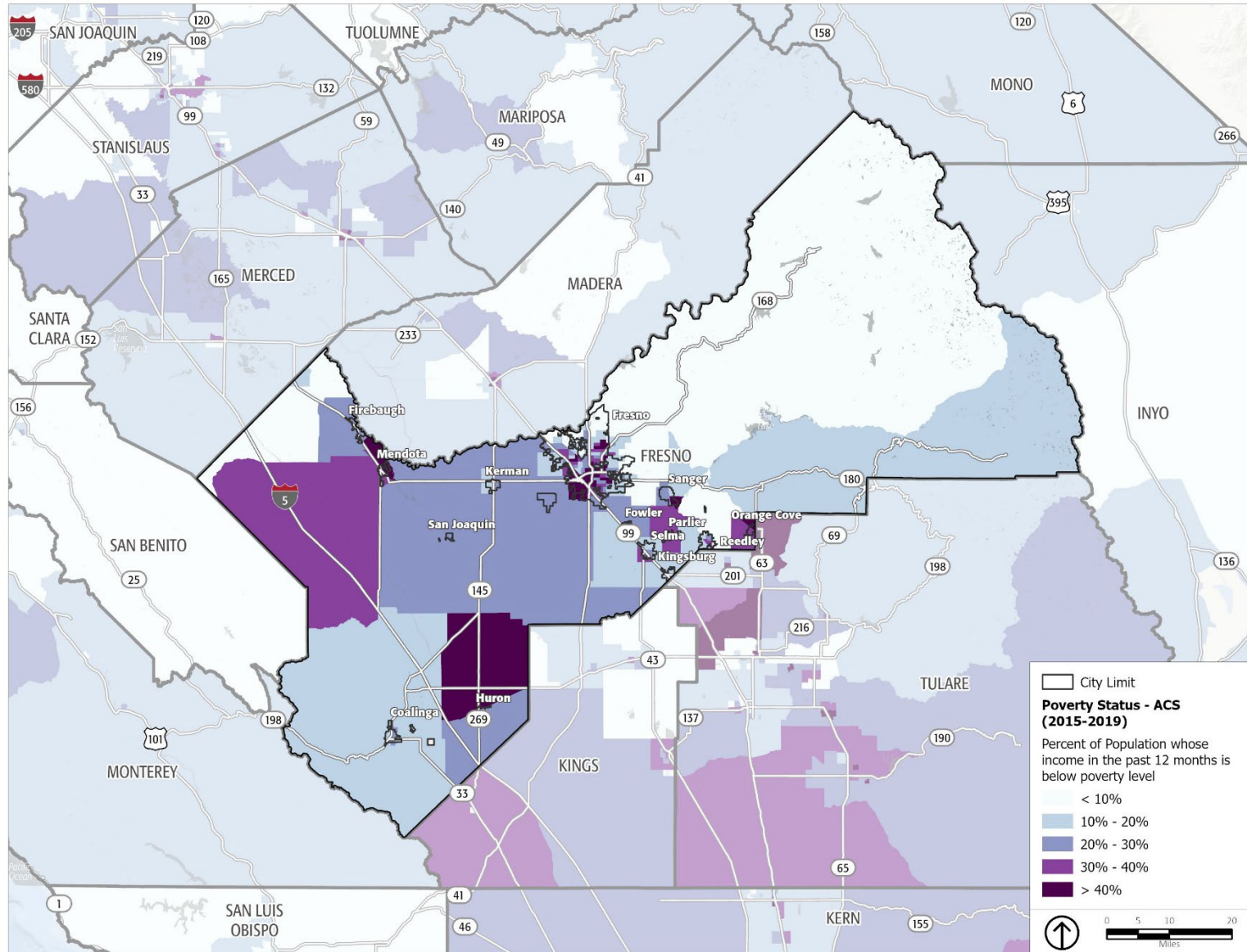
As shown in **Figure 3-9, Income Groups within Fresno County Jurisdictions**, over half of the households in the cities of Huron and Orange Cove have incomes falling into the extremely low- and very low-income categories. In the cities of Mendota and San Joaquin, just over 46.0 percent of total median household incomes fall in the extremely low- and very low-income categories, corresponding with high rates of poverty shown in **Figure 3-10, Regional Poverty Rates**. While all jurisdictions in Fresno County, with the exception of the City of Clovis and the unincorporated county, have areas in which at least 10.0 percent of the population falls below the poverty line, the cities of Kerman, Selma, and Fowler have the lowest representation of population with incomes below 30.0 percent AMI, at 10.0, 10.1, and 10.4 percent, respectively.

FIGURE 3-9 INCOME GROUPS WITHIN Fresno County Jurisdictions



Source: San Joaquin Valley (SJV) Regional Early Action Project (REAP) 2022

FIGURE 3-10 REGIONAL POVERTY RATES



Source: 2015-2019 ACS

Racial and Ethnic Characteristics

The Othering and Belonging Institute developed the Divergence Index tool that compares the relative proportions of racial groups (or any other groups) at smaller and larger geographies, looking for the degree of “divergence” between the two geographies, such as between a census tract and a county.² The lowest possible value of the Divergence Index is 0, when the demographics of a smaller geography does not differ, or diverge, from that of the larger geography, suggesting minimal segregation, whereas higher values suggest higher divergence, and hence higher segregation. For example, if the population within an overall jurisdiction of two census tracts is predominantly Hispanic at 91.0 percent, and one census tract is 95.5 percent Hispanic, the Divergence Index in that tract would be low, as the tract does not differ significantly from the larger geographical unit. However, if the other census tract is primarily Hispanic at 74.0 percent and has higher proportions of other racial and ethnic groups, the Divergence Index would be higher, as that tract differs from overall geographical demographic patterns, and the Non-Hispanic residents would be the populations that are considered segregated. The mapping designation in that tract would be Low-Medium Segregation. In this case, a predominantly Hispanic community is not considered “segregated” as the majority of the population is homogeneous – it is the presence of other races/ethnicities within a smaller geographic unit where segregation, which may include White Non-Hispanic, Asian, Other, or any combination of racial/ethnic affiliation, that are actually the “segregated” populations within an area that is overall representative of Hispanic populations. The Divergence Index reveals patterns between racial and ethnic concentrations that may indicate segregation, such as “between-place” (or inter-municipal or regional segregation) and “within-place” (or intra-municipal) segregation. In other words, the Divergence Index measures the degree of segregation between neighborhoods within a city compared to the degree that it exists between cities within a metropolitan region.

While the Divergence Index indicates the separation of groups across space, it cannot, by itself, indicate if a place is truly “integrated.” A place could have a low level of segregation and yet not reflect what we would intuitively describe as “integrated.” This is because some places with little racial segregation may be racially homogeneous, with little underlying diversity that would result in segregation. Some communities and regions may appear to have relatively little racial residential segregation, but that may be a result of low diversity. The determination of high or low-medium segregation designations at the larger county level, for example, is not predicated solely on a predominance of one race or another. The distribution of population within racial/ethnic groups at the overall county level is established as a baseline. The Segregation/Integration designation is then determined on how each of the racial/ethnic populations are distributed proportionally at the jurisdictional level, compared to the percentage of the population in each racial/ethnic group at the baseline county level.

As shown in **Figure 3-11, Segregation and Integration, Regional Divergence, 2020**, there is a mix of High and Low-Medium Segregation designations among the counties surrounding Fresno County. There are no counties identified as Racially Integrated. Fresno County has been identified as highly segregated, with a baseline distribution of 54.0 percent Hispanic, 24.0 percent White Non-Hispanic, 11.0 percent Asian, and 8.0 percent Other. Although the representation of the racial and ethnic populations in the City of Fresno closely correspond to the county baseline, eight of the jurisdictions in the county have Hispanic populations over 80.0 percent, thereby

² Othering and Belonging Institute, 2022, “Technical Appendix” in *The Roots of Structural Racism Project*, accessed October 5, 2022. <https://belonging.berkeley.edu/technical-appendix>.

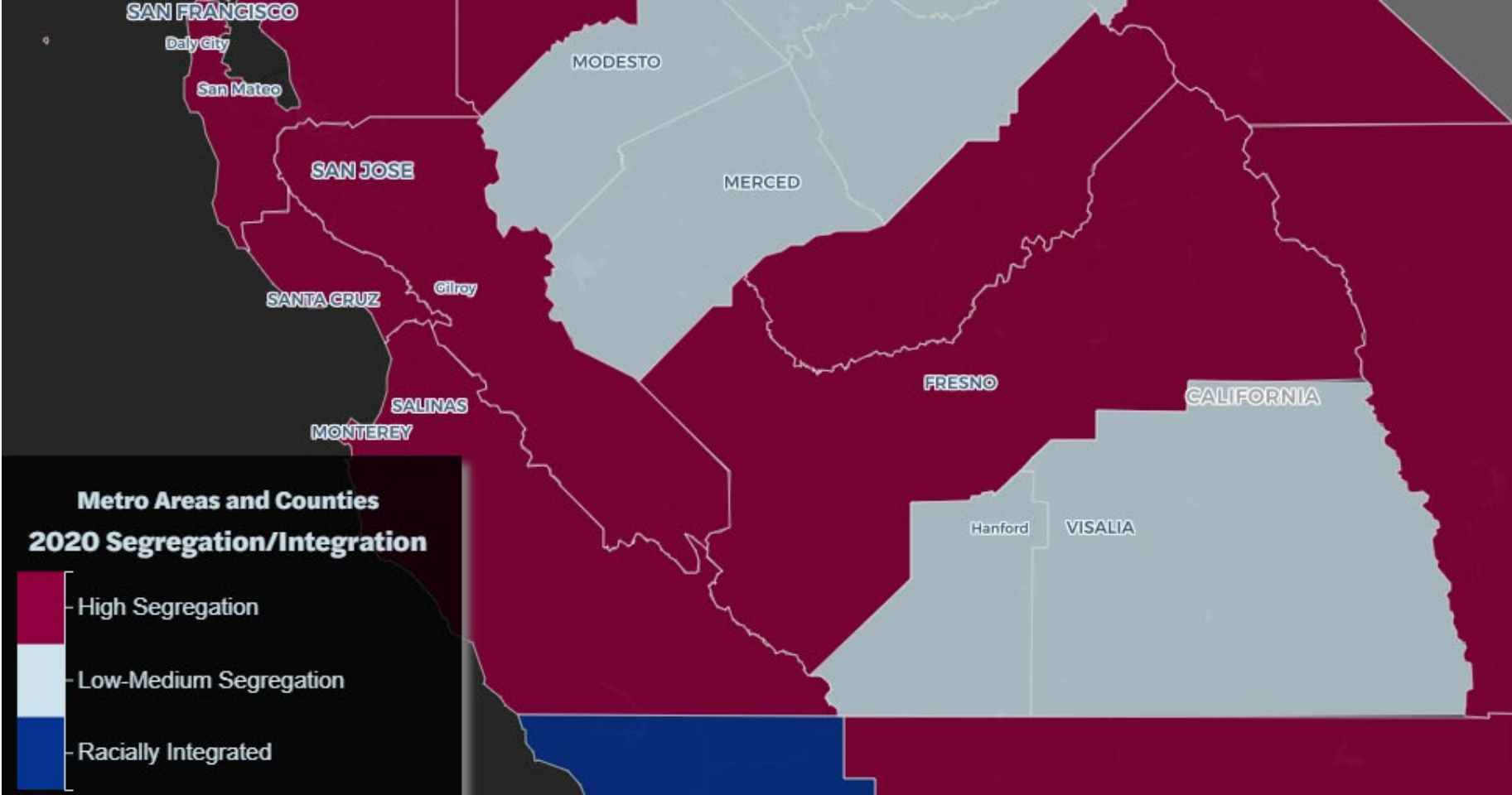
SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

“diverging” from the county baseline and indicating a segregated population of color. In contrast, the City of Clovis has a White population that is almost double that of the overall county, and conversely the proportion of Hispanic residents is 31.0 percent compared to 54.0 percent per the county baseline, again indicating a divergence from the countywide racial and ethnic population distribution. The three remaining jurisdictions have proportional representations of racial and ethnic populations that generally diverge less than approximately 20 percentage points from the baseline and are designated low-medium segregation. However, the High Segregation allocation results from the prevalence of jurisdictions within the county that differ so significantly from the baseline.

Similar patterns of jurisdictions diverging from the county level racial and ethnic baseline occur in Monterey, Madera, Inyo, and Mono Counties, with associated High Segregation designations. Madera and Monterey Counties experience the divergence primarily within the Hispanic and Other populations. In Madera County, the racial and ethnic distribution is 60.0 percent Hispanic, 31.0 percent White Non-Hispanic, and 9.0 percent Other. However, Madera has a distribution that diverges from the baseline with 80.0 percent Hispanic, 13.0 percent White Non-Hispanic, and 8.0 percent Other, and Chowchilla has a lower proportion of Hispanic residents, a comparable White Non-Hispanic representation, yet a higher proportion of Black and Other residents at 15.0 percent. Monterey County’s High Segregation designation is attributed to the extreme divergence of racial and ethnic representation in the coastal cities from the baseline of 60.0 percent Hispanic, 27.0 percent White Non-Hispanic, and 12.0 percent Other, with White Non-Hispanic populations more than double the county baseline and Asian and Other proportions almost double the county baseline. In contrast, the inland jurisdictions along Interstate (I-) 5 in the rural agricultural portions of the county have high proportions of Hispanic communities between 20 and 33 percentage points from the baseline, with corresponding low White Non-Hispanic and Other populations.

In contrast, in Mono and Inyo Counties, the High Segregation designation is based on the predominance of a countywide White population at 66.0 and 58.0 percent, respectively, and although there is a comparable racial and ethnic composition in the single incorporated jurisdiction in each, the remainder of each of the counties’ census designated places (CDPs) have proportional representations of racial and ethnic groups that are divergent from the county baseline, and therefore have been identified as a High Segregation statistical area. The remaining adjacent Merced, Tulare, and Kings Counties are considered Low-Medium Segregation, with the proportions of Hispanic, White Non-Hispanic, Asian, and Other communities of color more closely correlating with the baseline distributions of racial/ethnic populations. San Benito County is included in the San Jose/Sunnyvale, Santa Clara Metropolitan Statistical Area (MSA) and therefore not comparable in this analysis.

FIGURE 3-11 SEGREGATION AND INTEGRATION, REGIONAL DIVERGENCE, 2020



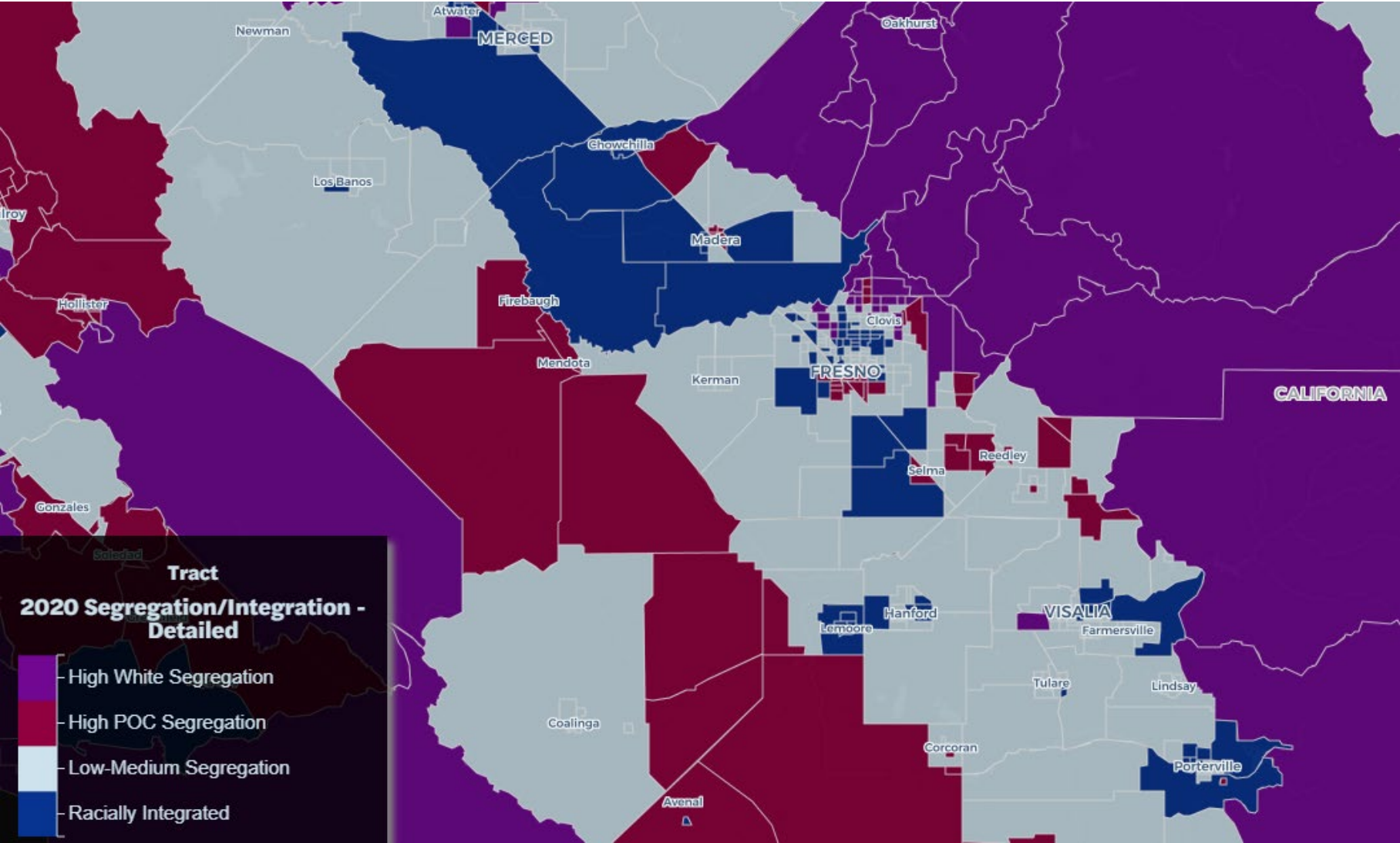
Source: Othering and Belonging Institute, 2020

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

As shown in **Figure 3-12, Racial and Ethnic Divergence, Fresno County Region**, the detailed Segregation and Integration Index is an alternative measurement of segregation and integration from a more qualitative perspective, although the categories are based on quantitative proportions, classified as high white segregation (more than 51 percent White population); high People of Color (POC) segregation (above 75 percent total Non-White populations); low-medium segregation (between 50 and 74 percent predominant population and 25 to 50 percent White populations); and racially integrated (below 50 percent representation of all racial and ethnic groups). Within Fresno County, there are pockets of high POC segregation correlating to many of the eastern jurisdictions, within and around the cities of Fresno and Clovis, and large areas of high POC segregation in the western portion of the county, correlating to a predominance of Hispanic populations. Conversely, there are no areas of high White segregation west of SR 99 in Fresno County, although the eastern portion of Fresno County, as well as Mono and Inyo Counties, are identified as high White segregation areas, correlating to the predominantly White, non-Hispanic population. In contrast, the high White segregation designation is also found in San Benito and Monterey Counties, which were, at the MSA level, considered highly segregated, yet this designation is due to the physical concentrations of predominantly White, non-Hispanic populations along the coast in Monterey County and more sizeable non-Hispanic White representation in San Benito County.

At the census tract level, many of the jurisdictions in Fresno County designated as High Segregation at the higher level include census tracts (comprising the entire city or a majority of the census tracts in the city) designated as High POC Segregation, including Mendota, Selma, Reedley, Sanger, Parlier, Orange Cove, and Huron, as well as census tracts in the western unincorporated county, as they are predominantly Hispanic, which is divergent from the county baseline (although internally the level of segregation is low). These designations are often reflective of the intra-city relationships between racial and ethnic groups and high representations of Hispanic populations. In the City of Clovis, as well as unincorporated county islands in the City of Fresno, and eastern census tract adjacent to the national forest areas, also designated as High Segregation at a broader level, the majority of census tracts are identified as High White Segregation. Those census tracts that are identified as High POC in the City of Clovis reflect a high concentration of Asian residents in combination with an average of 20.0 percent Hispanic and Other at approximately 6.0 percent. A large portion of the census tracts within the cities of Fresno, Kerman, Kingsburg, Clovis, and Coalinga, as well as unincorporated suburbs of the City of Fresno, are designated as areas of Low-Medium segregation, which relate to intra-city distribution of racial and ethnic populations within the total city composition. While there are no jurisdictions in Fresno County designated as racially integrated in their entirety, Racially Integrated designations exist at the census tract level in the cities of Fresno and Clovis and south along SR 99 that correspond to Diversity Index percentiles not reflected at the jurisdictional-level profile.

FIGURE 3-12 RACIAL AND ETHNIC DIVERGENCE, FRESNO COUNTY REGION

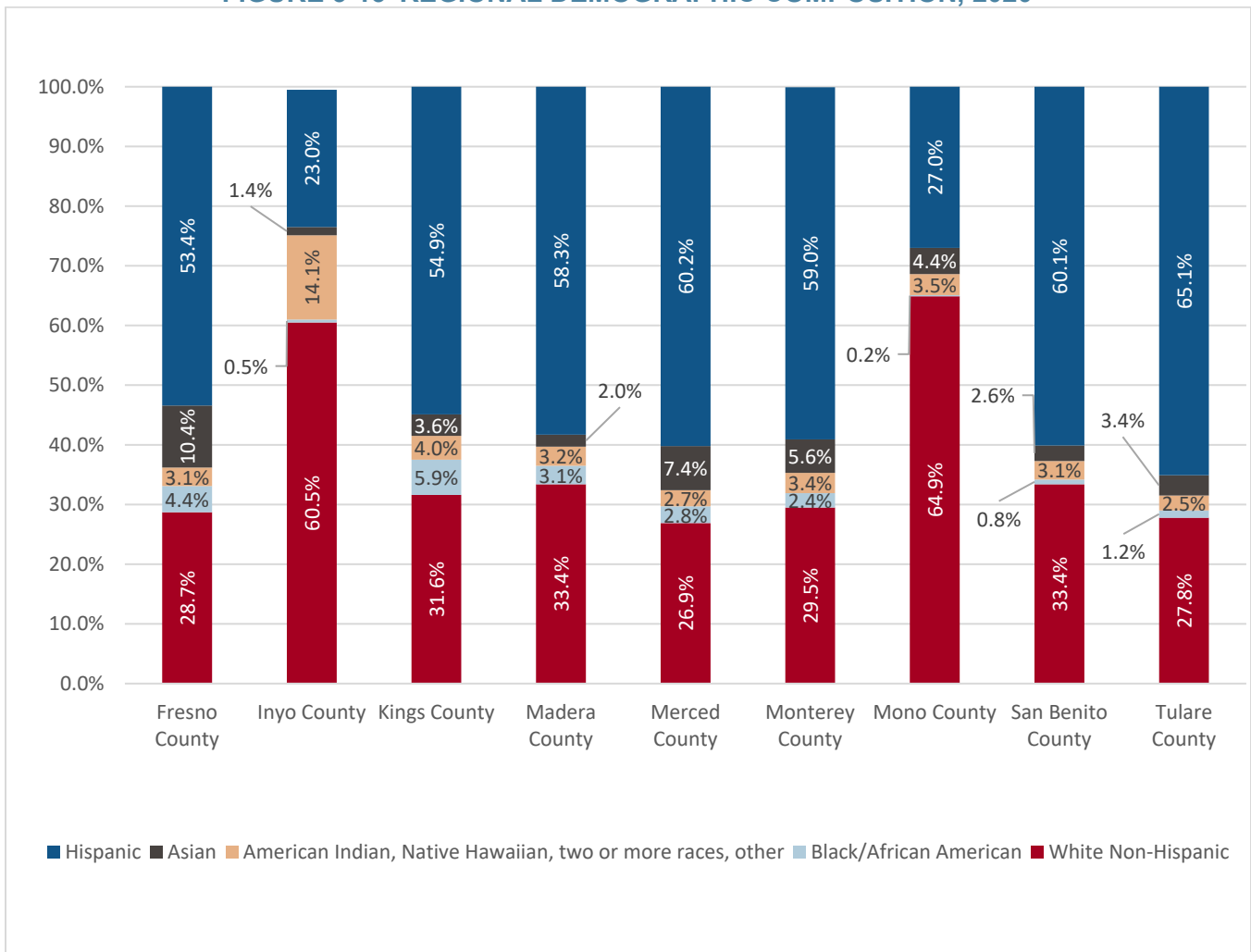


Source: Othing and Belonging Institute, 2020

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

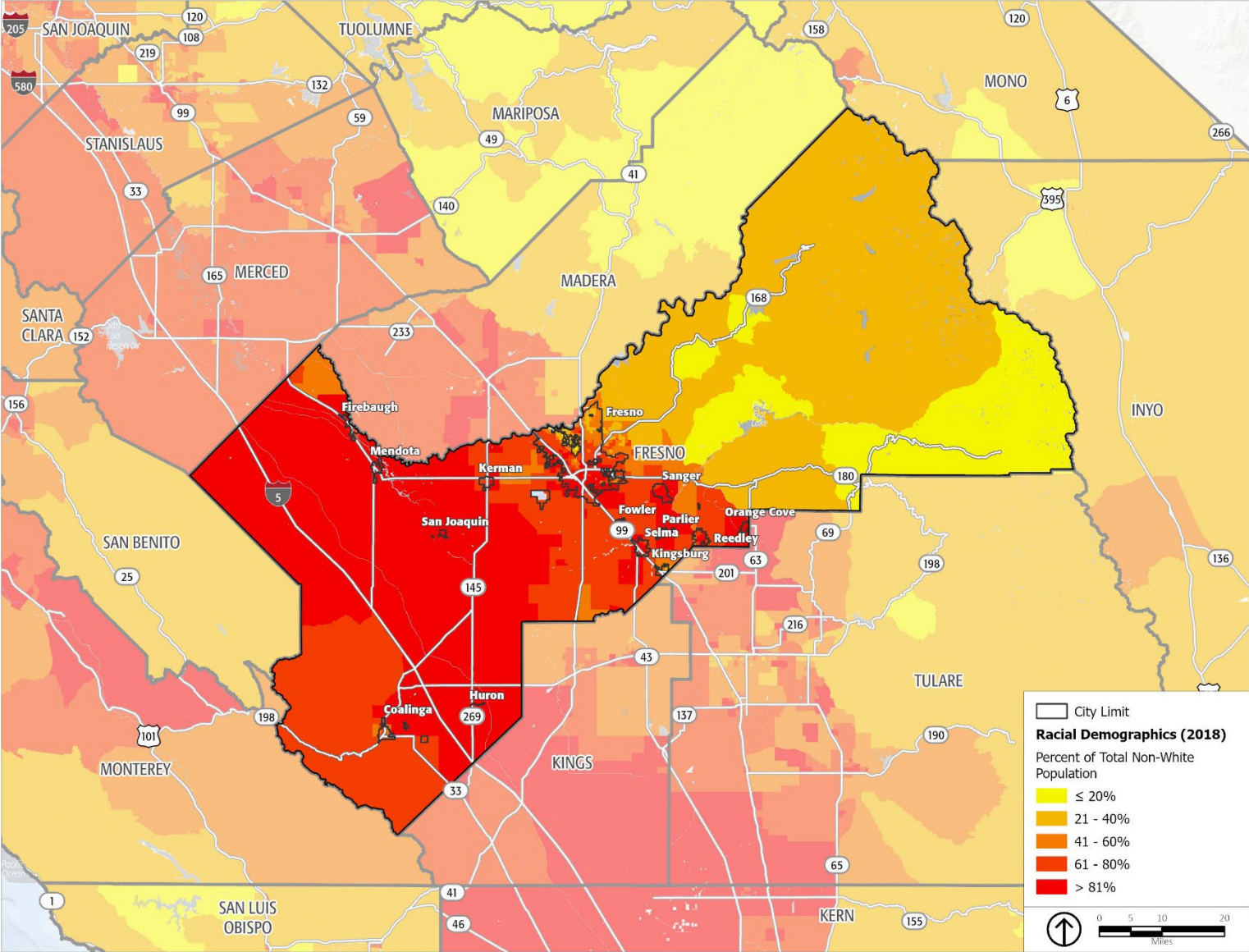
In Fresno County, as in much of the surrounding San Joaquin Valley region following SR 99 and to the west, the population is primarily Non-White, (**Figure 3-13, Regional Demographic Composition, 2020**, and **Figure 3-14, Regional Racial Demographics**) with the predominant population identifying as Hispanic, with the exception of portions of Clovis and pockets of unincorporated areas. The northern portion of the San Joaquin Valley region has similar racial and ethnic patterns, with most of Merced, Madera, and Tulare Counties being 61.0 to 81.0 percent Non-White with predominantly Hispanic populations, with concentrations of Non-White populations above 81.0 percent in the core areas of jurisdictions. San Benito County has a slightly less diverse population, with 41.0 to 60.0 percent of the population identifying as Non-White and a sizeable White population. In the eastern Inyo and San Joaquin Counties, the population is predominantly White Non-Hispanic, with communities of color comprising less than 40.0 percent of the population. These racial and ethnic trends in the flatland areas of the San Joaquin Valley reflect patterns of the historical agricultural economy and associated lower-income distribution with higher rates of poverty.

FIGURE 3-13 REGIONAL DEMOGRAPHIC COMPOSITION, 2020



Source: 2016-2020 ACS

FIGURE 3-14 REGIONAL RACIAL DEMOGRAPHICS



Source: Esri, 2018

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

Concentrations of minority populations, or concentrations of affluence, may indicate a fair housing issue despite relative integration compared to the region. A racially and ethnically concentrated area of poverty (R/ECAP) is defined by the United States Department of Housing and Urban Development (HUD) as an area in which 50.0 percent or more of the population identifies as non-White and 40.0 percent or more of households are earning an income below the federal poverty line. Although the regional 2021 Tax Credit Allocation Committee (TCAC)/California Department of Housing and Community Development (HCD) Opportunity Map methodology was used during the preparation of this Regional Assessment of Fair Housing (AFH) chapter, as described previously, the data that methodology relied on for the United States Department of Housing and Urban Development's (HUD's) Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) designation is from 2013 and prior. Therefore, the 2023 COG Geography TCAC/HCD Opportunity Map - High Segregation and Poverty indicator is used instead. It uses the same methodology for measuring high segregation and poverty areas as the 2023 TCAC/HCD Opportunity Map. The 2023 TCAC/HCD Opportunity Map includes a poverty concentration and racial segregation filter that aligns with HUD's R/ECAP methodology but is intended to more effectively reflect the level of racial and ethnic diversity unique to many parts of California.

The 2023 methodology identifies areas of concentrated poverty where at least 30 percent of the population is living below the poverty line. The filter relies on a measure of racial segregation to capture the block groups and/or tracts that have a disproportionate share of households of color. The HUD R/ECAP metric sets an absolute threshold that does not account for substantial variation in the racial and ethnic population across California's counties. To reflect unique racial and poverty interrelationships unique to the jurisdiction, a relative segregation measure is calculated at the block group/census tract level in the 2023 methodology to identify how much more segregated that area is relative to Fresno County overall. Local geographical areas that have both a poverty rate of over 30 percent and are designated as being racially segregated are filtered into the "High Segregation Poverty" category, as shown in **Figure 3-15 (Areas of High Segregation and Poverty, 2023)**.

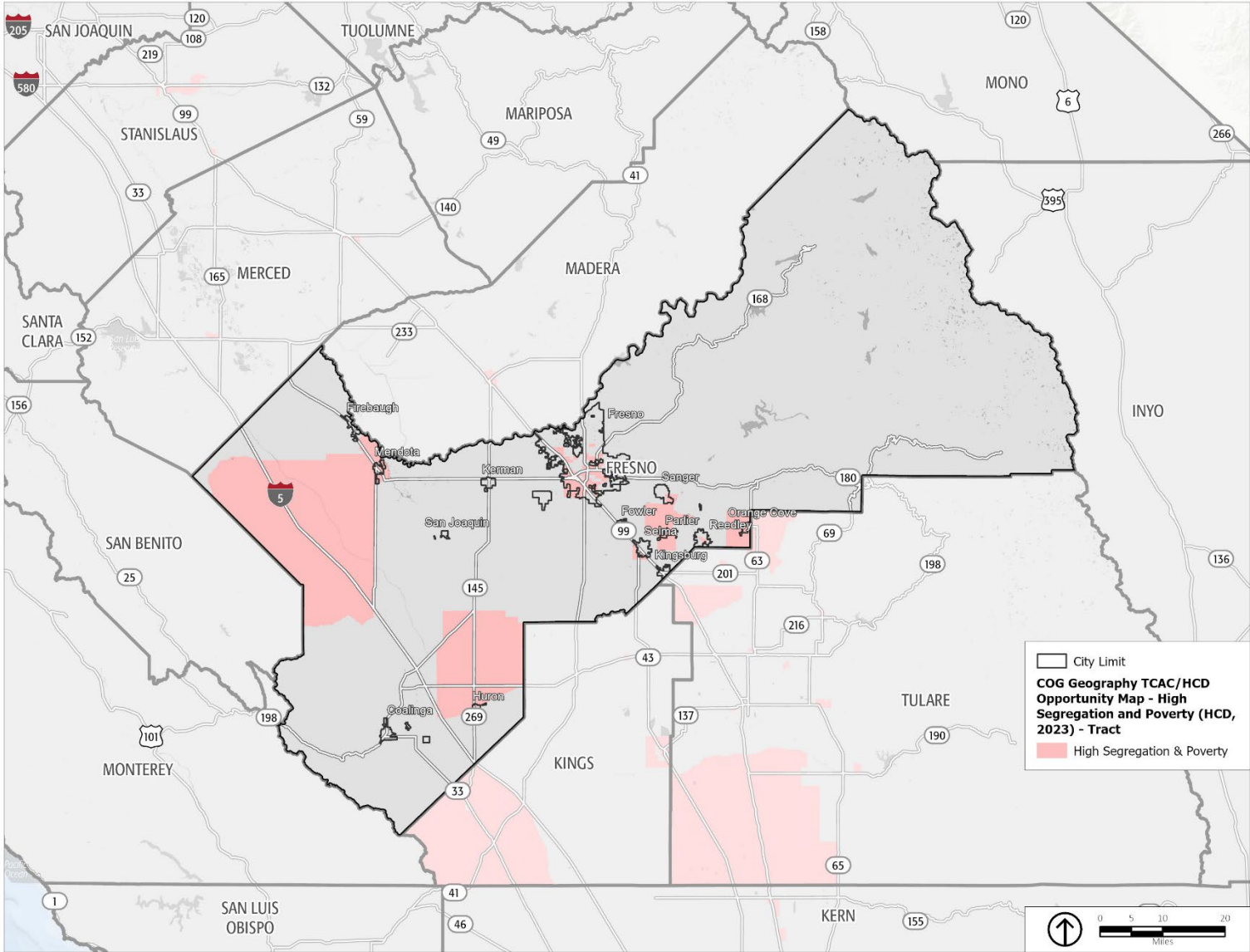
HCD has also identified racially concentrated areas of affluence (RCAAs) in California as census tracts in which the total population that identifies as White is 1.25 times higher than the average percentage of the total White population in the local COG (60.3 percent in FCOG) and a median income that is 1.5 times higher.

There are 36 tracts identified as areas of high segregation and poverty in the City of Fresno; one within the limits of the City of Sanger and surrounding unincorporated areas; two within the limits of the City of Parlier, two within the limits of the City of Orange Cove and surrounding unincorporated areas; two within the limits of the City of Mendota, including the surrounding unincorporated areas; one within the limits of the City of Reedley; and one within the limits of the City of Huron, including the surrounding unincorporated areas; all of which are discussed in more detail in their respective jurisdictional analysis. There are several other areas of high segregation and poverty in the southern San Joaquin Valley region in Tulare County, and in San Benito County, while there are several in the cities of Merced and Madera (see **Figure 3-15, Regional Areas of High Segregation and Poverty, 2023**). However, the incidence of areas of high segregation and poverty is far greater in the larger, more urbanized jurisdiction of Fresno. In

contrast, there are several RCAAs in Fresno County (see **Figure 3-16, Regional RCAAs**), in the cities of Clovis and Fresno, including unincorporated islands and unincorporated areas east of Clovis and Fresno. RCAAs are also evident throughout the southern and eastern portions of the region, including portions of the cities of Visalia, Tulare, and Hanford and adjacent unincorporated area, and the Sequoia National Forest communities.

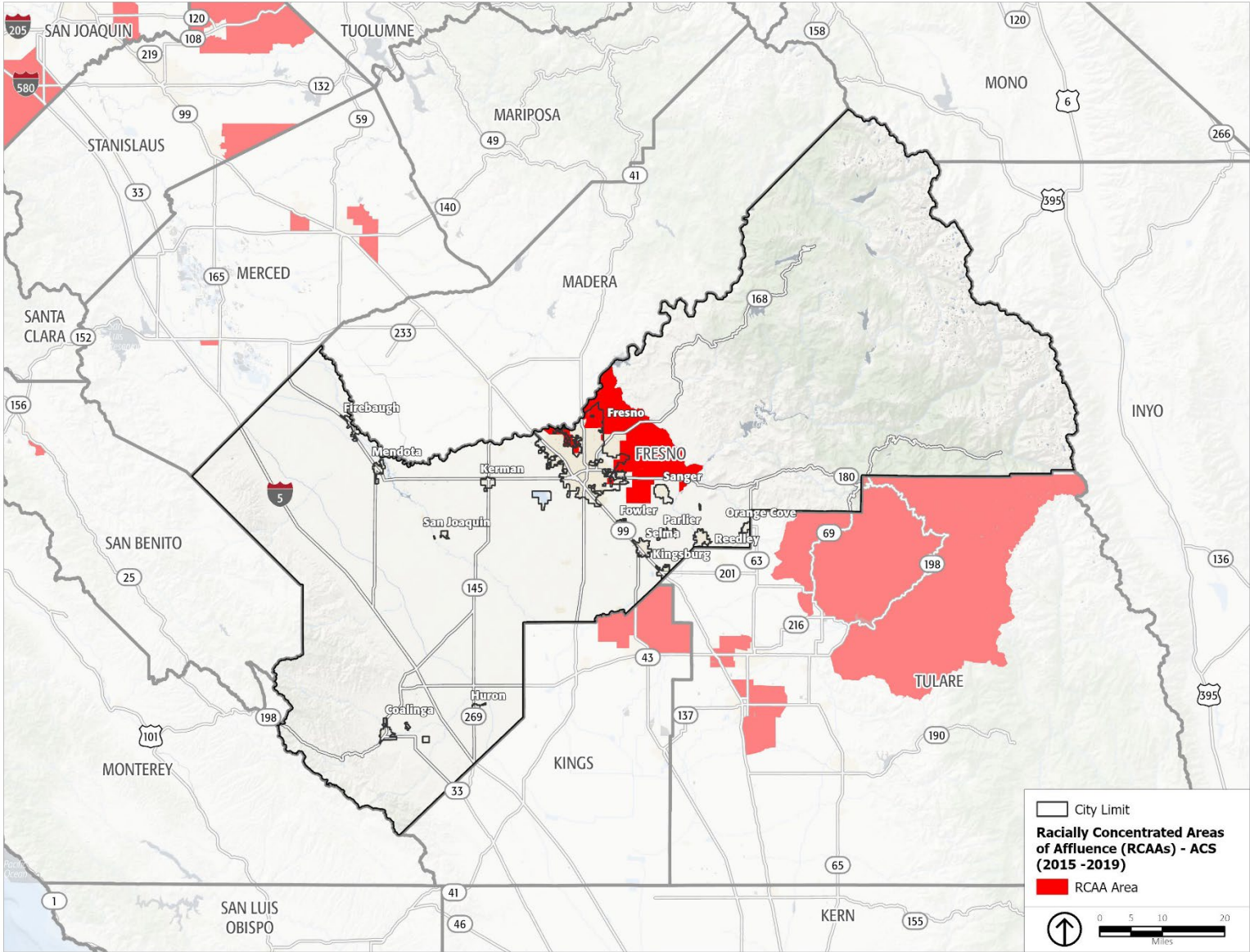
At the local level, the AFFH diversity data map provides a current reflection of local integration. As shown in **Figure 3-17, Diversity Index for Fresno County**, the Diversity Index percentile closely corresponds to the racial demographics data presented in **Figure 3-18, Fresno County Jurisdiction Racial Demographics**. Areas with the lowest diversity indices are found in Clovis and the unincorporated island in northern Fresno, as well as the eastern communities of Squaw Valley and Aubrey. The majority of cities fall within the 70.0 to 85.0 percent diversity percentile, with the highest diversity scores above the 85th percentile found in and surrounding the City of Fresno, in the City of Fowler, west and south in the unincorporated county towards the cities of Caruthers, Huron, and Coalinga, and also in portions of the City of Mendota and the City of Kerman. In some jurisdictions, the percentage of the population that identifies as other Non-White (including Black/African American, Native American, Asian, and Multiple Race) is so low, as shown in the Figure 2-1, Race and Ethnicity (2020), in the Needs Assessment, that diversity indices may not accurately represent their distribution.

FIGURE 3-15 REGIONAL AREAS OF HIGH SEGREGATION AND POVERTY, 2023



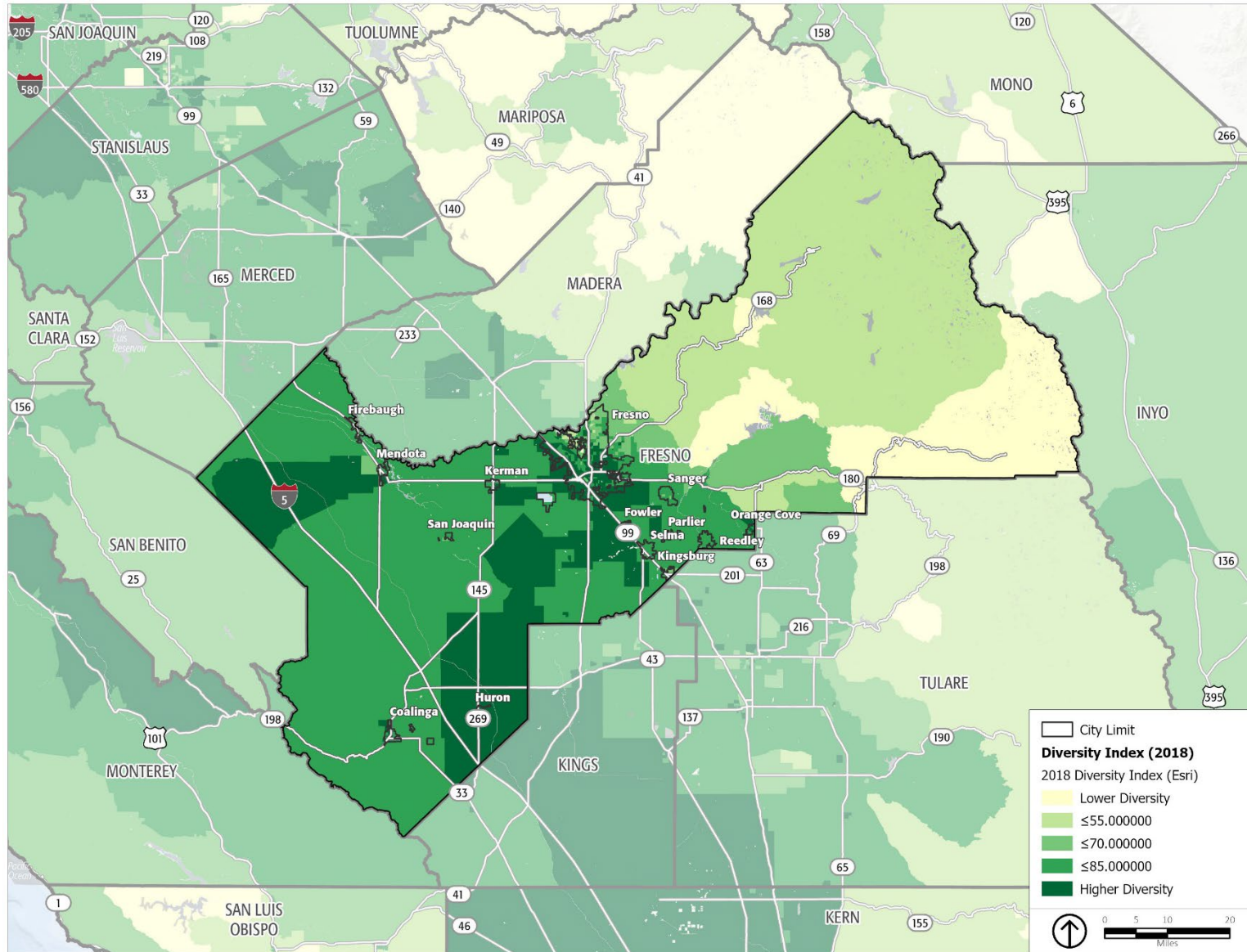
Source: California Tax Credit Allocation Committee and HCD, 2023

FIGURE 3-16 REGIONAL RCAAs



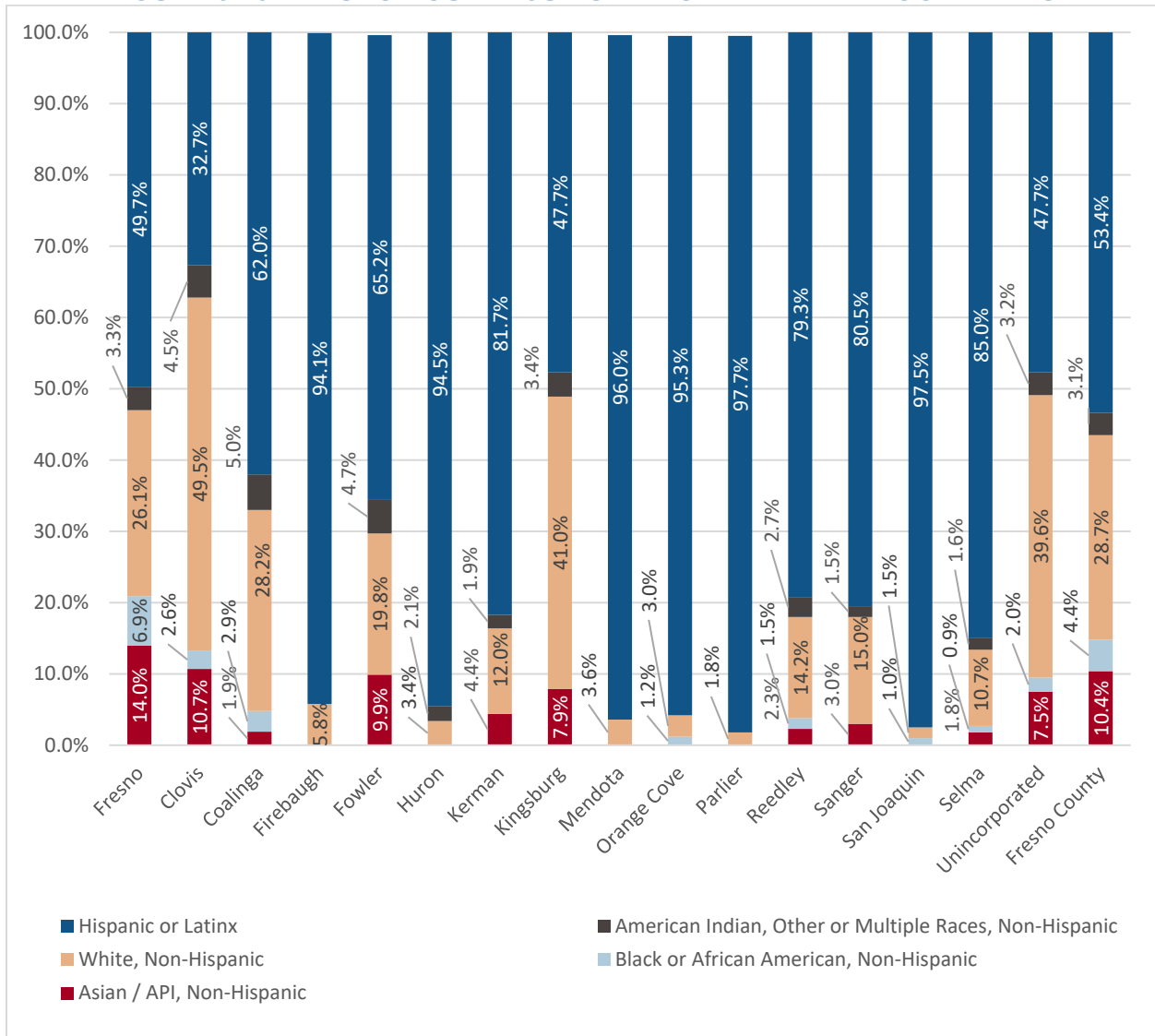
Source: 2015-2019 ACS, HCD 2022

FIGURE 3-17 DIVERSITY INDEX WITHIN FRESNO COUNTY



Source: Esri, 2018

FIGURE 3-18 FRESNO COUNTY JURISDICTION RACIAL DEMOGRAPHICS



Source: 2016-2020 ACS

Familial Status

Patterns of familial status present a potential indicator of fair housing issues, as it relates to availability of appropriately sized or priced housing when certain family types are concentrated. As a protected characteristic, concentrations of family types may also occur as a result of discrimination by housing providers, such as against families with children or unmarried partners. Furthermore, single-parent, female-headed households are considered to have a greater risk of experiencing poverty than single-parent, male-headed households due to factors including the gender wage gap and difficulty in securing higher-wage jobs.

In 2021, the HUD Office of Fair Housing and Equal Opportunity (FHEO) reported the number of housing discrimination cases filed with HUD since January 2013. Of the 140 cases in Fresno County, approximately 9.3 percent (13 cases) alleged familial status discrimination (**Table 3-1, Regional Familial Status Discrimination, 2013-2021**). According to the FHEO, six cases were filed in Fresno County in 2020, none

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

of which were familial status related. While it is important to note that some cases may go unreported, 13 cases in 8 years reflects fairly low rates of familial status discrimination in Fresno County. Further, the incidence of discrimination against familial status in Fresno County is relatively low compared to the region, with three counties having lower rates, and two counties having rates approaching 30.0 percent.

Table 3-1 Regional Familial Status Discrimination, 2013-2021

County	Total Cases*	Cases Alleging Familial Status Discrimination	
		Number	Percentage of Total Cases
Fresno County	140	13	9.3%
Inyo County	N/A	N/A	N/A
Kings County	14	4	28.6%
Madera County	11	0	0%
Merced County	27	3	11.1%
Mono County	2	0	0%
Monterey County	98	18	18.4%
San Benito County	10	3	30.0%
Tulare County	47	4	8.5%

**Cases that were withdrawn by the complainant without resolution, resulted in a no-cause determination, or were not pursued as a result of failure of the complainant to respond to follow-up by HUD are not included in this total.*

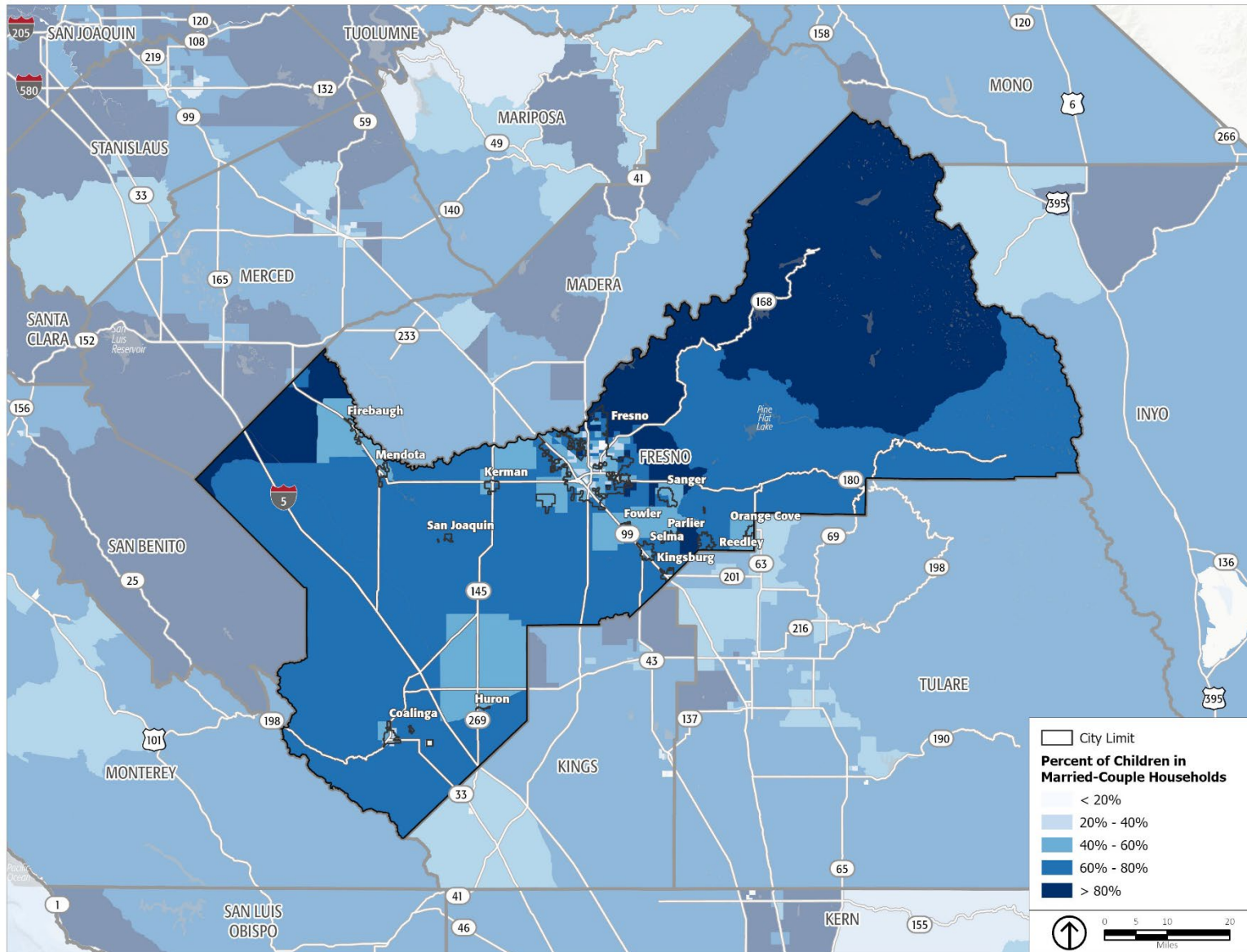
Source: HUD, 2021

While discrimination against familial status does not appear to pose a fair housing issue in Fresno County, particularly compared to the region, there are still notable patterns of distribution for varying family types. As seen in **Figure 3-19, Percentage of Children in Married-Couple Households in the Region**, most of Fresno County has moderate to high rates of this family type, comparable to surrounding San Joaquin Valley jurisdictions. In the San Joaquin Valley, in areas where residences are typically more dispersed and uses are more agricultural or limited by topography, there is a higher incidence of families with children than is found in the central and southern neighborhoods of the City of Fresno, as well as portions of the cities of Coalinga, Kerman, Mendota, Firebaugh, Fowler, Parlier, Orange Cove, and Sanger, inclusive of adjacent unincorporated areas. This trend is also present in the more urbanized areas of Tulare, Merced, and Madera Counties. In contrast, Inyo, Mono, the eastern portion of Monterey, and San Benito Counties, which have relatively few pockets of urbanization, have the highest rates of married-family households with children. The highest rates of female-headed households with children in Fresno County, between 20.0 and 40.0 percent, are in, or immediately adjacent to, incorporated cities, likely where there is better access to schools, transit, services, and jobs, as well as a greater range of housing types to meet a variety of needs (**Figure 3-20, Percentage of Children in Female-Headed Households in the Region**). This pattern is seen throughout the San Joaquin Valley region, with greater concentrations of female-headed households in and near cities, as well as in the eastern areas of Fresno and Tulare Counties, and throughout Mono and Inyo Counties. Higher rates of married-couple households are found further from urban centers, west of SR 99, in higher-income communities, and also in the eastern areas of Fresno, Madera, Merced, and Tulare Counties, and throughout Mono and Inyo Counties.

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

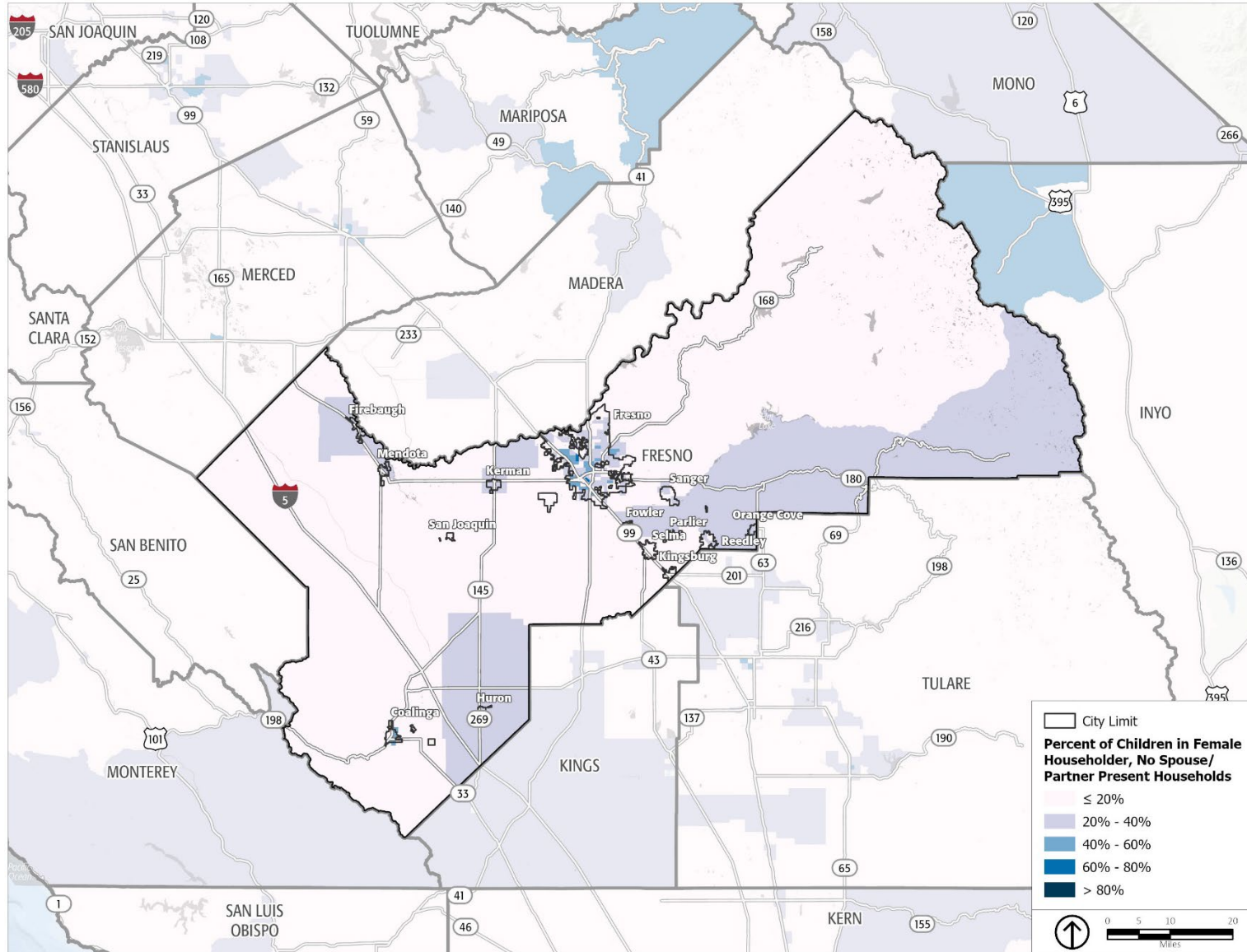
Within Fresno County, the highest concentration of female-headed households, 60.0 to 80.0 percent of total households, is evident in two census tracts in the City of Fresno. There are several tracts in Fresno, predominantly along SR 99 and SR 41, with proportions of female-headed households comprising 40.0 to 60.0 percent of the total households, as well as two tracts in the City of Clovis. In line with this, Fresno has tracts with lower concentrations of married-couple households with children, which is the dominant family type in the remainder of the county and nearby areas of the unincorporated county. In other jurisdictions in the county, there is a more balanced representation of a variety of family types, though married couples are still the primary family type throughout Fresno County and the region.

FIGURE 3-19 PERCENTAGE OF CHILDREN IN MARRIED-COUPLE HOUSEHOLDS IN THE REGION



Source: 2015-2019 ACS

FIGURE 3-20 PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS IN THE REGION

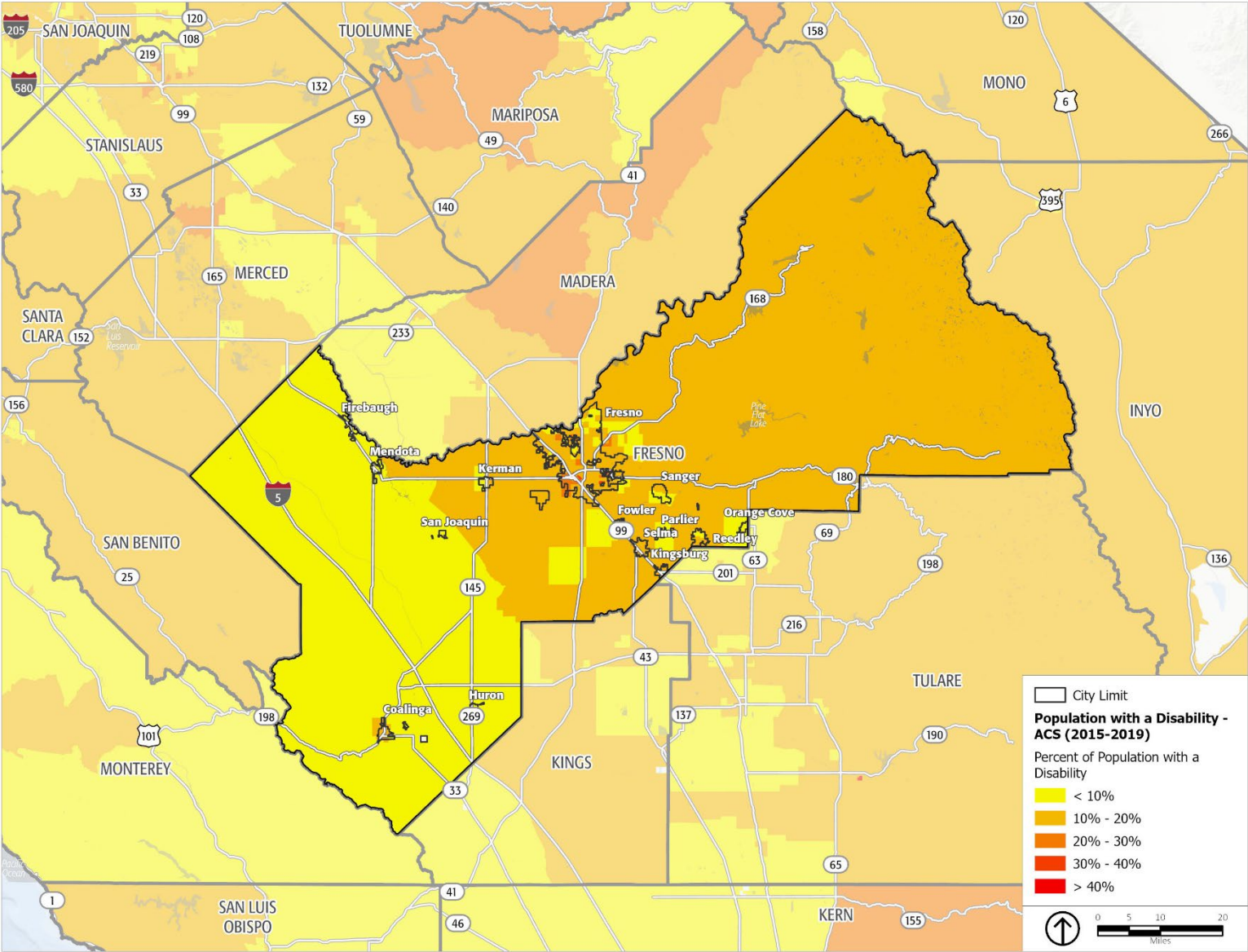


Source: 2015-2019 ACS

Disability Rates

Figure 3-21, Population with a Disability in the Region, and **Figure 3-22, Regional Disability by Type,** identify that a majority of Fresno County has a disability rate of 13.0 percent. The proportion of the population with disabilities range from a low of 6.4 percent in Mono County to a high of 15.3 percent in Inyo County, with the rates in Merced and Madera Counties slightly exceeding that of Fresno County. Monterey County and San Benito County to the west report a lower incidence of persons with disabilities than Fresno County and the remainder of the region. Overall, independent living and ambulatory disability are the most common types of disability experienced, with the highest incidence of cognitive and vision problems found in Fresno County. Inyo County reports the highest proportion of persons experiencing independent living problems, followed by Fresno County and then Tulare County, reflecting the more urban opportunities found in the cities of Fresno, Clovis Visalia, and Tulare.

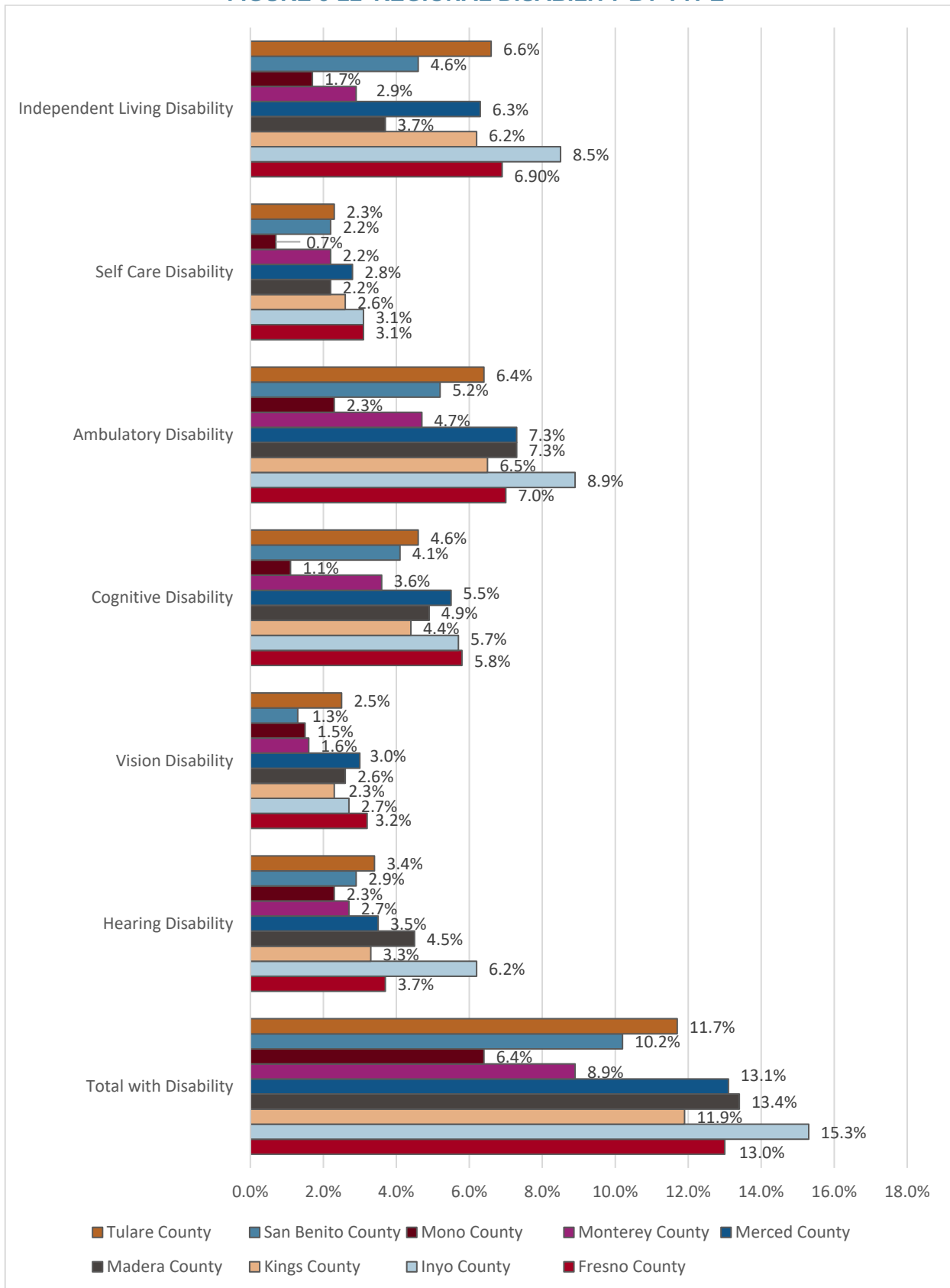
FIGURE 3-21 POPULATION WITH A DISABILITY IN THE REGION



Source: 2015-2019 ACS

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

FIGURE 3-22 REGIONAL DISABILITY BY TYPE



Source: 2016-2020 ACS

In Fresno County, the only areas having a concentration of persons with a disability over 20.0 percent are in the cities of Fresno and Clovis, suggesting a correlation between housing opportunities for seniors in more urbanized areas with access to public transportation, services, and amenities. The other jurisdictions in Fresno County either contain a population of which less than 10.0 percent of the population reports a disability, or the jurisdiction is split between areas of less than 10.0 percent, and 10.0 to 20.0 percent of the households experiencing one or more disabilities.

As shown in **Table 3-2, Regional Demographic Characteristics of the Population with a Disability**, 41.6 percent of the population in Fresno County with a disability falls into the over 65 age group, suggesting that the higher rate of disability in the Fresno/Clovis area is likely due to the concentration of seniors. With the exception of these two areas of senior populations, disability rates in Fresno County largely reflect patterns seen throughout the San Joaquin Valley, with slightly higher rates of disability in the more urbanized areas in Tulare and Madera Counties. This is likely due to proximity to services and accessible housing options that are often desirable to persons with disabilities. Regional service providers indicate that residents living with disabilities prefer to live independently but limited housing options may restrict options to care facilities. Additionally, senior residents typically make up a substantial share of residents living with disabilities.

Table 3-2 Regional Demographic Characteristics of the Population with a Disability

Disability Characteristic	Jurisdiction								
	Fresno County	Inyo County	Kings County	Madera County	Merced County	Monterey County	Mono County	San Benito County	Tulare County
Race and Ethnicity									
White Non-Hispanic	17.1%	19.2%	14.7%	20.0%	18.2%	14.1%	8.2%	14.6%	17.3%
Black or African American	19.5%	29.3%	16.5%	16.2%	19.7%	15.3%	0.0%	14.3%	14.9%
Alaska Native	18.7%	11.7%	17.6%	14.0%	19.0%	14.9%	6.2%	11.0%	17.0%
Asian	10.4%	8.3%	15.2%	12.2%	10.5%	12.2%	1.1%	7.4%	14.6%
Native Hawaiian/ Pacific Islander	16.9%	0.0%	4.1%	0.0%	1.2%	13.8%	0.0%	11.1%	9.0%
Some other race or multiple races	10.6%	6.2%	9.3%	11.5%	12.5%	4.9%	4.8%	8.5%	9.0%
Hispanic or Latino	10.8%	7.2%	9.3%	9.3%	10.6%	5.7%	1.6%	7.2%	9.0%
Age									
Under 18 years	4.5%	3.0%	3.7%	4.1%	4.9%	3.3%	1.4%	4.0%	4.7%
18 to 34 years	7.3%	11.0%	6.4%	7.8%	5.8%	4.0%	4.8%	5.2%	5.9%
35 to 64 years	14.6%	10.0%	13.9%	14.0%	15.7%	7.6%	4.8%	10.3%	12.8%
65 years and over	41.6%	38.5%	40.8%	39.8%	44.1%	31.0%	19.6%	31.6%	41.0%

Note: As a percentage of race/ethnic category

Source: 2016-2020 ACS

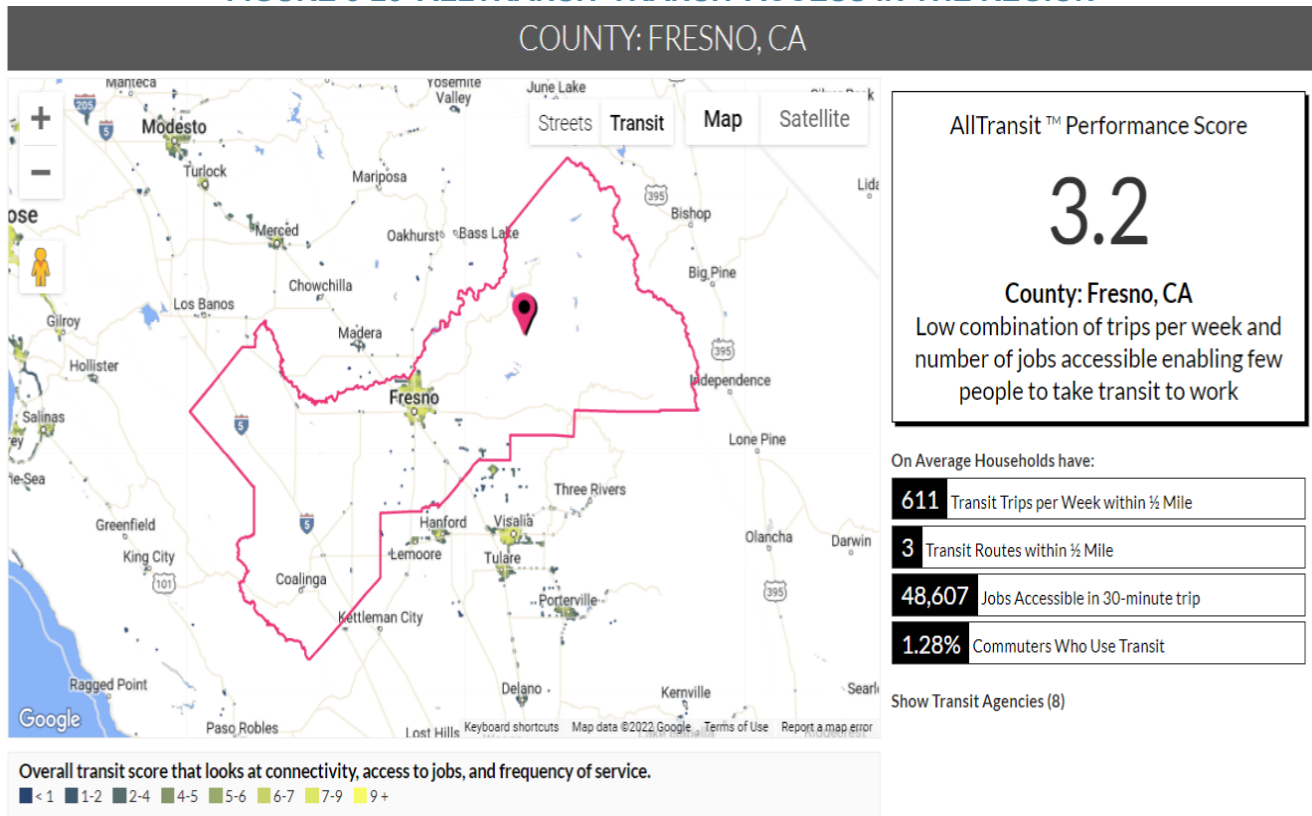
Access to Opportunity

Transit Mobility

Transit mobility refers to an individual’s ability to navigate a region daily 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.

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, MSAs) on a scale of 0 to 10. **Figure 3-23, AllTransit Transit Access in the Region,** depicts where in Fresno County transit is available and areas with higher connectivity scores. Although it appears public transit in Fresno County is largely isolated within incorporated jurisdictions, with little to no available transit between cities or within unincorporated areas with the exception of cities along SR 99 and SR 41, the AllTransit methodology does not take into account the Fresno County Rural Transit Agency services (described herein), which include 25 local transit operators providing both intra- and inter-city services within and to outlying communities. Therefore, the scores identified at the jurisdictional level may not accurately reflect the transit opportunities available through public service providers. AllTransit ranks the lowest scores in Fresno County in the cities of San Joaquin (0.0), Kerman (0.1), Caruthers (0.5), Selma and Kingsburg (0.7), and higher scores are found in the cities of Clovis (1.1), Coalinga (1.1), Huron (1.2), Reedley (2.2), and Fresno (5.0). Amtrak offers the San Joaquins route with connections from Bakersfield to Oakland or Sacramento, and the Amtrak Thruway system offers city to city connections throughout California that has stops along the SR 99 corridor.

FIGURE 3-23 ALLTRANSIT TRANSIT ACCESS IN THE REGION



As shown in **Table 3-3, Regional AllTransit Performance Scores**, transit accessibility in Fresno County reflects the scores of neighboring counties with large agricultural industries and a few principal jurisdictions, such as Kings, Tulare, and Merced Counties, which also have county-wide, commuter and intercity transit systems, and is somewhat more limited than Monterey County, which, while primarily a rural county, includes the City of Monterey, which is more urban in character. Although in Mono County the AllTransit Score is comparable to Fresno County, the ranking appears to be linked to the regional connectivity of the Eastern Sierra Transit system, which aligns with I-395 between Reno and Lancaster, with a concentration of multiple route systems between Lone Pine, Bishop, and Mammoth Lakes, reflecting the recreational-based character of the county. Overall, in the San Joaquin Valley region, public transit mobility opportunities are typically available in the more urban areas, while in more rural areas there is more limited public transit mobility, with private contracted or individually managed jurisdictional-level services providing intercity and rural area connectivity, reflecting the AllTransit scores below those found throughout Fresno County, and likely below the actual levels of service available.

Table 3-3 Regional Alltransit Performance Scores

Jurisdiction	AllTransit Score
Fresno County	3.2
Inyo County	0.4
Kings County	3.0
Madera County	1.2
Merced County	2.4
Monterey County	4.2
Mono County	3.5
San Benito County	1.7
Tulare County	4.1

Source: AllTransit.cnt.org, 2022

In Fresno County, there are several transit options available to residents that do not appear to have been included in the AllTransit methodology, depending on where they live within the county. The Fresno County Rural Transit Agency (FCRTA) operates 25 transit subsystems that operate in 13 rural incorporated cities throughout the Valley (Table 3-4, **Fresno County Rural Transit Agency Intercountry Connections**, and Figure 3-24, **Fresno County Rural Transit Agency Intercountry Routes**). Several of the connections operate on fixed-route schedules, although most are on demand or require reservations. None of the services are available on Sunday, while Sanger Transit, Rural Transit, Reedley Transit, and Coalinga Inter-City Transit offer Saturday service. The FCRTA’s transit services are available to the elderly (60+), disabled, and veterans at no charge and to the general public within each of the 13 rural incorporated cities of Fresno County.

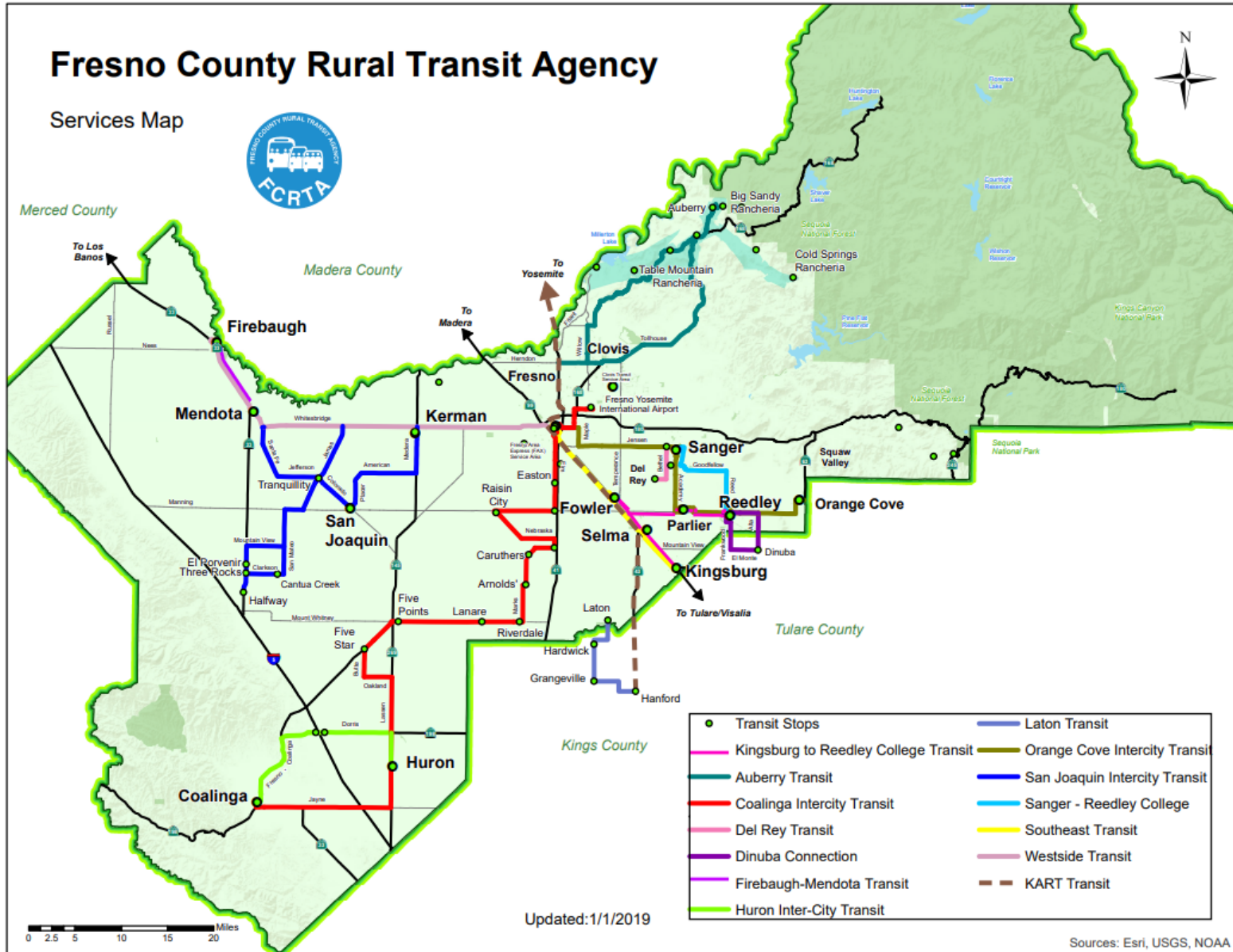
Table 3-4 Fresno County Rural Transit Agency Intercountry Connections

Fixed Route/ On Demand	Fresno County Rural Transit Agency Services	
	SubSystem Provider	Transit Service Routes
On Demand	Auberry Transit	Provides transit service between the foothill communities and the Big Sandy and Cold Springs Rancherias, inter-city service to the Fresno-Clovis area is available Tuesdays and requires 24-hour advance reservation.
On Demand	Coalinga Transit	Provides Dial-A-Ride service within the City of Coalinga.
Fixed Route	Coalinga Intercity Transit	Provides scheduled round-trip service from Coalinga to the Fresno-Clovis Metropolitan Area with stops in Huron, 5-Points, Lanare, Riverdale, Caruthers, Raisin City, Easton.
On Demand	Del Rey Transit	Provides service within the Community of Del Rey and to and from City of Sanger.
Fixed Route	Dinuba Connection	Travels from Dinuba in Tulare County to Reedley in Fresno County. Transfers to Cutler-Orosi, Orange Cove, Parlier, Sanger, and the Fresno-Clovis Metropolitan Area are available. Stops include the Dinuba Vocational Center, Adventist Medical Center, Reedley College, Palm Village Retirement Community, and Walmart.
On Demand	Firebaugh Transit	Provides local intracity transit service.
On Demand	Firebaugh-Mendota Transit	Provides local intercity transit service between Firebaugh and Mendota.
On Demand	Fowler Transit	Provides local intracity transit service.
On Demand	Huron Transit	Provides local intracity transit service.

Fixed Route/ On Demand	Fresno County Rural Transit Agency Services	
	SubSystem Provider	Transit Service Routes
Fixed Route	Huron Inter-City Transit	Scheduled round-trip service between Huron and Coalinga.
On Demand	Kerman Transit	Dial-A-Ride provides (demand responsive) curb-to-curb service to the general public.
Fixed Route	Kings Area Regional Transit (KART) – Hanford Fresno Transit	Provides transportation from Hanford in Kings County to the Fresno-Clovis Metropolitan Area. Stops include Valley Children’s Hospital, the Veteran’s Hospital, and Kaiser Hospital.
Fixed Route	Kingsburg to Reedley College Transit	Provides scheduled round-trip service between Kingsburg, Selma, Fowler, and Parlier to Reedley College.
Fixed Route	Laton Transit	Operated by KART with scheduled round-trip intercity service between Laton and Hanford with stops in Grangeville and Hardwick.
On Demand	Mendota Transit	Provides local intracity transit service.
On Demand	Orange Cove In-City Transit	Provides local intracity transit service.
Fixed Route	Orange Cove Intercity Transit	Scheduled round-trip inter-city service through Orange Cove, Reedley, Parlier, Sanger to the Fresno-Clovis Metropolitan Area.
On Demand	Parlier Transit	Provides local intracity transit service.
On Demand	Reedley Transit	Provides local intracity demand responsive service.
On Demand	Rural Transit	Addresses the previously unmet transit needs of truly rural area residents living beyond the existing transit service areas, which is considered outside the city limits and Spheres of Influence (SOIs) of the 15 incorporated cities in Fresno County. Requires 24-hour advance notice.
On Demand	Sanger Transit	Local intracity transit service.
Fixed Route	Sanger Express to Reedley	Service from the Sanger Community Center to Reedley College.
On Demand	San Joaquin Transit	Intracity and inter-city service from San Joaquin to Tranquility, Cantua Creek, Halfway, El Porvenir, and Three Rocks. Requires reservations or Dial-A-Ride is available with reservations and limited on-call availability.
On Demand	Selma Transit	Local intracity transit service.
Fixed Route	Southeast Transit	Round-trip inter-city service between Kingsburg, Selma, and Fowler to the Fresno-Clovis Metropolitan Area.
Fixed Route	Westside Transit	Round-trip inter-city service between Firebaugh, Mendota, and Kerman to the Fresno-Clovis Metropolitan Area.

Source: Fresno County Rural Transit Agency, 2022

FIGURE 3-24 FRESNO COUNTY RURAL TRANSIT AGENCY INTERCOUNTY ROUTES



Source: Fresno County Rural Transit Agency, 2019

FCRTA offers connections to the Fresno-Clovis Metropolitan Area through the following area transportation providers:

- Fresno Area Express (FAX) with 16 scheduled, fixed-route service with connections to Valley Children’s Hospital in Madera County
- FAX’s Handy Ride Americans with Disabilities Act (ADA) demand-responsive services
- Clovis Transit’s Stageline with two scheduled, fixed-route services
- Clovis Transit’s Round-Up’s demand-responsive ADA services
- Kings Area Rural Transit (KART) scheduled, fixed-route service to Fresno and Hanford
- Dinuba Connection scheduled fixed-route travels from Dinuba to Reedley with transfers to Cutler-Orosi, Orange Cove, Parlier, Sanger, and Fresno
- Yosemite Area Regional Transit System offers a fixed-route system from Fresno to the Yosemite Valley with options for commuter passes, and reduced fares for seniors, veterans, and persons with disabilities
- ValleyRides rideshare matching service for commuters within the San Joaquin Valley region

While there are a variety of transit options available in Fresno County, residents in many smaller incorporated jurisdictions, agricultural, and rural communities are more limited than elsewhere in the region to demand-responsive transit options that do not offer weekend service, which may limit employment opportunities for those employed in certain occupations, such as retail, medical/hospital, or restaurant services, and present a barrier to housing mobility for those households reliant on transit.

Since January 26, 1992, in compliance with requirements of the ADA, FCRTA’s fixed-route service has been able to deviate from its specified route on a demand-responsive basis up to a 0.75 mile in either direction (1.5-mile path) to pick-up or drop-off a disabled passenger. As such, the FCRTA is exempt from the requirement to prepare a “Comparable Service Paratransit Plan” for implementing the ADA.

In 2023, FCRTA released a public draft of its 2024-2028 Short Range Transit Plan (SRTP). As part of the plan’s public outreach process, members of the public expressed concerns they had about the current state of the transit network and suggested possible changes to the transit and transportation system that would benefit them. Two of the primary comments received as part of the agency’s workshops were a desire to see extended weekend and evening service to support farmworkers and an interest in seeing better collaboration between the County and FCRTA. The latter is addressed by many programs in individual jurisdiction’s Housing Element Action Plans. In an online survey for the same study, many expressed a desire to see demand-response transit expanded to better serve rural areas that are not well served by fixed-route transit. The SRTP noted that the Measure C sales tax measure indicated that providing funding for expanded rural fixed-route service was an approved funding goal, along with providing free transit service for seniors.

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

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 for FCRTA’s Rural Transit service throughout Fresno County. As identified in the *FCRTA Electric Vehicle Rideshare/Carshare/Rural Transit Expansion Plan*, December 2020, 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.³ 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 was able to secure 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.⁴ 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 Fresno County COG. 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.

³ Diaz, L.S. (2017, October 17). *EV Ride-Sharing Coming to Rural Fresno County, Calif.* GovTech.com. <https://www.govtech.com/fs/ev-ride-sharing-coming-to-rural-fresno-county-calif>

⁴ Ortiz-Briones, M. G. and Garibay, C. 2022, February 06. “Fresno County’s rural residents face transportation gaps. How electric rideshare programs help.” *Freno Bee*. <https://www.fresnobee.com/fresnoland/article255313821.html>

As of 2020, FCRTA is the Consolidated Transportation Services Agency (CTSA) for the rural areas of Fresno County and administers funding for these services. In 2021, Fresno Economic Opportunities Commission was awarded a contract to provide transit services in coordination with local human services agencies. As of August 2023, a joint request for proposals (RFP) has been issued by FCRTA and the City of Fresno to provide social services and transportation services in both the rural areas of Fresno County and the Fresno metropolitan area. Additionally, the Fresno COG is currently updating the Fresno County Coordinated Human Services Transportation Plan, which will identify strategies for improving transportation options for seniors, persons with disabilities, low-income individuals, veterans, unhoused persons, and youth. Housing Mobility

Housing mobility refers to an individual's or household's ability to secure affordable housing in areas of high opportunity, move between neighborhoods, and purchase a home if they so choose. Indicators of housing mobility include distribution of Housing Choice Vouchers (HCVs), availability of rental and ownership opportunities throughout the jurisdiction, and vacancy rates. As shown in **Figure 3-25, Percentage of Renters Using Housing Choice Vouchers**, the highest rates of HCV use occur within the City of Fresno, particularly in the central, north, and east sides of the city. Some areas of the City of Fresno have HCV use rates up of to 52.2 percent of households in tracts along SR 41 (1,800 HCVs in four tracts) and a concentration of areas with rates between 15.0 and 30.0 percent of households in the central portion of the city and along the SR 99 corridor. The higher rates of HCV use also tend to correspond to, or are adjacent to, census tracts where public housing or subsidized housing is located. Although there are pockets of HCV use between 15.0 and 30.0 percent in the surrounding San Joaquin Valley region, within the cities of Tulare and Merced in the vicinity of SR 99, Fresno County is the only jurisdiction within the greater San Joaquin Valley region with such a high concentration of HCVs. The Cities of Selma, Orange Cove, and Sanger each have areas where up to 15 percent of renter households use HCVs. The Cities of Coalinga, Kerman, Kingsburg, Fowler, Parlier, Firebaugh, and Reedley also have areas where up to 5 percent of renter households use HCVs. This indicates that while many HCVs are used within the City of Fresno, HCVs have also supported housing mobility across the cities of Fresno County without creating an overconcentration in any one city.

As of the 2017-2021 ACS, 24.8 percent of Hispanic or Latino households of any race in Fresno County had incomes under the poverty line, as did 29.5 percent of Black or African-American families, compared to 11.1 percent of White, non-Hispanic households. Therefore, encouraging housing mobility through the use of HCVs can also help to mitigate the potential for any racial and ethnic isolation that could result from overconcentration of lower-income households in any one area.

HCVs, or Section 8 vouchers, provide assistance to lower-income households to secure housing in the private market that might otherwise be unattainable. In Fresno County, vouchers are allocated by the Fresno Housing Authority to residents throughout the county, including both incorporated and unincorporated areas. Section 8 participants can use their voucher to find the housing unit of their choice that meets health and safety standards established by the local housing authority. The housing authority will then subsidize an amount up to the fair-market rent (FMR) established by HUD toward the contract rent, with any remainder to be paid by the participant. The subsidy increases housing mobility opportunities for Section 8 participants and ensures that they are provided safe housing options. Fresno County falls within the Fresno MSA, for which HUD establishes FMRs annually to be used as the baseline for Section 8 subsidies (**Table 3-5, Fresno MSA Fair-Market Rents, 2022**).

Table 3-5 Fresno MSA Fair-Market Rents, 2022

Unit Size	FMR
Studio	\$899
1-bedroom	\$904
2-bedroom	\$1,137
3-bedroom	\$1,607
4-bedroom	\$1,847

Source: HUD, 2022

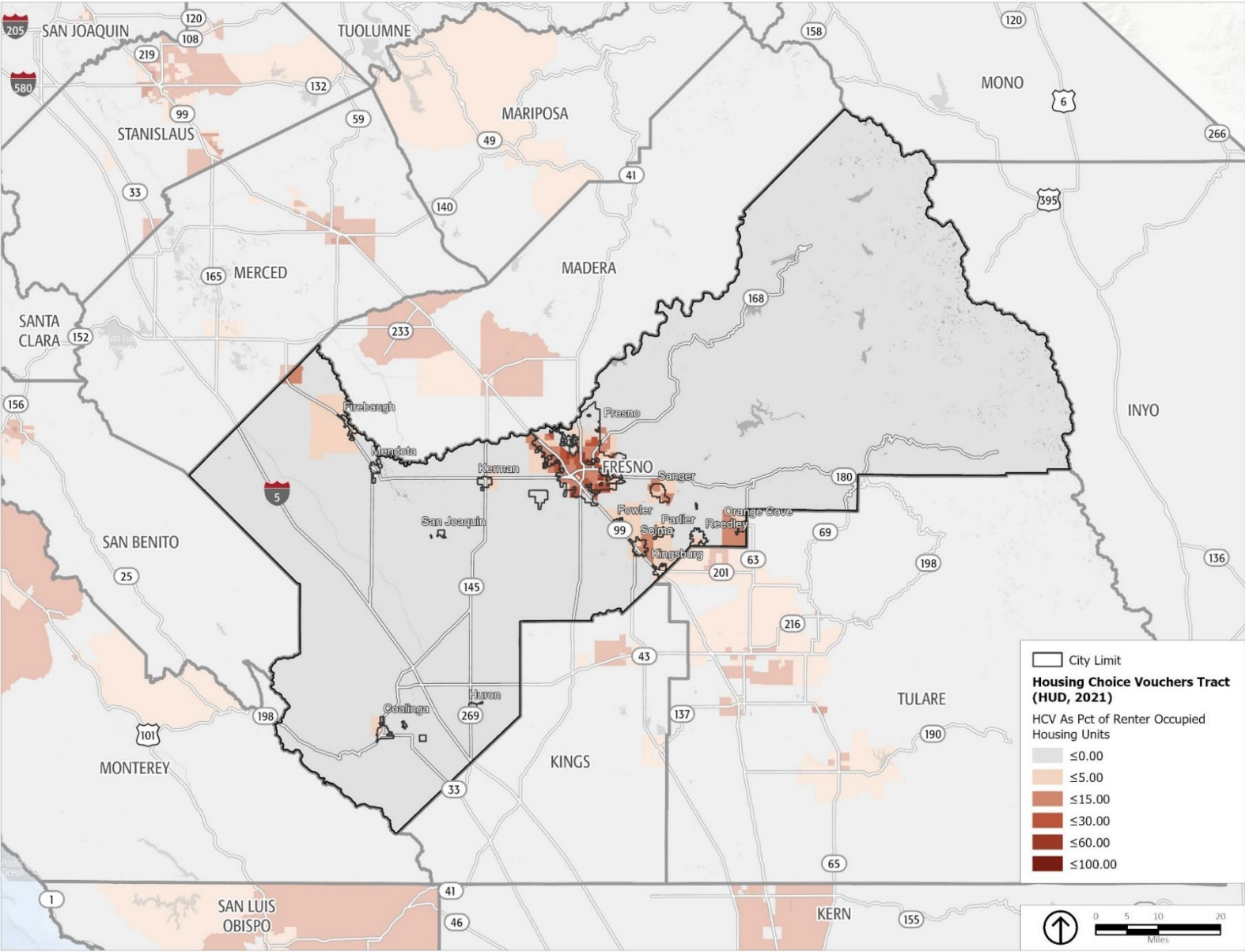
A “healthy” vacancy rate is considered to be approximately 5.0 percent, indicating that there are available housing units for those seeking housing, but not an oversaturated market that results in homes left unused. In Fresno County, the vacancy rate in 2020 was approximately 5.7 percent, indicating a relatively “healthy” vacancy rate, reflecting a fairly similar rate as most primarily agricultural counties in the surrounding region (**Table 3-6, Regional Vacancy Rates**). This suggests that residents living in Fresno County, or seeking to live in Fresno County, have similar mobility options overall compared to most of the region, with the more tourism and recreational/natural resource-based counties, Mono and Inyo, having higher proportions of vacancies based likely on the seasonal rental nature of their economies. Mobility based on vacancy varies within Fresno County by jurisdiction is discussed further herein.

Table 3-6 Regional Vacancy Rates

Jurisdiction	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Percentage Occupied	Percentage Vacant
Fresno County	338,441	319,296	19,195	94.3%	5.7%
Inyo County	9,469	8,046	1,423	85.0%	15.0%
Kings County	46,287	44,100	2,987	95.3%	4.7%
Madera County	49,572	45,607	3,965	92.0%	8.0%
Merced County	87,783	83,464	4,319	95.1%	4.9%
Monterey County	143,631	131,789	11,842	91.8%	8.2%
Mono County	13,589	5,474	8,115	40.3%	59.7%
San Benito County	20,365	19,484	826	95.7%	4.3%
Tulare County	150,562	141,987	8,575	94.2%	5.8%

Source: Department of Finance E-5 City/County Population and Housing Estimates, 2022

FIGURE 3-25 PERCENTAGE OF RENTERS USING HOUSING CHOICE VOUCHERS



Source: HUD, 2021

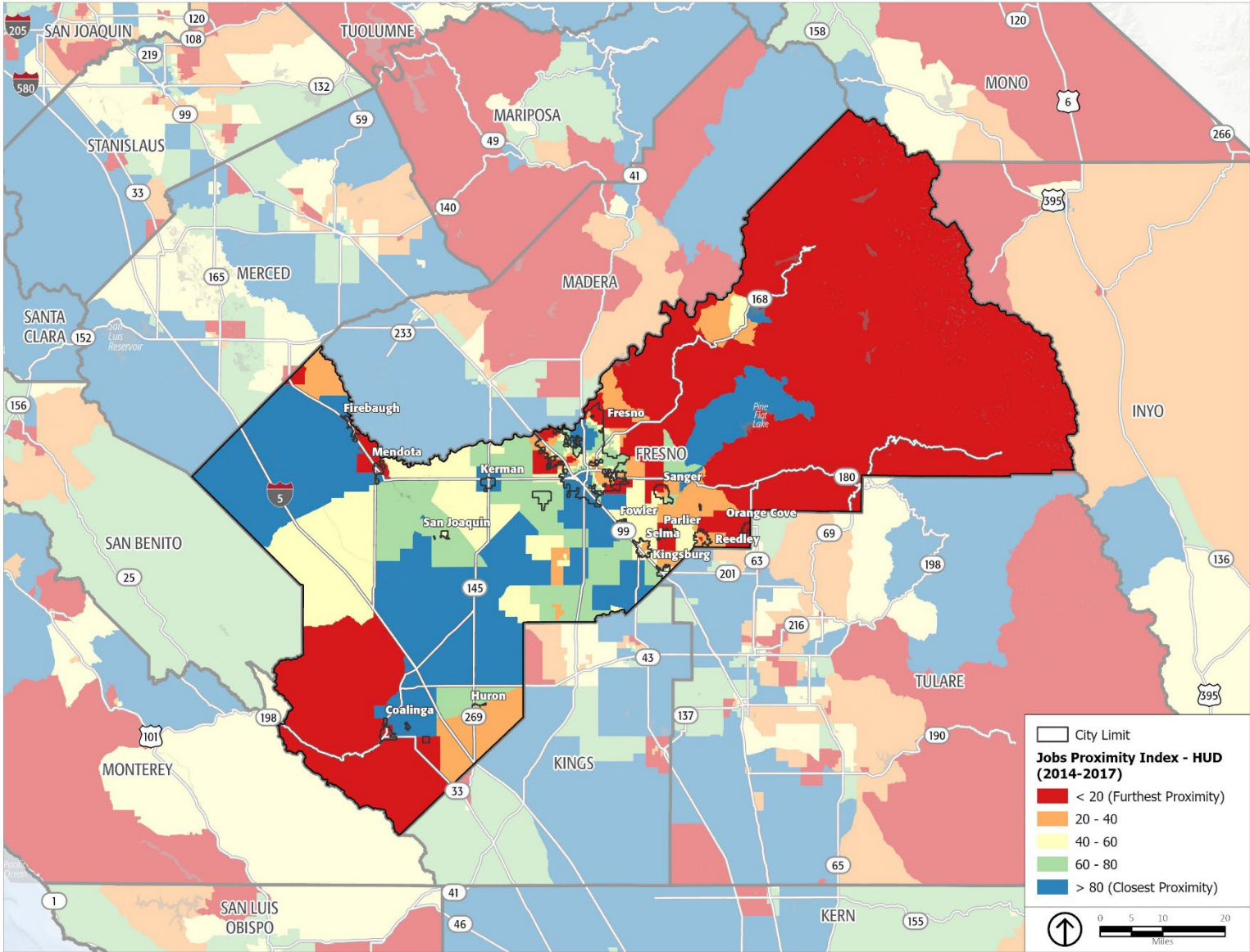
Employment Opportunities

HUD developed two indices to analyze access to employment opportunities: the jobs proximity index and the labor market engagement index. The jobs proximity index identifies census tracts based on their proximity to employment opportunities and the labor market engagement index scores labor force participation and human capital in each tract, with consideration of unemployment rates and educational attainment. For both indices, a higher score indicates stronger job proximity or labor force participation.

According to these indices, Fresno County has fairly comparable proximity to jobs as the adjacent Madera and Tulare Counties. In Fresno County, stronger proximity scores are found to the west of SR 99 and lower proximity scores are found to the east towards the Sierra Nevada range and rural western edges of the counties. However, much of the land that identifies as having the closest job proximity in these eastern areas and counties to the north of Fresno County is rural farmland or open space, which suggests that the property owner lives and works on-site, compared to residents' access to employment opportunities within incorporated jurisdictions. Labor force engagement patterns in Fresno County more closely reflect the neighboring Madera and Tulare Counties, where population distribution and industries are similar to most of Fresno County.

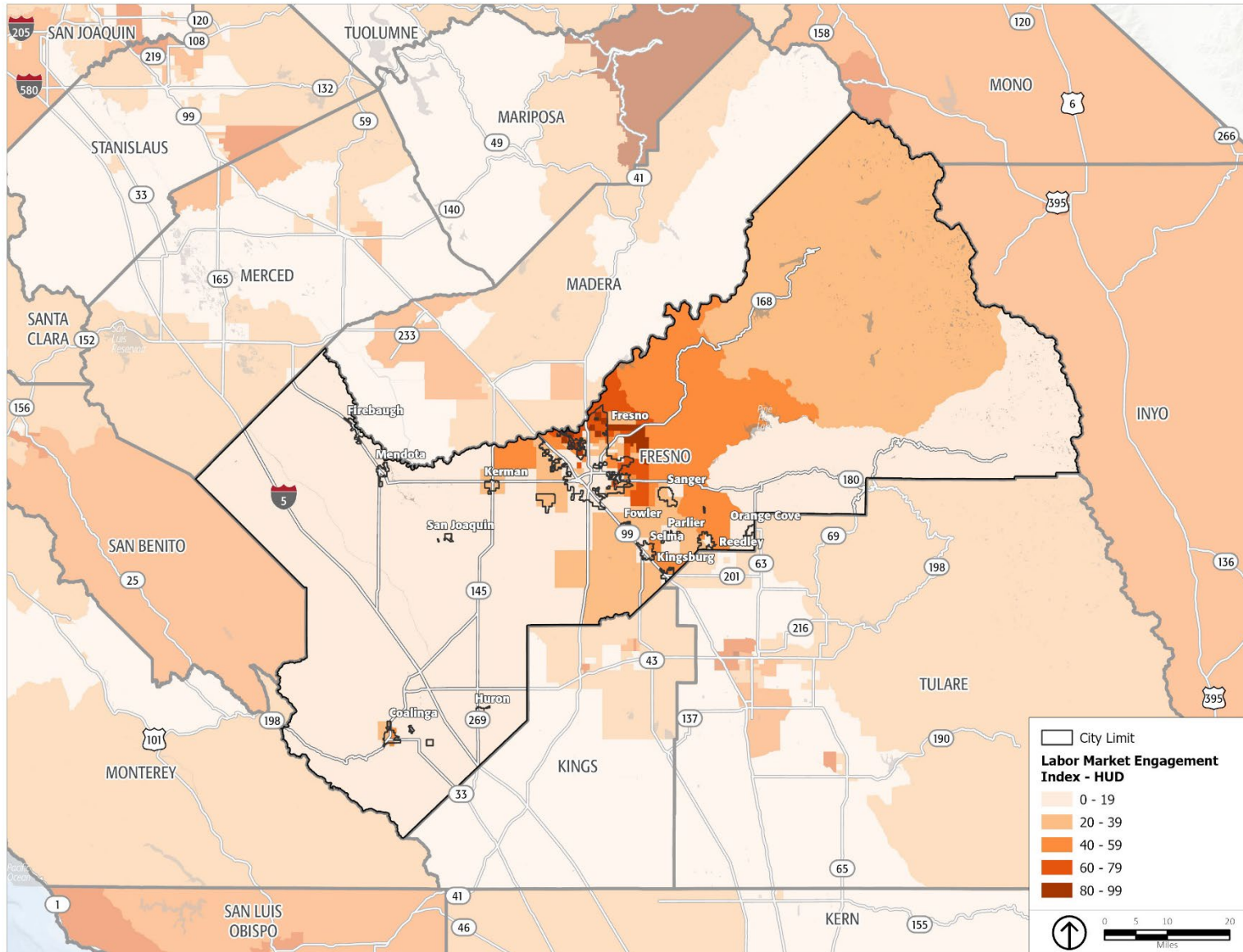
Higher labor force engagement scores are evident in the western side of Fresno, including the unincorporated county islands in northern Fresno, and the majority of Clovis and unincorporated area immediately adjacent to Clovis on the east, as well as in the more urbanized jurisdictions found within Fresno County and in adjacent Madera and Tulare Counties along SR 99 and SR 41 (**Figure 3-26, Regional Jobs Proximity**, and **Figure 3-27, Regional Labor Market Engagement**). The area with the lowest labor force engagement in Fresno County is in the furthest western tract that includes the cities of Mendota and Firebaugh adjoining San Benito County. In Firebaugh, there is a sizable senior population (22.0 percent of the total households), a population more likely to be retired, although this does not apply to Mendota. However, given that there remains a sizeable working force in these cities, other factors are likely to influence the low labor force engagement scores.

FIGURE 3-26 REGIONAL JOBS PROXIMITY



Source: HUD, 2017

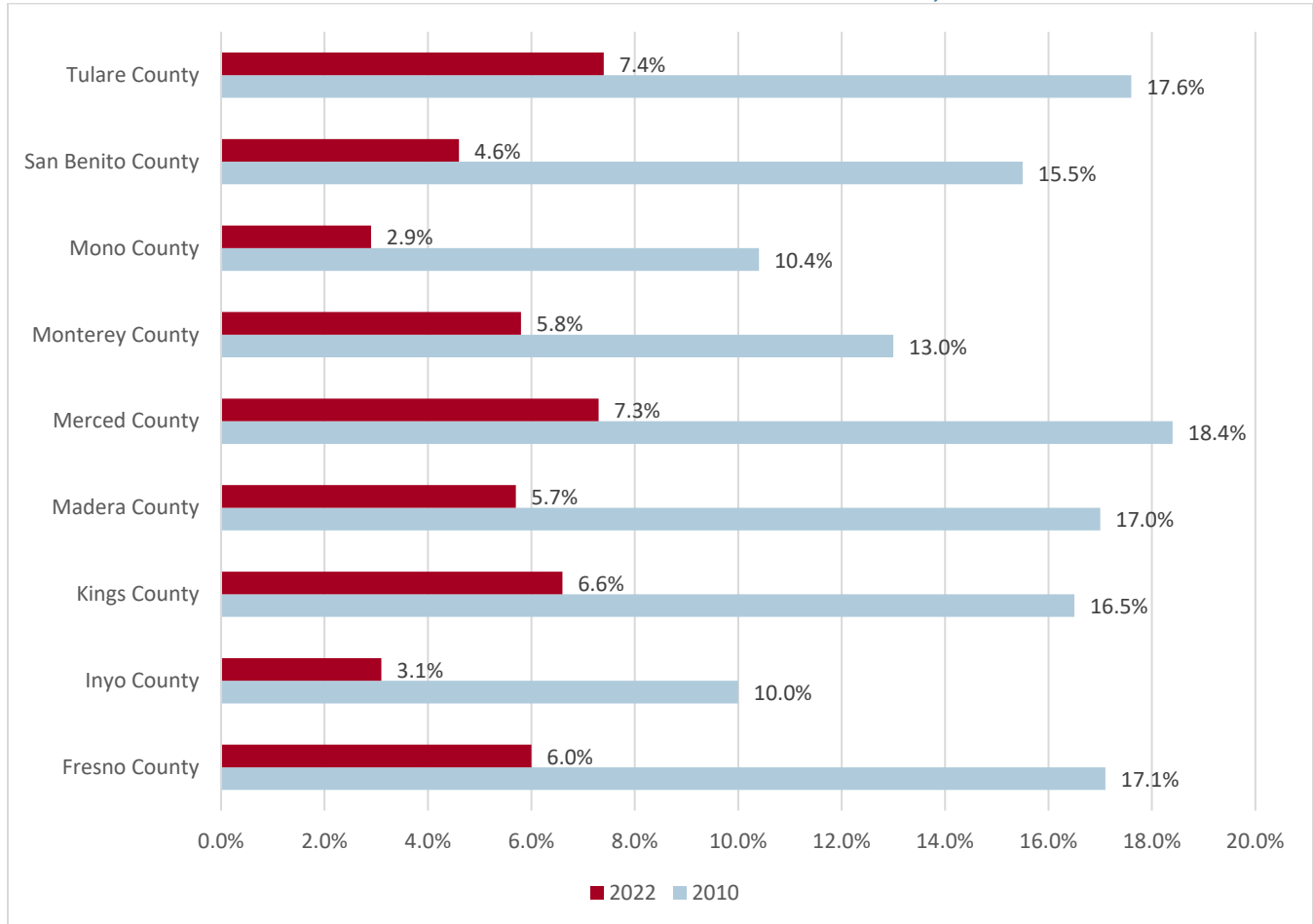
FIGURE 3-27 REGIONAL LABOR MARKET ENGAGEMENT



Source: HUD, 2017

As shown in **Figure 3-28, Regional Unemployment Rates, 2010-2022**, the unemployment rate in Fresno County in 2022 is moderate at 6.0 percent, in comparison to other counties in the adjacent counties region, including Tulare, Merced, and Kings Counties at 7.4 percent, 7.3 percent, and 6.6 percent, respectively. The lowest unemployment rates correspond to the least urbanized counties, Inyo and Mono, which are largely sportsmen based-tourism economies associated with travelers to the Mammoth Lakes recreation area, with ranching as the local industry. However, Fresno County saw one of the largest decreases in unemployment since 2010, surpassed only by Madera and Merced Counties, and closely followed by Tulare, San Benito, and Kings County.

FIGURE 3-28 REGIONAL UNEMPLOYMENT RATES, 2010-2022



Source: California EDD, 2022

The U.S. Census Longitudinal Employer-Household Dynamics (LEHD) reports the distance and direction between home and work for residents of each jurisdiction and the ratio between jobs and households. According to LEHD, approximately 72.8 percent of Fresno County's labor force works within the county and 27.2 percent work outside Fresno County. In comparison, 37.7 percent of the Tulare County workforce, 52.7 percent of the Kings County workforce, and 56.7 percent of the Madera County workforce work outside of the county in which they reside. Of the 27.2 percent of the Fresno County labor force that commutes outside of the county, 4.2 percent travel to destinations within adjacent Tulare County, 3.8 percent travel to adjacent Madera County, and 1.6 percent travel to Kings County. Approximately 2.7 percent commute into Los Angeles County and 1.5 percent into Santa Clara County. Overall, approximately 27.2 percent of the individuals that work in Fresno County commute in from areas

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

outside of the county, with the largest shares coming in from Tulare County (4.8 percent), Madera County (3.8 percent), and Kings County (2.2 percent).

The greatest concentration of jobs are in the City of Fresno (71.2 percent of Fresno County jobs), City of Clovis (10.6 percent), City of Reedley (2.8 percent), City of Sanger (2.5 percent), and the City of Kerman (2.1 percent). Approximately 57.3 percent of Fresno County residents live within 10 miles of their job. Of those residents commuting 10 to 24 miles, 24.6 percent commuted northwest into the City of Fresno from the southern jurisdictions of Fowler, Selma, Parlier, and Kingsburg, whereas 24.0 percent traveled south or southwest from the City of Fresno and Clovis towards the jurisdictions along SR 99. Approximately 17.6 percent of Fresno County residents report commuting more than 50 miles to their job, with 35.5 percent commuting northwest into the Bay Area, and 29.2 percent into Tulare County and towards Bakersfield. In comparison, 34.7 percent of residents in Madera County live within 10 miles of their job, and 21.7 percent live more than 50 miles from their job; in Tulare County, 45.7 percent of residents live within 10 miles of their job, and 25.0 percent live more than 50 miles from their job; and in Kings County, 38.7 percent of residents live within 10 miles of their job, with 24.5 percent living more than 50 miles from their job.

In Fresno County, the jobs-household ratio, which is an indicator of whether there is a balance between the number of jobs and the number of households, was 1.23 in 2020 according to 2016-2020 American Community Survey (ACS). This ratio suggests that there was a surplus of jobs in Fresno County to support the number of households, which may partially contribute to the number of commuters coming from outside of the county for work. This also indicates that there is a shortage of housing to support the job base in this region. Generally, Fresno County appears to have sufficient housing for those jobs in the county filled by residents, as 72.8 percent of the jobs in the county are filled by residents according to U.S. Census LEHD data. However, Fresno County still has a higher rate of unemployed persons than the overall rate of unemployment in the state regardless of the job opportunities, which also suggests that there is a lack of correlation between the types of employment opportunities in the region and the job qualifications and experience of the residents in Fresno County.

Educational Opportunities

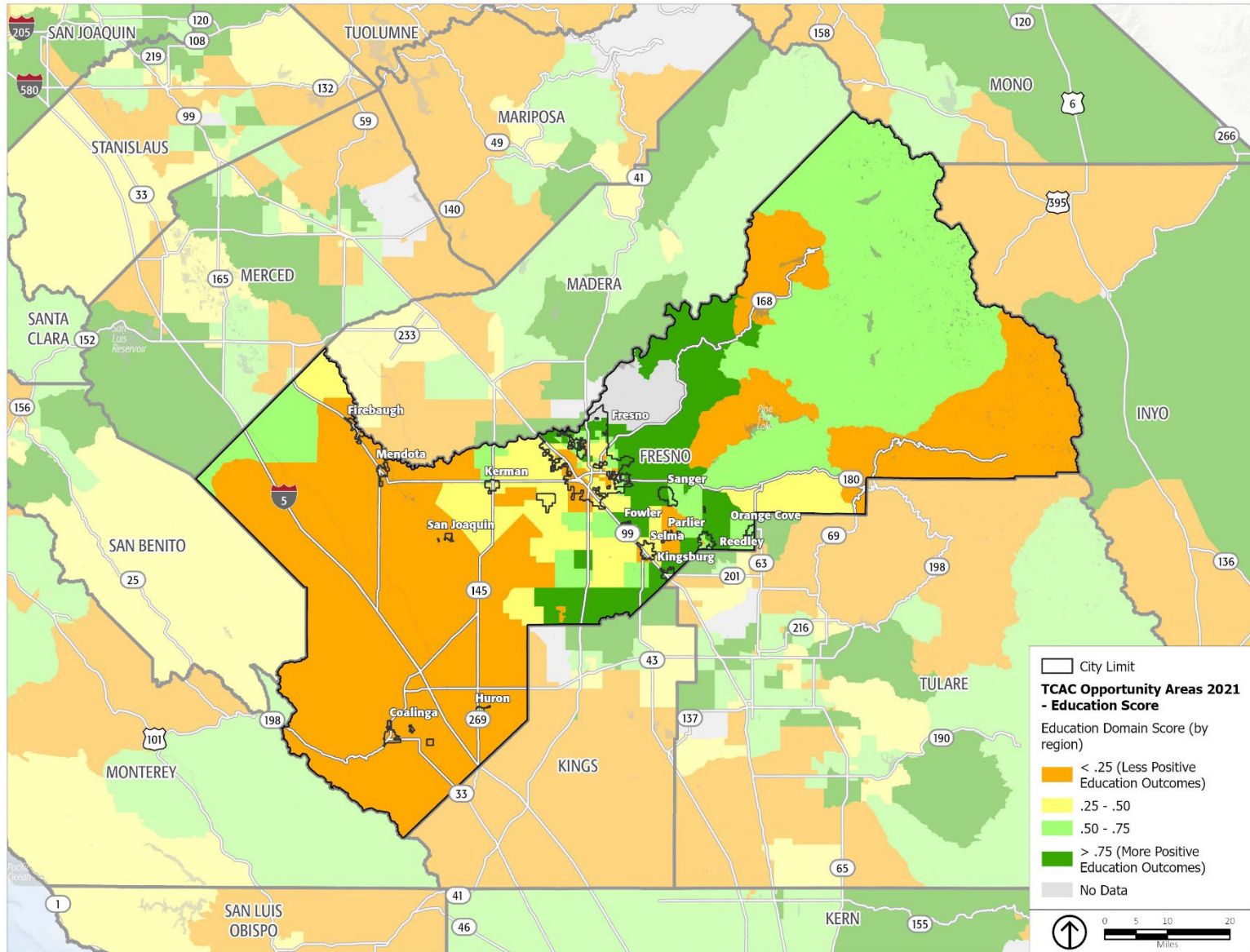
School quality is often tied to housing, with neighborhoods or communities with higher median incomes and home values often having access to higher-performing schools than residents of lower-income neighborhoods. Income distribution influences home values and property taxes, and therefore funding for public schools. As such, school districts with higher concentrations of affordable housing typically have lower test scores in schools, creating a cyclical problem of not offering these students equal educational opportunities. Therefore, disparities in access to strong school opportunities serves as an indicator of fair housing and equal access to opportunities.

Each year, the California Department of Education (DOE) publishes performance metrics for public schools in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state grade-level standards and demographic characteristics of each school's student population. The characteristics reported on include rates of chronic absenteeism and suspension, percentage of students that are socioeconomically disadvantaged, percentage of students that are in foster care, percentage of students learning the English language, and the percentage of high school students that are prepared for college. Chronic absenteeism refers to the percentage of students who are absent for 10.0 percent or more of instructional days that they were enrolled at the

school, with the state average being 10.1 percent of students. Students who are eligible for free or reduced-priced meals, or who have parents or guardians who did not receive a diploma, are considered socioeconomically disadvantaged. TCAC and HCD rely on this data from DOE to determine the expected educational outcome in each census tract and block group within the state. TCAC and HCD's educational domain score reflects mathematics proficiency, reading proficiency, high school graduation rates, and student poverty rates of all schools for which this data is available, culminating in a score ranging from 0 to 1, with higher values being the most positive expected educational outcome.

In 2021, TCAC/HCD reported the strongest projected educational outcomes for students in the cities of Clovis, Kingsburg, Sanger, and the unincorporated communities of Riverdale, Auberry, and Caruthers as well as the unincorporated areas east of Clovis and west of Sanger as well as portions of the county along the southern boundary from Riverdale to east of Reedley (**Figure 3-29, Regional TCAC/HCD Educational Domain Scores**). However, the unincorporated county areas with the highest educational scores according to TCAC/HCD, also have the lowest population density in the county, and likely either attend the higher-performing schools in adjacent jurisdictions or are home schooled. As such, for a regional analysis, the TCAC/HCD map may not accurately compare educational opportunity in Fresno County to the surrounding region. However, similar TCAC/HCD Educational Domain patterns are seen in adjacent Tulare, Merced, and Madera Counties. At the local level, data based on school performance is more readily available and likely more accurate.

FIGURE 3-29 REGIONAL TCAC/HCD EDUCATIONAL DOMAIN SCORES

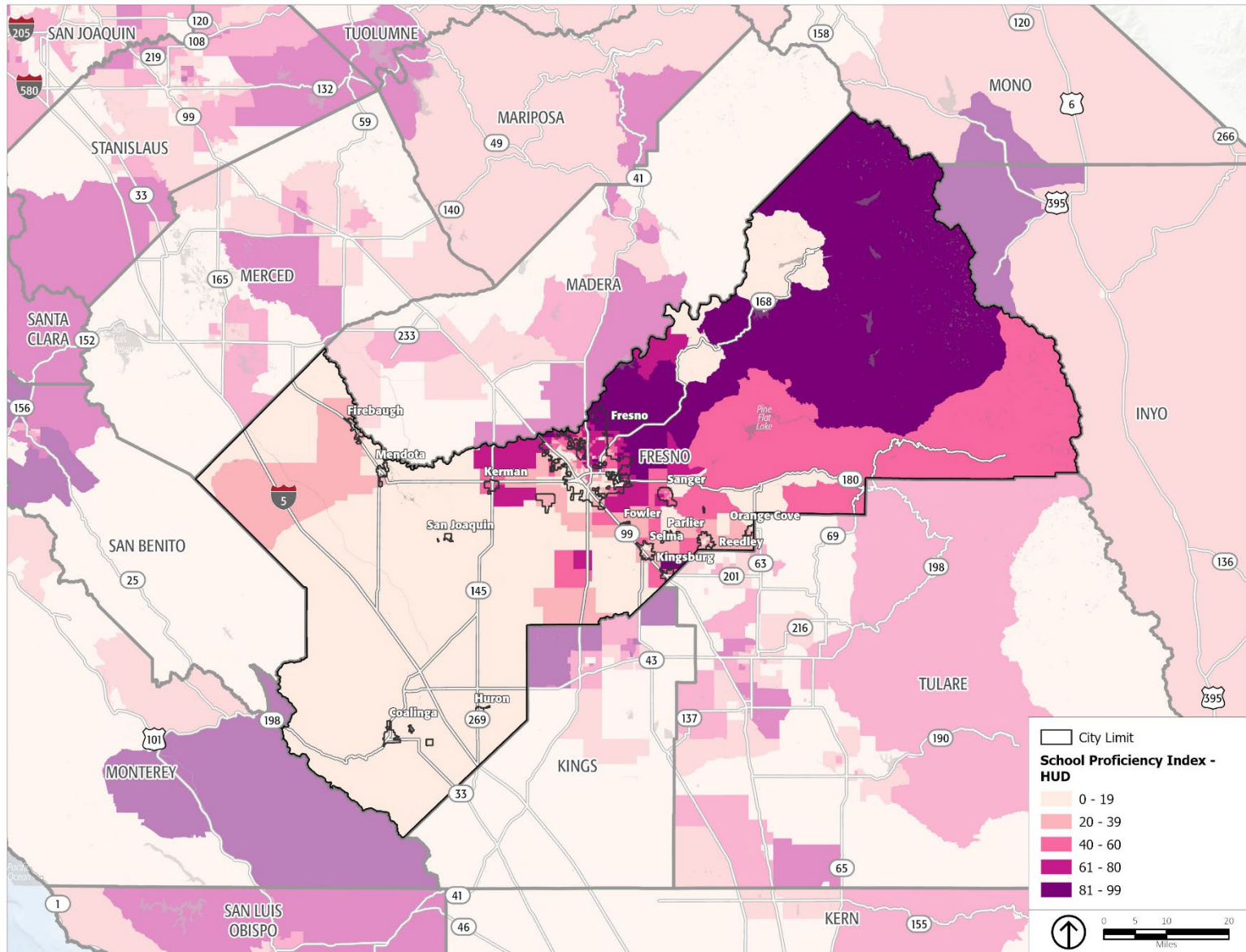


Source: TCAC/HCD, 2021

The HUD School Proficiency Index more accurately reflects school performance by residential living patterns in the region. The HUD School Proficiency Index ranges from 0 to 100, with higher values indicating better school performance. Though demographic patterns have changed throughout the region slightly since 2010, as discussed in the local assessment, typically schools in Fresno County and throughout the region are more proficient in areas of increased population density and affluence or in affluent unincorporated areas, particularly in the portions of the county east of the Cities of Clovis and Fresno (see **Figure 3-30, HUD School Proficiency Index**). Although residents of Fresno County in the vicinity of Fresno and particularly Clovis have access to higher-performing schools than the western portion of the county, schools throughout the remainder of Fresno County generally score lower than those in much of Monterey County, and portions of Tulare County, which correspond to higher-income areas. To ensure all students have access to a quality education, the local assessment identifies appropriate programs.

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

FIGURE 3-30 HUD SCHOOL PROFICIENCY INDEX



Source: HUD, 2020

Environmental Health

A disadvantaged community or environmental justice community (EJ Community) is identified by the California Environmental Protection Agency (Cal EPA) as “areas that are disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation,” and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25.0 percent highest score census tracts) are those that have been designated as disadvantaged communities under Senate Bill (SB) 535. The cumulative score that can result in a disadvantaged community designation is calculated based on individual scores from two groups of indicators: Pollution Burden and Population Characteristics. Pollution Burden scores exposure to negative environmental hazards, such as ozone concentrations; fine inhalable particles, with diameters that are generally 2.5 micrometers and smaller (PM_{2.5}) concentrations; drinking water contaminants; lead risk from housing; traffic impacts; and more. Population Characteristics scores the rate of negative health conditions and access to opportunities, including asthma, cardiovascular disease, poverty, unemployment, and housing cost burden. For each indicator, as with the cumulative impact, a low score reflects positive conditions.

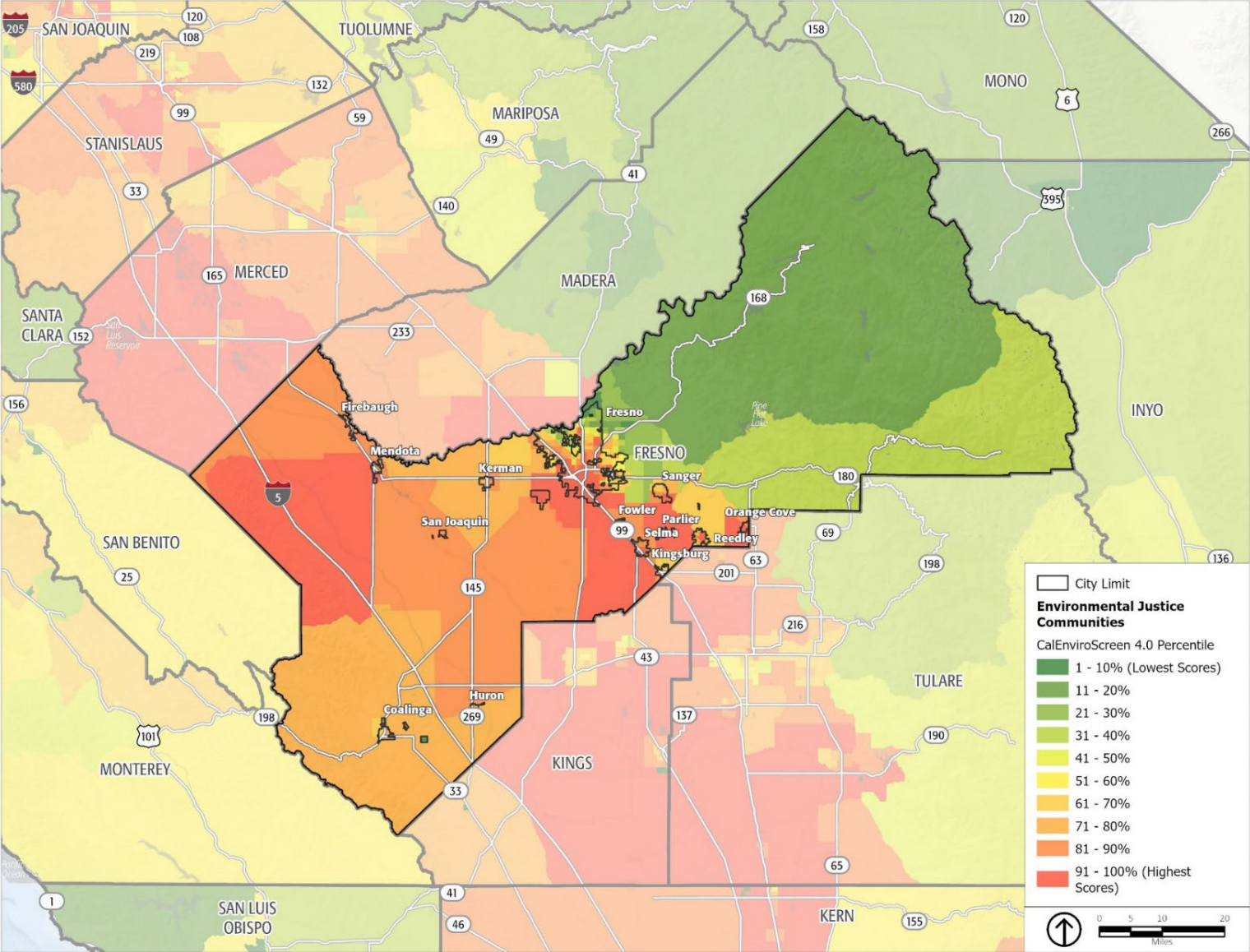
Much of Fresno County, particularly the western area and the cities along the SR 99 corridor, have high cumulative scores, as shown in **Figure 3-31, Regional CalEnviroScreen Percentiles**. This is a result of high scores for indicators of pollution burden, primarily pesticides, drinking water contaminants, particulate matter, and ozone, although the western portion of the county is primarily agricultural land with limited residential development, so these scores are likely a result of agricultural industry practices. In the surrounding region, high percentiles are mostly concentrated in the urbanized communities along SR 99 and prevalent in the rural agricultural areas. Fresno County closely reflects the agricultural areas of Merced, Madera, Tulare, and Kings Counties. Within each jurisdiction of Fresno County, patterns differ as a result of level of urbanization and socioeconomic population characteristics; however, regionally, Fresno County reflects jurisdictions to the north and south rather than the eastern Mono and Inyo County and western San Benito and Monterey County jurisdictions.

The Public Health Alliance of Southern California developed the Healthy Places Index (HPI), a supplemental data tool, in partnership with the Virginia Commonwealth University’s Center on Society and Health. The tool maps an index of characteristics linked to more positive health outcomes. Community condition indicators include economic stability, neighborhood and built environment, health and access to health care, education, social and community context. Housing conditions discussed elsewhere in this analysis, such as rates of overcrowding or housing cost burden, are also included in the HPI. The HPI provides a single health metric for each Census tract using 25 community characteristics. Higher HPI values indicate healthier conditions. As shown in **Figure 3-32, Healthy Places Index Percentile**, the HPI also reflects agricultural areas as least healthy due in part to pesticides, dust, and agricultural runoff, as well as exposure to industrial and road pollution. Similar pollution sources also contribute to low (unhealthy) scores

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

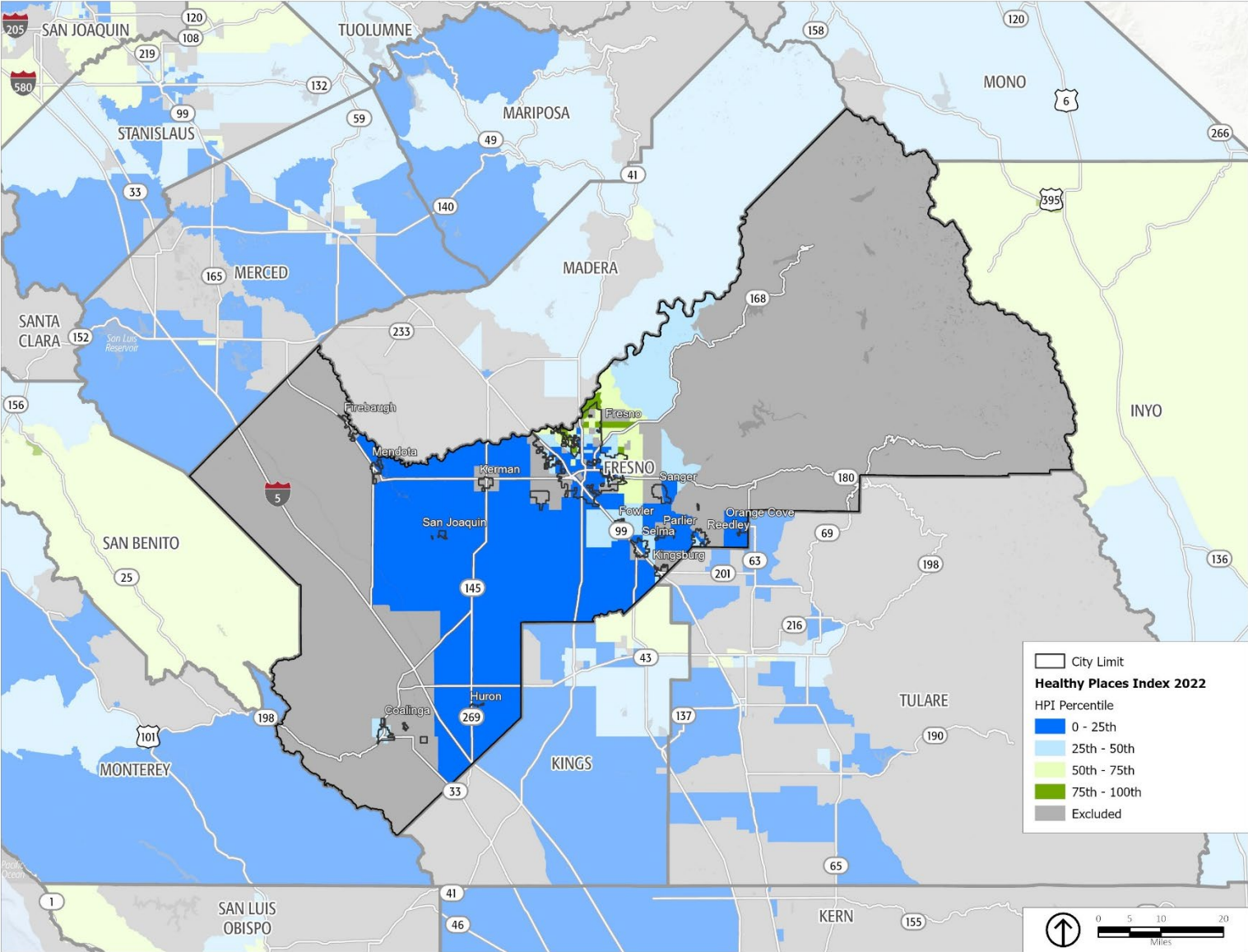
in the more urbanized areas, particularly those along the SR 99 and SR 41 corridors in Tulare, Madera, Kings, and Merced Counties. The percentage of adults with health insurance is an important factor that drives lower HPI scores in Fresno County’s more rural areas, especially in the south and west parts of the county. Facets of the urban form, such as lack of park access, minimal active transportation use, and limited tree cover also contribute to lower scores throughout the county but particularly in its rural areas, which could be mitigated through park planning, landscaping as part of housing site plans, or local safe streets investments.

FIGURE 3-31 REGIONAL CALENVIROSCREEN PERCENTILES



Source: COEHA, 2021

FIGURE 3-32 HEALTHY PLACES INDEX PERCENTILE



Source: PHASC, 2022

The counties within San Joaquin Valley and surrounding jurisdictions to the east and west in the Fresno County region have a challenging environmental context as a major agricultural producer and part of the San Joaquin Valley air basin, raising serious air and water quality concerns. Agricultural production can harm water quality by discharging fertilizer contaminants into the groundwater via runoff. Over time, the region’s water supply has contended with a wide range of contaminants, including nitrates, arsenic, and pesticides. Due to geographic, topographic, meteorologic, and environmental conditions, the region’s air basin has particular challenges for air quality. Given the regional context, the local assessment places an emphasis on assessing disproportionate impacts pollutant exposure has on disadvantaged communities or lower-income housing sites in their purview.

Disproportionate Housing Need and Displacement Risk

Overcrowding

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. The U.S. Census Bureau considers a household overcrowded when there is more than one person per room, excluding bathrooms, hallways, and kitchens, and severely overcrowded when there are more than 1.5 occupants per room. A typical home might have a total of five rooms that qualify for habitation under this definition (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing. A small percentage of overcrowded units is not uncommon, and often includes families with children who share rooms or multi-generational households. However, high rates of overcrowding may indicate a fair housing issue resulting from situations such as two families or households occupying one unit to reduce housing costs (sometimes referred to as “doubling up”). Situations such as this may indicate a shortage of appropriately sized and affordable housing units as overcrowding is often related to the cost and availability of housing and can occur when demand in a jurisdiction or region is high.

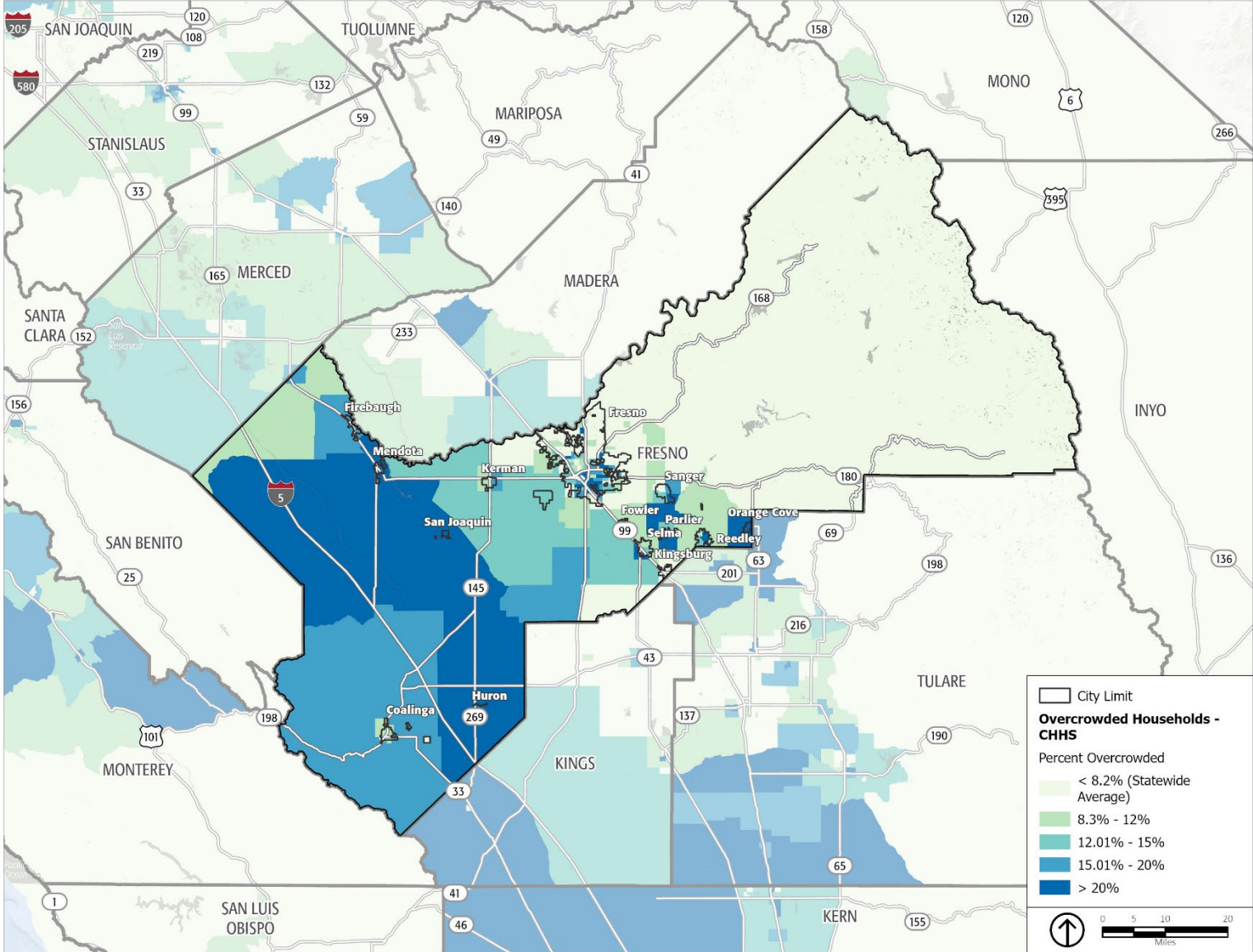
In Fresno County, approximately 6.1 percent of households experience overcrowding and 3.6 percent experience severe overcrowding, as presented in Table 2-21, *Overcrowding by Tenure (2020)*, in the Needs Assessment. Overcrowding is a greater problem among renter-occupied households, at 8.6 percent of households, which exceeds the statewide average of 5.2 percent compared to 3.9 percent of owner-occupied households, which falls below the statewide average.

As shown in **Figure 3-33, Overcrowded Households in the Region**, Fresno County has some areas in the City of Fresno, jurisdictions to the south along SR 99, and in the western jurisdictions with higher incidence of overcrowding, including concentrations above 20.0 percent of households. The overall rate of overcrowding countywide is lower compared to some of the counties in the region to the north and south along SR 99, and fairly equivalent to Merced and Kings Counties. Following the trends of several other fair housing indicators in the region, the overall rate of overcrowding is lower in Inyo, Mono, and San Benito Counties, although each has a particular tenure population experiencing a higher incidence of overcrowding. Among renter households, Fresno County has significantly lower overcrowding rates than Madera, Monterey, San Benito, and Tulare Counties (**Figure 3-34, Reginal Overcrowded Households by Tenure**), although the rates of severely overcrowded renters in Fresno County is higher than all counties except for Monterey County. Typically, areas with higher rates of lower-income households and more dense housing types have higher rates of overcrowding, as is seen in census tracts within or

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

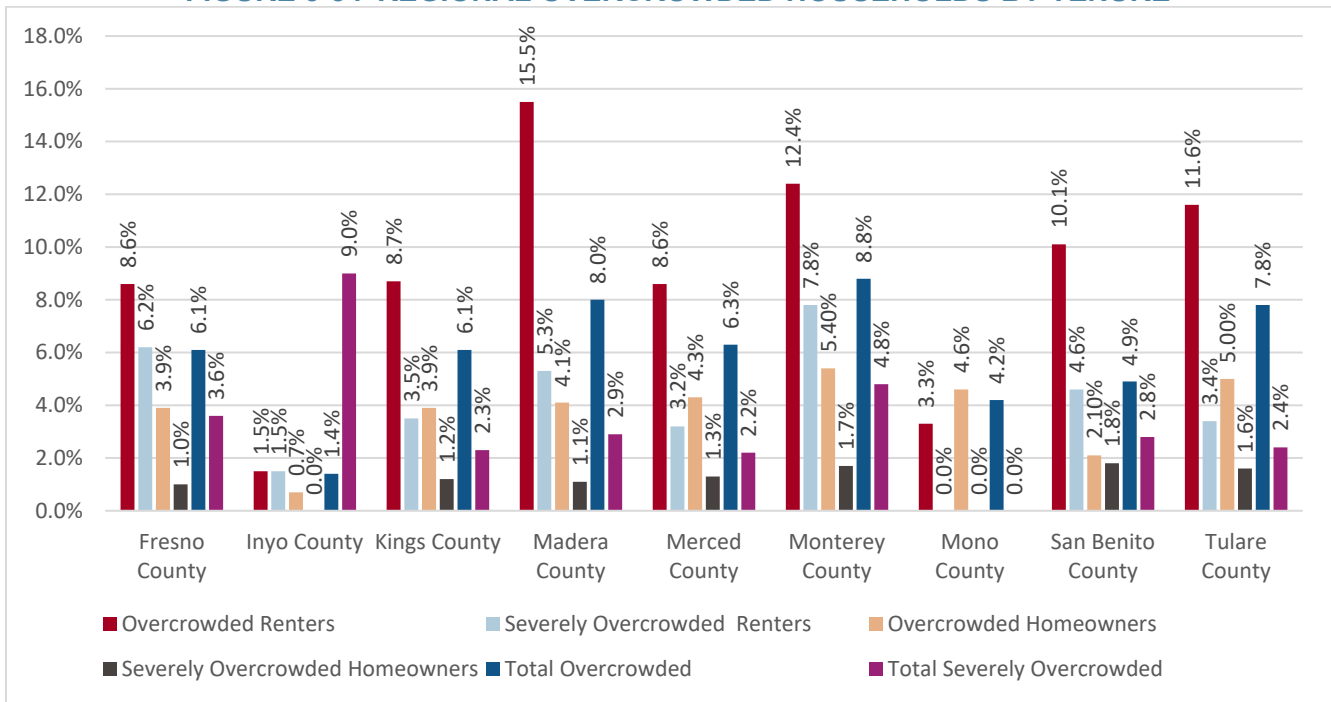
adjacent to the incorporated jurisdictions in the region, although overcrowding also is shown in some of the agricultural areas, suggesting the presence of extended or large families or lack of appropriately sized housing units. Many farmworkers pay market rates for their housing, since most farm owners do not provide housing for their workers, and many publicly owned or managed housing complexes are restricted to families. Because market-rate housing may be unaffordable, workers may share a housing unit with other workers to afford housing costs, resulting in severely overcrowded living situations. The rate and pattern of overcrowding in Fresno County generally reflects the communities in the immediate region, with higher rates of renter overcrowding, although homeowner overcrowding rates are lower in Fresno County than the majority of jurisdictions in the region. The relatively lower rates of overcrowding in Fresno County may indicate that there are more appropriately sized housing opportunities at a range of price points to meet housing demand than is found in other areas of the region, although concentrations of overcrowding are more prevalent in the more densely developed City of Fresno.

FIGURE 3-33 OVERCROWDED HOUSEHOLDS IN THE REGION



Source: CHHS, 2021

FIGURE 3-34 REGIONAL OVERCROWDED HOUSEHOLDS BY TENURE

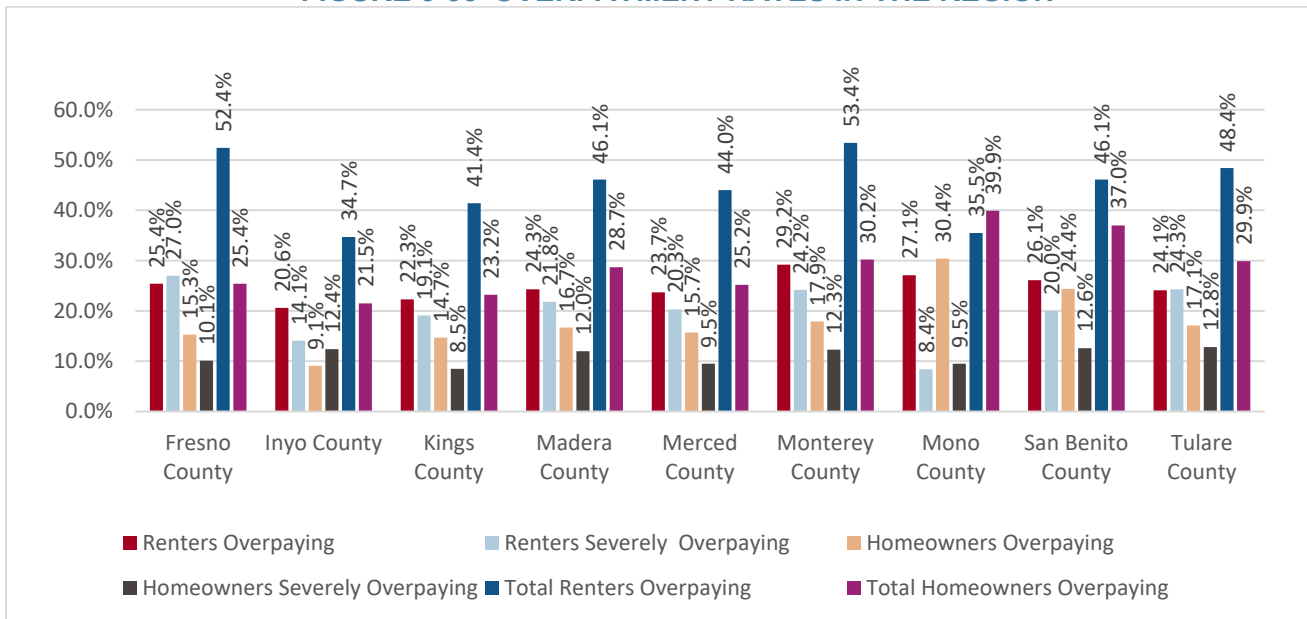


Source: 2016-2020 ACS

Overpayment

HUD considers housing to be affordable for a household if the household spends less than 30.0 percent of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30.0 percent of its monthly income on housing costs, while those who spend more than 50.0 percent of their income on housing costs are considered “severely cost-burdened.” In Fresno County, approximately 25.4 percent of all households were cost-burdened in 2020, and 16.3 percent were severely cost-burdened (**Figure 3-35, Overpayment Rates in the Region**). Of these households, a significantly larger proportion of renters experienced overpayment than owners. This trend can be seen throughout both the region, on average over 15.0 percent of owners and over 22.0 percent of renters are cost burdened, and generally over 25.0 percent of homeowners and 20.0 percent of renters are severely cost burdened. Fresno County is comparable to surrounding counties, with 15.3 percent of owners and 25.4 percent of renters cost burdened and 10.1 percent of owners and 27.0 percent of renters severely cost burdened. While owner overpayment rates in Fresno County are comparable or slightly lower than the region overall (with the exception of Kings and Inyo Counties), renter overpayment rates are slightly higher (with the exception of Monterey County). This reflects feedback from stakeholders and service providers received for the San Joaquin Valley REAP, *Taking Stock: A Comprehensive Housing Report for the San Joaquin Valley*, in 2022. Stakeholders throughout the region reported a shortage of rental opportunities resulting in disproportionately high prices for tenants.

FIGURE 3-35 OVERPAYMENT RATES IN THE REGION

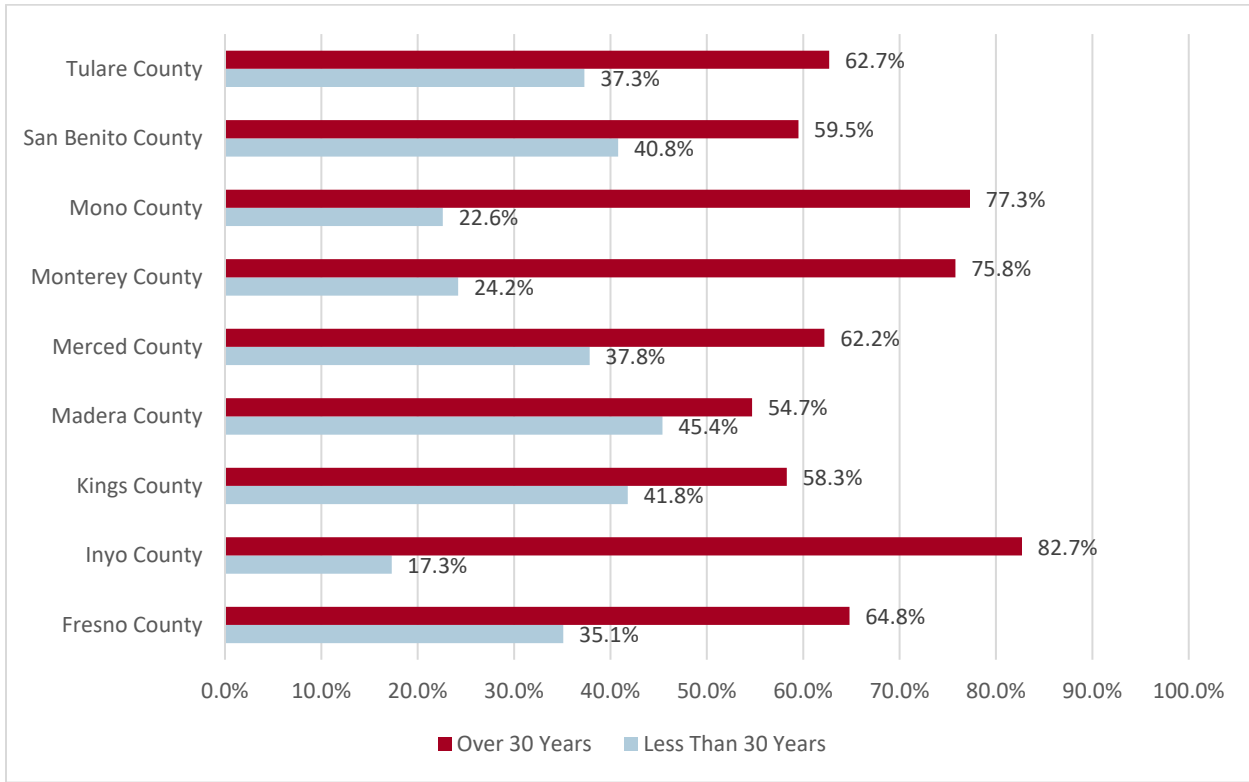


Source: HUD, CHAS 2014-2018

Substandard Housing

As discussed in the Housing Needs Assessment, housing condition can be an indicator of quality of life. Substandard conditions present a barrier to fair housing as occupants are susceptible to health and safety risks associated with poor housing conditions, as well as at risk of displacement if conditions make the unit uninhabitable or if property owners must vacate the property to conduct repairs. As housing units age, they deteriorate without ongoing maintenance, which can present a fair housing issue for occupants, reduce property values, and discourage private reinvestment in neighborhoods dominated by substandard conditions. Typically, housing over 30 years is more likely to need repairs or rehabilitation than newer units. As shown in **Figure 3-36, Age of Housing Stock in the Region**, approximately 64.8 percent of housing units in Fresno County are older than 30 years and may need repairs. This is relatively comparable to adjacent Merced and Tulare Counties, at 62.2 and 62.7 percent, respectively, yet higher than Madera, Kings, and San Benito Counties, at 54.7, 58.3, and 59.5 percent respectively. However, Mono, Inyo, and Monterey Counties have a higher proportion of older housing than Fresno County, with the largest proportion of homes built during the 1970s. This may indicate a fairly comparable or slightly greater need for rehabilitation in Fresno County compared to the greater region with the exception of the counties that are at the eastern and western edges of the more centralized counties in the valley region.

FIGURE 3-36 AGE OF HOUSING STOCK IN THE REGION



Source: 2016-2020 ACS

Farmworkers

According to the 2014 San Joaquin Valley Fair Housing and Equity Assessment, Fresno County and adjacent counties have the highest farmworker population compared to other regions in California. Farmworkers often face unique challenges locating affordable housing due to a combination of a higher rate of this population having limited English language proficiency, very low incomes, challenges securing home loans, and barriers to qualifying for rental units. Additionally, USDA data collected at the state and national level indicates that familial composition of farmworkers has changed since 1996 to include more families and fewer individuals; therefore, farmworker housing needs have likely also shifted from primarily seasonal housing for migrant workers to more permanent affordable housing for low wage working families. Although housing for all household types of farmworkers must be accommodated, much of the housing need for family households is best met near services, educational facilities, amenities and other resources that are more readily available in suburban and urban areas.

The Association of Bay Area Governments has identified three types of farmworkers in the state:

- **Permanent Residents:** Permanent residents of the county in which they work and may require housing which accommodates families and may fall into the extremely low-income category for seasonal workers who do not work in the off-season.
- **Migrant Farmworkers:** Perform agricultural labor on a seasonal or temporary basis and typically need housing for individuals, such as single occupancy rooms, bunkhouses, or dormitory style living.

- H-2A Visa Workers: Enter the U.S. under a federal guest worker program for a limited term and require a sponsor employer who provides housing, meals, and transportation to the job site.

The California Institute for Rural Studies (CIRS) reports that an estimated 85.0 percent of farmworkers in the state are from various regions in Mexico, and 5.0 percent from Central America, largely depending on which immigration period they entered the United States. An Indigenous Farmworker Study conducted in 2010 by California Rural Legal Assistance and other private parties estimated that approximately 25.0 percent of farmworkers statewide speak non-Spanish native languages of Mexico (including Zapoteco, Triqui and Mixteco), with significantly higher concentrations (up to one-third of farmworkers) in the Central Valley and Central Coast regions.

History of Farm Working

A history of farm working in the United States prepared by the National Farm Worker Ministry, an organization that advocates for and represents farmworkers, reports that following the Civil War, the gold rush and concurrent expansion of the railroad system led to California becoming a major agricultural center, in particular Fresno, Tulare, and Kern counties in the San Joaquin Valley. Initially, immigrants from China turned to agricultural labor as rail work diminished, followed by a wave of immigrants from elsewhere in Asia, primarily from Japan, the Philippines, and the Punjab province of India. According to federal law at the time, these newer immigrants were not allowed to own property or become citizens. During WWI, with most local American farm laborers engaged in the war, the demand for farmworkers increased. The Youth and Young Adults (YAYA) Timeline for Agricultural Labor in the U.S.A. reports that the first guestworker program was initiated in 1914 for Mexican labor to meet the need, ending in 1921. Following this, a combination of the Dust Bowl and the Depression brought a surge of migrant workers from the central states to California, as farmers were forced to sell their farms and travel west in search of work. Concurrently, the population of Mexican migrant workers decreased, as pressure increased for this population to leave or be deported during what was called the Mexican Repatriation.

The 2014 San Joaquin Valley Fair Housing and Equity Assessment found that White Dust Bowl farm laborers lived in shacks, tent camps, trailers, even their vehicles, as the Farm Security Administration established only eight farm labor camps in the entire San Joaquin Valley region. Where camp accommodations were provided for non-White farmworkers, they were segregated from the White camps and typically substandard in comparison. Most farmworkers had to find lodging in less desirable neighborhoods in cities or rural settlements, many of which were largely devoid of infrastructure improvements. Labor laws that were passed in the 1930s did not apply to farm workers, excluding them from protections such as worker's compensation, child labor, unionizing and collective bargaining, and overtime pay.

In August 1942, due to labor shortages associated with WWII, and six months after the start of the internment camps and the forced relocation of Japanese farmworkers, the federal government allowed for temporary contract laborers from Mexico as part of the Emergency Farm Labor Relief, or Bracero program. Although the Bracero program was initially established as a temporary wartime measure, Congress extended it through the late 1940s until it was ended in 1964. By the late 1950s, it is estimated that up to 200,000 of the laborers that migrated to the United States as part of this program worked in the San Joaquin Valley, many living in the vacated redlined urban neighborhoods left behind as previous immigrants integrated into the communities and were able to relocate, or within the post-

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

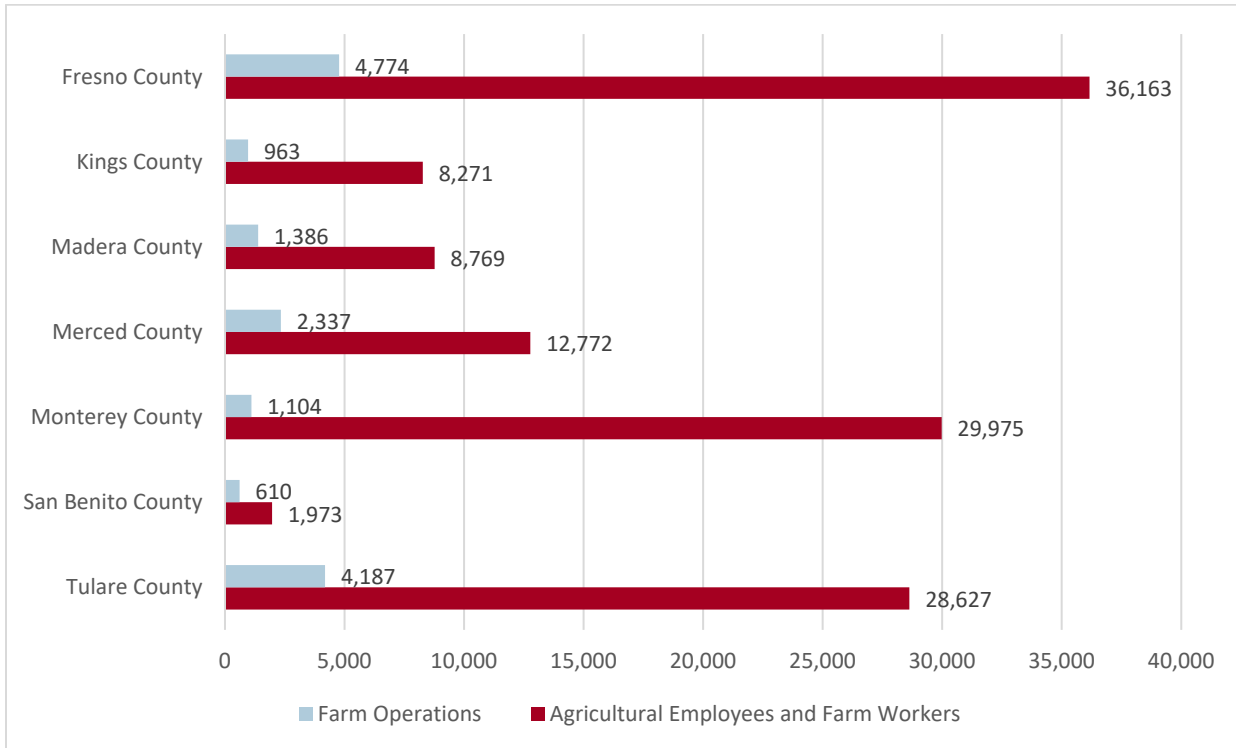
Depression farm labor camps that had been inhabited by the White Dust Bowl migrant laborers. These communities expanded as immigrants from Mexico and Central America continued to fill cheap labor positions.

Many farmworker communities developed in rural areas, just outside of, or within, jurisdictions' spheres of influence in the late 1900s, and often were not included in governmental investment of basic infrastructure as they generally were considered temporary accommodations. Additionally, many of these neighborhoods were exposed to higher rates of environmental pollution due to adjacency of major circulation routes, contaminated water systems associated with pesticides and agricultural runoff, and heavy industrial uses. Many of these neighborhoods have grown into established communities such as Del Rey, Cantua Creek, Easton, Five Points, Tranquility, and Raisin City, as well as others, yet continue to be underserved. These areas are analyzed in more detail in the local assessments of fair housing.

Key Housing Issues and Trends

The 2017 USDA Census of Agriculture reported 4,774 farms in Fresno County, a reduction from 5,683 in 2012. Although the 2022 Census of Agriculture has not yet been released, it is likely that this trend that has continued as development occurs at the periphery of jurisdictions, as well as the effect of the drought. As shown in **Figure 3-37, Regional Farm Operations and Agricultural Farmworkers**, Fresno County has the largest number of agricultural operations in the region and 89.5 percent of its land designated for agriculture, followed by Tulare County with 4,187 farms and 81.8 percent of land designated for agriculture. North of Fresno County, both Madera and Merced Counties have fewer agricultural operations, with 1,386 and 2,337 farms, respectively, but a higher proportion of land designated for agriculture (88.2 percent in Madera County and 91.1 percent in Merced County). Similarly, while Kings County only has 968 reported farm operations, 91.8 percent of its land is designated for agriculture. In contrast, counties west of Fresno County are less agriculturally oriented. Although there are 1,104 farms in Monterey County, only 61.3 percent of the land is designated for agriculture, and there are 610 farms in San Benito County with 75.6 percent of acreage designated for agriculture. Both Mono and Inyo Counties have fewer than 100 farms each, and therefore are not reflected on **Figure 3-37**.

FIGURE 3-37 REGIONAL FARM OPERATIONS AND AGRICULTURAL EMPLOYEES



Source: 2016-2020 ACS and U.S. Census of Agriculture, USDA, 2017

Note: Inyo and Mono Counties are not included in chart as the proportion of persons employed in agriculture, forestry, fishing and wildlife was below 4.0 percent

Local stakeholders estimate that official counts of farmworkers significantly underestimate the true numbers, as undocumented residents often do not participate in traditional data collection methods. Further, farmworkers may be difficult to count due to their mobility, shared housing situations, and distrust of authorities. According to the 2016-2020 ACS, the largest concentration of farmworkers in the region are in Fresno County, although this population comprises only 8.8 percent of employed residents in Fresno County. Following Fresno County, Monterey and Tulare Counties have comparable numbers of farmworkers, but the population represents a notably higher proportion of the employed persons population in each county, at 15.8 and 15.6 percent of the labor force, respectively. Further, 15.0 percent of the labor force in Madera County, 15.4 percent in Kings County, and 11.7 percent in Merced County are employed in agricultural operations. Only San Benito (6.7 percent), Mono (2.0 percent), and Inyo Counties (3.7 percent) have lower proportional representations of farmworkers than Fresno County.

As discussed previously, farmworkers face unique housing challenges due to low wages, high poverty rates, linguistic isolation, and, in many cases, citizenship status. The composition of farmworker households is shifting from primarily migrant individual males to more family households, including a growing number of single female-headed households with children according to the CIRS COVID-19 Farmworker Survey. The combination of socioeconomic characteristics of farmworkers, in Fresno County suggest that the conventional housing resources generally available to such lower-income households often correspond to TCAC/HCD Areas of High Segregation and Poverty. Further, due to housing costs, multiple families or individuals may share a single-family unit, converted garages, or accessory structures. The correlation between potential areas where farmworkers may access

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

affordable housing opportunities is discussed in more detail in each of the individual jurisdictions' assessments of fair housing.

According to the State of California's Analysis of Impediments to Fair Housing, privately owned employee housing licensed by the State of California has been steadily diminishing and currently only accommodates a small fraction of agricultural workers in the state. According to HCD's Employee Housing Facilities database, there are 562 units of farmworker employee housing throughout Fresno County with potential to house approximately 1,260 persons, including 6 set-aside units in Parlier Apartments in Parlier and Maldonado Plaza in Firebaugh. There are 645 units for H-2A workers, which can accommodate approximately 2,540 workers, which often are bunkhouses, dorms, or motel rooms. An additional 261 farmworker housing resources, including beds in the Parlier Migrant Center, single units, apartment complexes managed by the Fresno Housing Authority for seasonal and permanent occupancy, and 60 units of farmworker housing in Mendota, developed as part of the USDA Rural Area Development Program.

Between September 2021 and January 2022, the 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, of whom 100 were homeowners, and 170 farm employers. Overall, less than 1 percent of all farmworkers surveyed desired to live in some type of farm labor housing, and 47.0 percent of non-homeowner households desired homeownership opportunities for single-family units. Of farm employers, 25 currently have some type of farm labor housing on-site. Of those that do not have on-site farm labor housing, 28 reported that they would consider adding labor housing as single houses or cottages and 1 specified that they would consider adding apartment style farm labor housing. Based on phone conversations, dairy farmers were most interested in providing on-site housing due to the 24-hour staffing required. All employers indicated that they would consider adding housing if financing was provided by the government or through grants.

Housing Need

The surveys conducted by CIRS and Fresno County indicate that traditional farm labor and worker camp housing is not desired by most Fresno County farmworkers and laborers, and only a small number of Fresno County farm employers are interested in providing on-site housing if government subsidies were available. Further, based on survey results farmworkers expressed greater interest in off-site housing options, reflecting the concerns of farm employers of finding farmworkers to live in on-site units.

While many of the farmworkers in Fresno County may reside in communities where affordable housing resources are available, and some permanent residents may be eligible for HCVs, they must compete with other lower-income households, often resulting in overcrowding, substandard conditions, and overpayment. Often, particularly for single laborers, dwellings are converted garages, vehicles, farm buildings, or tents. Undocumented laborers face even greater challenges in securing housing. The shortage of affordable housing for the farmworker community represents a significant barrier to fair housing for this population in Fresno County, as well as the region and statewide. Throughout Fresno County, farmworkers face a disproportionate need for safe and affordable housing options that provide access to jobs as well as other resources and amenities. This need is analyzed locally to inform each jurisdiction's Action Plan in the local Assessment of Fair Housing.

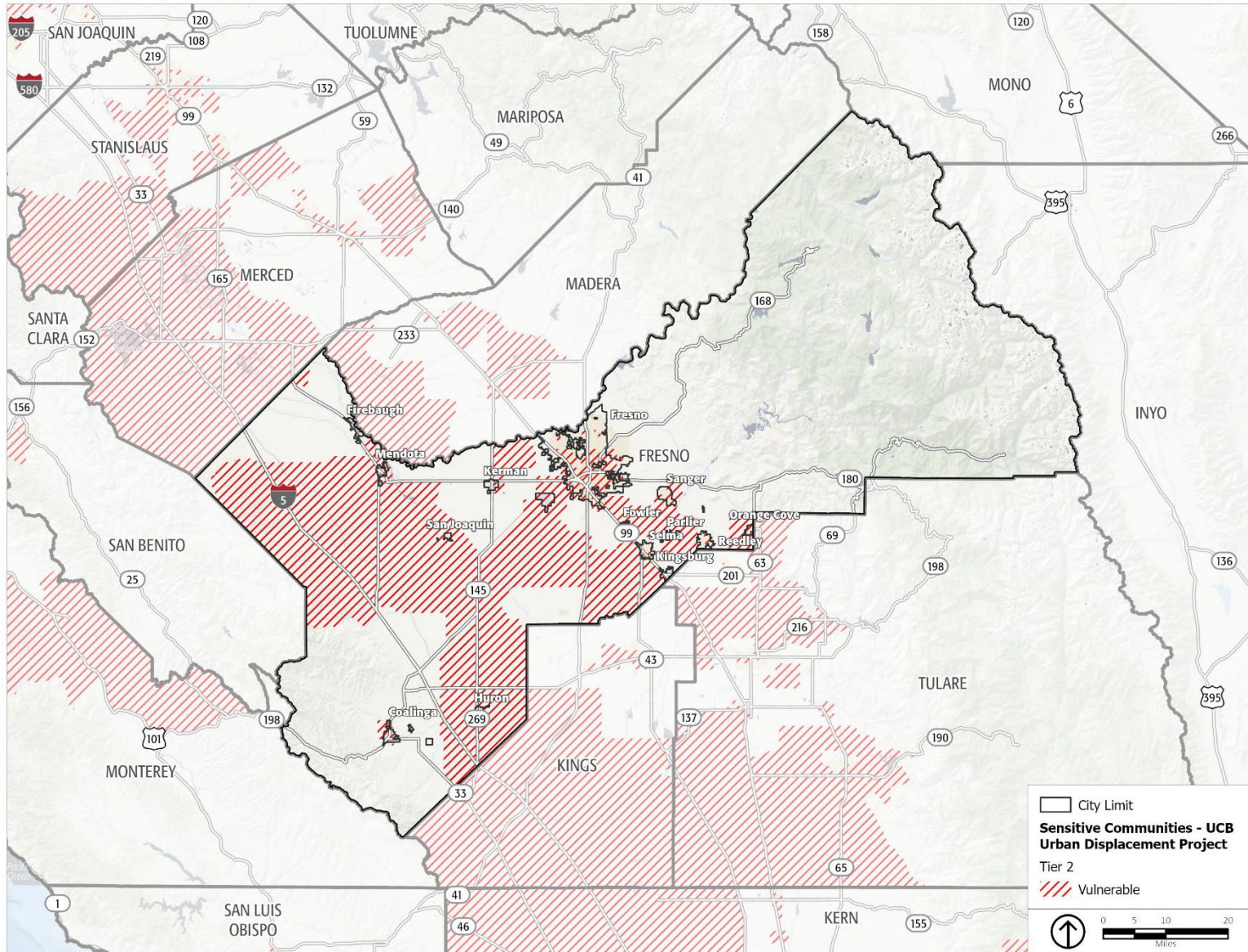
Displacement Risk

A combination of factors can result in increased displacement risk, particularly for lower-income households. Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. As discussed in the analyses of Patterns of Integration and Segregation, Overcrowding, and Overpayment, there are disproportionate patterns of concentrated poverty in the county that may correlate with increased displacement risk. The identification of over 40 areas of high segregation and poverty in the county is also a significant factor in the potential for displacement, particularly in the incorporated areas of Fresno, Sanger, Reedley, Orange Cove, Mendota, Huron, and San Joaquin, and unincorporated areas east and west of I-5 in the western portion of the county. Other factors contributing to the risk of displacement include those previously discussed, as well as vacancy rates, availability of a variety of housing options, and increasing housing prices compared to wage increases. Additionally, the increase in the incidence of both sheltered and unsheltered homelessness points to the correlation between housing affordability, income, and, in many cases, racial and ethnic characteristics. According to the Urban Displacement Project (**Figure 3-38, Sensitive Communities, 2020**), a large portion of Fresno County, largely corresponding to census tracts with low median incomes and high diversity and/or concentrations of populations of color, have been identified as sensitive communities, which are susceptible to changes if housing prices increase.

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the county may also indicate an increased risk of displacement due to housing costs outpacing wage increase, a trend that is felt throughout the region, state, and nation. Dramatic increases in home and rental prices have impacted residents throughout the county, though renters are typically disproportionately burdened by housing market increases in annual rate increases, compared to homeowners who have fixed-rate mortgages. For households attempting to enter the homeowner market for the first time, however, the cost of homes and rising interest rates present a barrier for lower-income households to attain homeownership.

According to Zillow and Redfin (July 2022), the average home value in Fresno County has increased 122.6 percent since 2013, an average of 15.3 percent annually. However, the annual average increase in home prices between 2013 and 2020 pre-pandemic was 7.6 percent, while the median home cost increased 12.7 percent during the height of the pandemic between 2020 and 2021, and 28.9 percent between 2021 and 2022. According to Zillow and Redfin, the median sales price of a home in Fresno County jumped from \$291,409 in 2021 to \$375,000 in 2022. As shown in Table 2-22, Home Sales Recorded 2021-2022, in the Needs Assessment, the survey of home sales in each jurisdiction, with the exception of the City of Clovis as no data was available at the time of the survey, and unincorporated areas conducted in May 2022 by CoreLogic, the highest increases in housing costs were seen in Kingsburg, Coalinga, and City of Fresno, followed by Fowler, Kerman, and Selma, as well as the unincorporated communities of Shaver Lake and Caruthers.

FIGURE 3-38 SENSITIVE COMMUNITIES, 2020



Source: Urban Displacement Project, 2021

While housing costs have increased rapidly, wages have not kept pace. The average median household income in Fresno County has increased an average of 3.1 percent annually from \$45,741 in 2012 to \$57,109 in 2020 according to 2016-2020 ACS data. Until 2020, the annual rate of increase in income was keeping a fairly steady pace with rising housing prices. However, between 2020 and 2022, based on a 2022 HCD estimate of Fresno County median income at \$80,300, the annual rate of increase in household income was 6.8 percent, as compared to the rate of increase in housing prices discussed previously. The difference in these trends indicates growing unaffordability of housing in Fresno County.

In general, the Fresno County region has relatively low housing values and lower housing costs compared to many areas of the state; however, homeowners and renters experience housing cost burdens on par with state levels due to the region's comparatively lower incomes. According to the San Joaquin Valley REAP 2022, estimated home values are at their highest point in decades. The impact of demographic shifts since the start of the COVID-19 pandemic are noticeable in home values in the Fresno County region, with values in several counties having risen nearly \$100,000 since early 2020. As shown in Table 2-24, Fresno County Ability to Pay, in the Needs Assessment, the median home price in Fresno County is only affordable to moderate- and above moderate-income households, based on a family of four. Rent prices in Fresno County have also increased significantly and present a barrier to lower-income households at a comparable rate with home values, at 7.6 percent annually. Between 2014 and 2021, the average rent for a two-bedroom unit, for example, increased from \$1,200 to \$1,835 according to a Zillow 2021 survey, and was affordable only to moderate-income households and above.

Data from Rentcafe.com (2022) indicates that 7.0 percent of units in the City of Fresno rent for less than \$1,000 monthly, 54.0 percent rent for \$1,001 to \$1,500 monthly, 30.0 percent rent for \$1,501 to \$2,000 monthly, and 10.0 percent are above \$2,000 monthly. However, these rent ranges do not differentiate between studio units and three- to four-bedroom units, and therefore the median rent estimate of \$1,480 may not represent the overpayment and overcrowding challenges faced by special needs and larger households. Rentcafe.com also provides average rents for other jurisdictions in Fresno County and adjacent counties, with Clovis at \$1,588, Coalinga at \$1,114, Kerman at \$1,167, Hanford at \$1,581, Sanger at \$1,093, Tulare at \$1,787, Visalia at \$1,691, and Merced at \$1,262. The countywide rate of lower-income renter overpayment is 75.4 percent, with rates exceeding those in the cities of Fresno, Fowler, Reedley, Sanger, and Selma. As renter households within most of the Fresno County jurisdictions comprise between 40.0 and 60.0 percent of the total households, and lower-income renters tend to have higher rates of overpayment than moderate- and above moderate-income renter households, this constitutes a significant proportion of renter households. As discussed in the analysis of Patterns of Integration and Segregation, the highest rates of poverty along the SR 99 corridor are in the City of Fresno, Sanger, Selma, Parlier, and Reedley, corresponding to the highest rates of cost-burdened, low-income renter households. In comparison, the lower-income renter overpayment rate in the unincorporated county is 13.5 percent.

In Fresno County, overpayment is pervasive and is not necessarily linked to areas with a lower median income, although within the county, 60.2 percent of lower-income homeowner households overpay as compared to 25.0 percent of total homeowners; and 75.4 percent of lower-income renters overpay compared to 52.2 percent of total renter households. The highest rates of lower-income homeowner overpayment above the countywide rate are present in Fresno, Kerman, Kingsburg, Mendota, Parlier, Reedley, Sanger, San Joaquin, and Sanger, while the lowest rates are found in the unincorporated county, Coalinga, Fowler, Firebaugh, and Huron.

SECTION 3: REGIONAL ASSESSMENT OF FAIR HOUSING

Feedback received in response to the San Joaquin Valley REAP, *Taking Stock: A Comprehensive Housing Report for the San Joaquin Valley*, have identified that there is an overall lack of production at any price point, but particularly in multifamily construction and affordable units. For rentals, very low inventory and high cost to initiate tenancy (e.g., deposits, first and last month's rent) may result in the need for hundreds or thousands of dollars up front to secure the rental unit.

According to the California Housing Partnership, the average cost of living for a family of three in the San Joaquin Valley is about \$48,293. This regional cost of living is 14.0 percent below the regional median household income of \$56,247; however, it is 66.0 percent higher than the state minimum wage income of \$29,120.

OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT



TABLE OF CONTENTS

Opportunities for Residential Development..... 4-1

TABLES

Table 4-1 2023-2031 Regional Housing Needs Allocation by Jurisdiction..... 4-2
Table 4-3 Financial Resources..... 4-6
Table 4-3 Fresno Housing Authority Properties 4-10

SECTION 4: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

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OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT



REGIONAL HOUSING NEEDS ALLOCATION

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

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

In Fresno County, the Fresno Council of Governments (FCOG) is the entity authorized under state law to develop a methodology to distribute the future housing needs to the jurisdictions within the region. The jurisdictions and FCOG collaborated to determine how the regional need would be distributed among the jurisdictions. In October 2022, FCOG adopted its final Regional Housing Needs Allocation Plan for the June 30, 2023, through December 31, 2031, RHNA projection period. As required by state law, the Plan divides the allocation of projected housing demand into four income categories:

- Very low-income – Up to 50 percent of the area median income;
- Low-income – 51 to 80 percent of the area median income;
- Moderate-income – 81 to 120 percent of the area median income; and
- Above moderate-income – More than 120 percent of the area median income.

Adjusting the allocation by income category allows for a balanced distribution of lower-income households between jurisdictions. Based on the requirements of Assembly Bill (AB) 2634 (Statutes of 2006), each jurisdiction must also address the projected needs of extremely low-income households, defined as households earning less than 30 percent of the median income. The projected extremely low-income need can be assumed as 50 percent of total need for the very low-income households. **Table 4-1** shows the RHNA for all jurisdictions in Fresno County, adjusted to include the projected needs for extremely low-income households.

SECTION 4: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

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

Table 4-1 2023-2031 Regional Housing Needs Allocation by Jurisdiction

Jurisdiction	Housing Units by Income Level				Total Housing Units
	Very Low ¹	Low	Moderate	Above Moderate	
Clovis	2,926	1,549	1,448	3,054	8,977
Coalinga	157	96	89	224	566
Firebaugh	102	46	66	229	443
Fowler	94	57	47	141	339
Fresno	9,440	5,884	5,638	15,904	36,866
Huron	45	45	55	174	319
Kerman	285	134	168	476	1,063
Kingsburg	248	161	150	323	882
Mendota	129	68	97	348	642
Orange Cove	66	49	86	268	469
Parlier	147	94	108	384	733
Reedley	403	183	211	666	1,463
San Joaquin	39	193	245	644	1,121
Sanger	412	28	36	97	573
Selma	393	165	233	701	1,492
Unincorporated County	706	391	370	883	2,350
Total County	15,592	9,143	9,047	24,516	58,298

¹Adjusted to include extremely low-income units

Source: FCOG Regional Housing Needs Allocation Plan, October 2022.

ASSEMBLY BILL 1233 RHNA “CARRY-OVER” ANALYSIS

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

These jurisdictions must identify their unaccommodated housing need from January 1, 2013, through December 31, 2023, RHNA projection period. Where applicable, an analysis has been included in the local jurisdictions section in Appendix 1.

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

- The number of units approved or constructed (by income category) since the beginning of the previous RHNA projection period start date (i.e., January 1, 20013);
- The number of units that could be accommodated on any appropriately zoned sites available during the previous RHNA projection period;
- The number of units accommodated on sites that have been rezoned for residential development pursuant to the site identification programs in the element adopted for the previous planning period (if applicable); and
- The number of units accommodated on sites rezoned for residential development independent of the sites rezoned in conjunction with the element’s site identification programs, as described previously.

If this analysis reveals an unaccommodated need (in any income category) from the 2013-2023 RHNA, the jurisdiction must adopt a program to rezone sites within the first year of the new planning period to meet the housing need pursuant to Government Code Sections 65584.09 and 65583(c)(1).

AVAILABILITY OF LAND AND SERVICES

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

Units Built or Under Construction and Planned or Approved Projects

Jurisdictions can credit units from approved or projects pending approval to meet a portion of the RHNA. Each jurisdiction’s Housing Element includes a list of all residential projects that are planned or approved and scheduled to be built by the end of the current RHNA projection period (December 31, 2023).

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.

Vacant and Underutilized Land Inventory

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

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.

Affordability and Density

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

- Provide a detailed market-based analysis demonstrating how the adopted densities accommodate this need. The analysis shall include, but is not limited to, factors such as market demand, financial feasibility, or information based on development project experience within a zone or zones that provide housing for lower-income households.
- Use the “default density standards” that are “deemed appropriate” in state law to accommodate housing for lower-income households given the type of the jurisdiction. With the exception of the cities of Fresno and Clovis, all jurisdictions in Fresno County are considered “suburban jurisdictions” with a default density standard of 20 units per acre. HCD is required to accept sites that allow for zoning at this density as appropriate for accommodating a jurisdiction’s share of the regional housing need for lower-income households. The cities of Fresno and Clovis are considered metropolitan jurisdictions and have a default density of 30 units per acre.

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

Refer to each local jurisdiction’s Appendix 1 for a full sites analysis to meet the RHNA.

Adequacy of Public Facilities

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

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

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

Jurisdictions in Fresno County have and will continue to pursue grant funding to improve infrastructure availability and reliability. Furthermore, the jurisdictions may adopt, or work with local water providers to adopt, policies to

SECTION 4: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

grant priority for water and sewer service to proposed developments that include housing units affordable to lower-income households.

Financial and Administrative Resources

Jurisdictions in Fresno County have access to a variety of existing and potential funding sources for affordable housing activities. These include programs from federal, state, local, and private resources. This section describes the key housing funding sources currently used in the city, which include Community Development Block Grant (CDBG) funds from the state and Section 8 rental assistance. **Table 4-3** lists a range of potential financial resources that may be used in these jurisdictions.

Table 4-3 Financial Resources

Program Name	Description	Eligible Activities
Federal		
Community Development Block Grant (CDBG)	Grants administered and awarded by the state on behalf of HUD to cities through an annual competitive process.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Infrastructure Improvements Homeless Assistance Public Services
HOME Investment Partnership Act Funds	Flexible grant program for affordable housing activities awarded by the state on behalf of HUD to individual cities through an annual competitive process.	Acquisition Rehabilitation Homebuyer Assistance New Construction
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.	Rental Assistance
Section 203(k)	Single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage.	Land Acquisition Rehabilitation Relocation of Unit Refinancing of Existing Indebtedness
State Programs		
Emergency Shelter Grant Program	Program funds to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, and prevent homelessness.	Support Services Rehabilitation Transitional Housing Supportive Housing
Rural Development Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1 percent interest. Housing grants may cover up to 90 percent of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	Purchase Development/Construction Improvement Rehabilitation
Multifamily Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of permanent and transitional rental housing.	New Construction Rehabilitation Acquisition Preservation

SECTION 4: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Program Name	Description	Eligible Activities
California Housing Finance Agency (Cal HFA) Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	New Construction Rehabilitation Acquisition
California Housing Finance Agency (Cal HFA) Homebuyer's Down Payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	Homebuyer Assistance
California Housing Finance Agency (Cal HFA)	The Forgivable Equity Builder Loan gives first-time homebuyers a head start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously occupies the home as their primary residence for five years.	Homeowner Assistance
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	New Construction Rehabilitation
California Self-Help Housing Program	State program that provides technical assistance grants and loans as well as deferred payment conditionally forgivable mortgage assistance loans for the rehabilitation or construction of new affordable housing.	New Construction Rehabilitation
CalHOME	Grants to cities and nonprofit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment, and construction period expenses for homeownership projects	Predevelopment, Site Development, Site Acquisition Rehabilitation Acquisition/rehab Down Payment Assistance Mortgage Financing Homebuyer Counseling
Tax Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	New Construction Rehabilitation Acquisition
Affordable Housing Sustainable Communities Program	This program provides grants and/or loans, or any combination, that will achieve GHG emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation.	New Construction
Local		
First Time Homebuyer Assistance Program (HAP)	The First Time Homebuyer Assistance Program (HAP) offers no-interest loans of up to 20 percent of a home's sale price to income-qualifying first-time home buyers. The buyer must contribute at least 1.5 percent of the sale	Down Payment Assistance Mortgage Financing

SECTION 4: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Program Name	Description	Eligible Activities
	price and must purchase the house as their primary residence.	
Housing Assistance Rehabilitation Program (HARP)	This program provides no-interest loans to income-qualifying households for moderate to substantial home reconstruction/rehabilitation projects. Code deficiencies, as well as owner-requested non-luxury improvements, are addressed. HARP loans are funded by various federal and state agencies and are specifically designed to assist low-income families make such improvements.	Rehabilitation
Rental Rehabilitation Program (RRP)	This program offers zero-interest loans to repair rentals in unincorporated areas and participating cities. Loans cover the entire cost of rehabilitation and are repaid over 20 years.	Rehabilitation
Habitat for Humanity – Greater Fresno Area	Homeownership through sweat equity. Homeowners also receive counseling and training on homeownership and maintenance. Homeowners buy their completed homes from Habitat for Humanity and repay them over 30 years through an affordable mortgage	Homebuyer Assistance
Private Resources/Lender/Bank Financing		
Federal National Mortgage Association (Fannie Mae) Community Homebuyers Program	Fixed rate mortgages issued by private mortgage insurers.	Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
	Low down payment mortgages for single-family homes in underserved low-income and minority cities.	Homebuyer Assistance
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to nonprofit and for-profit developers and public agencies for affordable low-income ownership and rental projects.	New Construction
Freddie Mac	Home Works – Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% Median Family Income (MFI) qualify.	Homebuyer Assistance Combined with Rehabilitation
Bay Area Local Initiatives Support Corporation (LISC)	Provides recoverable grants and debt financing on favorable terms to support a variety of community development activities including affordable housing.	Acquisition New Construction Rehabilitation
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	Acquisition Rehabilitation New Construction
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	Acquisition Rehabilitation New Construction

Program Name	Description	Eligible Activities
Administrative Resources		
RH Community Builders	RH Community Builders is a nonprofit housing developer active in the region. The organization develops cost effective, high quality, permanently affordable housing throughout the Central Valley and beyond. RH Community Builders is focused on building a multi-faceted approach to ending homelessness in the Central Valley. By assisting community members in accessing needed services and increasing the inventory of affordable housing.	New Construction Rehabilitation Acquisition

Administrative Capacity

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

Fresno Economic Opportunities Commission

The Fresno Economic Opportunities Commission (Fresno EOC) is a private nonprofit corporation governed by a 24-member tripartite Board of Commissioners. The Fresno EOC provides services that include energy services such as the weatherization program for both homeowners and renters in Fresno County who are income eligible.

Fresno Housing Authority

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

Table 4-3 shows the subsidized rental units owned and/or managed by the Fresno Housing Authority throughout the county.

SECTION 4: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Table 4-3 Fresno Housing Authority Properties

Community/ Apartment Complex	Location	Number of Units
<i>Biola</i>		
Biola Apartments	4955 North 7th Avenue	12
<i>Del Rey</i>		
Del Rey Apartments	5662 South Oak Lane Avenue	30
<i>Firebaugh</i>		
Cardella Courts	419 P Street	32
La Joya Commons (Firebaugh Family Apartments)	1501 Clyde Fannon Road	34
Firebaugh Elderly	1662 Thomas Conboy Avenue	30
Maldonado Plaza	1779 Thomas Conboy Avenue	64
Mendoza Terrace	1613 Mendoza Drive	50
Mendoza Terrace II	1661 Allardt Drive	40
Rio Villas	1238 P Street, Firebaugh	30
<i>Fowler</i>		
Magnolia Commons (Magill Plaza)	325 East Vine Street	60
<i>Fresno</i>		
541 (South Tower)	541 South Tower, North Fulton Street	14
Alegre Commons	130 West Barstow Avenue	42
Bridges at Florence	649 East Florence Avenue	34
Brierwood	4402 West Avalon Avenue	74
Cedar Courts	4430 East Hamilton Avenue	119
Cedar Courts II	4430 East Hamilton Avenue	30
City View at Van Ness	802 Van Ness Avenue	45
Dayton Square	3050 East Dayton Avenue	66
DeSoto Gardens	640 East California Avenue	40
DeSoto Gardens II	640 East California Avenue	28
El Cortez Apartments	4949 North Gearhart Avenue	48
Fairview Heights Terrace	2195 South Maud	74
Fenix at Calaveras	250 North Calaveras Street	22
Fenix at Glenn	172 North Glenn Avenue	8
Garland Gardens	3726 North Pleasant Avenue	51
Golden State Triage Center	1415 West Olive Avenue, Fresno	48
Inyo Terrace	510 South Peach Avenue	44
Marcelli Terrace	4887 North Barcus Avenue	24

SECTION 4: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Community/ Apartment Complex	Location	Number of Units
Mariposa Meadows	1011 West Atchison Avenue	40
Monte Vista Terrace	North 1st Street and East Tyler Avenue	44
Pacific Gardens	5161 East Kings Canyon Road	56
Parc Grove Commons South	2674 East Clinton Avenue	363
Pinedale Apartments	160 West Minarets Avenue	50
Renaissance at Alta Monte	205 North Blackstone Avenue	30
Renaissance at Santa Clara*	t 1555 Santa Clara Street	70
Renaissance at Trinity	524 South Trinity Street	21
San Ramon	1328 East San Ramon Avenue	32
Sequoia Courts	515 South Modoc Street	60
Sequoia Courts Terrace	549 S. Thorne Avenue	78
Sierra Plaza	838 Tulare Street	70
Sierra Pointe**	1233 West Atchison Avenue	53
Sierra Terrace	937 Klette Avenue	72
Step Up 99	1240 North Crystal Avenue	99
Sun Lodge	1101 North Parkway Drive	98
The Arthur at Blackstone	3039 North Blackstone Avenue	41
The Monarch at Chinatown	1101 F Street	57
The Villages at Broadway	1828 Broadway Street	26
The Villages at Paragon	4041 Plaza Dr E	28
Viking Village	4250 North Chestnut Avenue	40
Villa del Mar	3950 North Del Mar Avenue	48
Woodside Apartments	3212 East Ashcroft Avenue	76
Yosemite Village	709 West California Avenue	69
<i>Huron</i>		
Cazares Terrace	36487 O Street	24
Cazares Terrace II	36333 Mouren Street	20
Corazon Del Valle Commons	17053 12th Street	61
Parkside Apartments	36200 North Giffen Avenue	50
<i>Kerman</i>		
Granada Commons	14570 California Avenue	16
Helsem Terrace	938 South 9th Street	40
<i>Kingsburg</i>		
Linnaea Villas	2530 Sierra Street	47
Marion Villas	1600 Marion Street	48

SECTION 4: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

Community/ Apartment Complex	Location	Number of Units
<i>Laton</i>		
Laton Apartments	6701 East Latonia Street	20
<i>Mendota</i>		
Mendota RAD Apartments	778 Quince Street	60
Esperanza Commons	241 Tuft Street	60
Rios Terrace	424 Derrick Avenue	24
Rios Terrace II	111 Straw Street	40
<i>Orange Cove</i>		
Citrus Gardens	201 Citrus Avenue and 452 10th Street	30
Kuffel Terrace	791 I Street	60
Mountain View Apartments	1270 South Avenue	30
<i>Parlier</i>		
Oak Grove	595 Bigger Street	50
Orchard Commons*	295 South Newmark Avenue	41
Parlier Migrant Center*	8800 South Academy Avenue	131
<i>Reedley</i>		
Sunset Terrace	629 East Springfield Avenue	20
Sunset Terrace II	806 Lingo Avenue	20
Kings River Commons	2020 E. Dinuba Avenue	60
<i>Sanger</i>		
Blossom Trail Commons	285 J Street	48
Elderberry at Bethel	2505 5th Street	74
Wedgewood Villas	2415 5th Street	64
<i>San Joaquin</i>		
San Joaquin Apartments	8610 South Pine Avenue	20
Taylor Terrace	8410 5th Street	28
<i>Selma</i>		
Cueva De Oso (William Shockley Plaza)	1445 Peach Street	48
TOTAL		4,048

Source: Fresno Housing Authority, 2022.

Notes:

* Including one manager's unit

** Single-family homes

Nonprofit Housing Providers

There are numerous nonprofit organizations that are active in constructing, managing, and preserving affordable housing in the region. According to Affordable Housing Online, there are 12,585 units of affordable housing in 138 properties throughout the county, including those operated by the Housing Authority. More than half of these affordable units are in the City of Fresno; however, every city and several unincorporated communities also contain affordable housing units. Within the smaller cities and unincorporated areas, one of the more active nonprofit

housing providers has been Self-Help Enterprises. Self-Help Enterprises focuses on providing self-help housing, sewer and water development, housing rehabilitation, multifamily housing, and homebuyer programs in the San Joaquin Valley of California. They currently assist the City of Coalinga to oversee their housing rehabilitation and down payment assistance programs.

OPPORTUNITIES FOR ENERGY CONSERVATION

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

California Building Code, Title 24

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

Utility Programs

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

- **The Budget Billing Program (BPP).** Designed to eliminate big swings in customer monthly payments by averaging energy costs over the year.
- **CARE (California Alternate Rates for Energy).** PG&E provides a 20 percent discount on monthly gas and energy bills for low-income households.
- **Energy Savings Assistance Program:** Provides low-income customers with energy-efficiency upgrades such as attic insulation, caulking, weather stripping, water-saving devices, and energy-efficient lighting.
- **Multifamily Energy Savings Program:** Offers cash incentives on the installation of new, energy-efficient equipment or systems.
- **The Family Electric Rate Assistance (FERA) Program.** PG&E provides a rate reduction program for low-income households of three or more people.
- **REACH (Relief for Energy Assistance through Community Help).** The REACH program is sponsored by PG&E and administered through the Salvation Army. PG&E customers can enroll to give monthly donations to the REACH program. Through the REACH program, qualified low-income customers who

SECTION 4: OPPORTUNITIES FOR RESIDENTIAL DEVELOPMENT

have experienced unforeseen hardships that prohibit them from paying their utility bills may receive an energy credit up to \$200.

The Fresno Economic Opportunities Commission (FEOC) operates over 35 human service programs designed to reduce poverty, increase self-sufficiency, and build stronger communities. The agency budget is approximately \$100 million annually with funding from private, local, regional, state, and federal sources. One of the programs includes energy services such as free solar panel installation and weatherization programs:

- **Free Home Solar Program:** The Transform Fresno Project provides up to a 6,000 Watts solar system for homes in the designated project area. The solar system and installation are 100 percent free. Homeowners will own the system free and clear. A limited number of systems are available.
- **Low-Income Home Energy Assistance Program (LIHEAP):** Provides financial assistance to help offset an eligible Fresno County household's home energy cost.
- **Weatherization services:** Homeowners and renters in Fresno County who are income-eligible can qualify for weatherization services with qualified mobile homes, apartments, houses, and condos. Weatherization measures include:
 - Weather-stripping doors and caulking windows or gaps around home
 - Testing, repairing, or replacement of refrigerators, water heaters, heating and/or cooling systems, and cooking appliances
 - Insulating exterior walls, ceilings, and floors
 - Installing low-flow shower heads
 - Upgrading interior and exterior lighting services to LED
 - Duct repair and replacement

HOUSING CONSTRAINTS



TABLE OF CONTENTS

Housing Constraints	5-1
Governmental Constraints	5-1
Nongovernmental Constraints	5-13

TABLES

Table 5-1 Statewide Density Bonus Parking Standards	5-3
Table 5-2 Fresno COG Transportation Impact Fee	5-10
Table 5-3 Listed Land Prices, Incorporated Cities (2022)	5-13
Table 5-4 Listed Land Prices, Unincorporated Areas (2022).....	5-14
Table 5-5 Land Sale Prices, Incorporated Cities (August 2022).....	5-14
Table 5-6 Land Sale Prices, Unincorporated Areas (August 2022).....	5-14

FIGURES

Figure 5-1. Historical Mortgage Interest Rates, United States 2015-2022	5-16
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SECTION 5: HOUSING CONSTRAINTS

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HOUSING CONSTRAINTS



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

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

GOVERNMENTAL CONSTRAINTS

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

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

Land Use Controls

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

General Plan

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

Zoning Ordinance

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

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

Residential Development Standards

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

Parking

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

Open Space and Park Requirements

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

Density Bonus

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.

Density bonus law also imposes statewide parking standards that a jurisdiction must grant upon request from a developer of an affordable housing project that qualifies for a density bonus. These parking standards are summarized in Table 5-1. These numbers are the total number of parking spaces, including guest parking and handicapped parking. The developer may request these parking standards even if they do not request the density bonus. Appendix 2 provides a description of whether or not individual jurisdictions comply with California’s density bonus law.

Table 5-1 Statewide Density Bonus Parking Standards

Number of Bedrooms	Required On-Site Parking
Studio/1 bedroom	1 space
2 to 3 bedrooms	1.5 space
4 or more bedrooms	2.5 spaces

Source: Government Code Section 65915 (9)(p)(1)

Growth Control

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

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

Airport Land Use Compatibility

State law requires each local agency having jurisdiction over land uses within an Airport Influence Area (AIA) to either: (1) modify its general plan, zoning ordinance, or other applicable land use regulation(s) to be consistent with the Airport Land Use Compatibility Plan (ALUCP); or (2) overrule all or part of the ALUCP within 180 days of its adoption. If a city or county fails to take either action, the agency is required to submit all land use development proposals to the Airport Land Use Commission (ALUC) for consistency review until such time as the ALUC deems their general plan consistent with the ALUCP. The Fresno Council of Governments (COG) Airport Land Use Commission has completed ALUCPs for airports within its jurisdiction. The following are the most recently adopted plans for public airports in Fresno County.

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

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

Zoning for a Variety of Housing Types

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

Multifamily

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

Manufactured Housing

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher-density multifamily residential units is not allowed or not feasible because of infrastructure constraints. California Government Code Sections 65852.3 and 65852.4 specify that a jurisdiction must allow manufactured homes on a foundation on all “lots zoned for conventional single family residential dwellings.” Permanently sited manufactured homes built to the United States Department of Housing and Urban Development (HUD) Code are subject to the same rules as site-built homes, except architectural requirements concerning the manufactured home’s roof overhang, roofing materials, and siding materials.

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

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

Farmworker Housing/Employee Housing Act

The Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. The California Department of Housing and Community Development (HCD) also indicates that employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that are not required of a family dwelling of the same type in the same zone. In addition, in any zone where agriculture is permitted or allowed by a conditional use permit, employee housing containing up to 36 beds and 12 units must be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

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

Emergency Shelters

Emergency shelters are defined by the California Health and Safety Code (Section 50801) as:

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

Senate Bill (SB) 2 (Government Code Section 65583) was enacted in 2008 to support the needs of the homeless by removing barriers to and increasing opportunities for development of emergency shelters. SB 2 requires every jurisdiction in California to identify a zone (or zones) where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. To address this requirement, a local government may amend an existing zoning district, establish a new zoning district, or establish an overlay zone. The zone(s) must provide sufficient opportunities for new emergency shelters to meet the homeless need identified in the analysis and must in any case accommodate at least one year-round emergency shelter. SB 2 requires that emergency shelters only be subject to those development and management standards that apply to residential or commercial use within the same zone, except the local government may apply certain objective standards, as follows:

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

Assembly Bill (AB) 2339 (Government Code Section 65583 (a)(4)) requires jurisdictions provide a calculation methodology for determining the sufficiency of sites available to accommodate emergency shelters in the identified zoning designation.

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

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
- 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

Appendix 2 analyzes each jurisdiction’s compliance with State law requirements for low-barrier navigation centers.

Transitional and Supportive Housing

Pursuant to Government Code Section 65583, transitional and supportive housing shall be treated as a residential use and allowed in all zones that allow residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone.

According to recent changes in State law, Government Code Sections 65650 and 65583 (AB 2162), states that the City must also allow 100 percent affordable projects that include 25 percent, or 12 units of supportive housing, by right where multi-unit and mixed-use development is permitted. The Housing Element includes an implementation program to comply with this new provision of State law. Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments; and typically offers case management and support services to help return people to independent living (often six months to two years).

The State defines transitional housing as:

“Transitional housing” shall mean buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (Health and Safety Code Section 50675.14).

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

SECTION 5: HOUSING CONSTRAINTS

“Supportive housing” shall mean housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Health and Safety Code Section 50675.2(h)).

The State defines the target population as:

“Target population” shall mean persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people (Health and Safety Code Section 53260(d)).

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

Single-Room Occupancy Units

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

Group Homes/Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) and Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 sets out the rights and responsibilities of persons with developmental disabilities. A State-authorized, certified, or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis must be considered a residential use that is permitted in all residential zones. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

Appendix 2 provides descriptions of the restrictions on group homes in each jurisdiction.

Accessory Dwelling Units

Accessory dwelling units (ADUs), also called “second units” or “granny flats” are attached or detached residential dwellings that provide complete, independent living facilities for one or more persons. That is, they include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling and must be permitted ministerially subject to objective design standards (Government Code Section 65852.2).

Junior accessory dwelling units (JADUs) are ADUs of less than 500 square feet and must be permitted within the walls of the proposed or existing single-family dwelling. An existing bedroom or interior entry into the single-family home is not required for JADUs.

Appendix 2 analyzes compliance with State law requirements for ADU/JADUs in each jurisdiction.

On-/Off-Site Improvement Standards

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

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

Fees and Exactions

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

In 2019, National Impact Fees Survey examined 37 jurisdictions in California. The study reports average impact fees of \$37,471 per single-family unit and \$21,703 per multifamily unit in California.

Appendix 2 provides an analysis of permit and processing and development impact fees in each jurisdiction. In addition to the fees shown in Appendix 2, jurisdictions in Fresno County are subject to two regional impact fees, including Regional Transportation Mitigation fees and San Joaquin Valley Air Pollution Control District fees.

Regional Transportation Mitigation Fees

In addition to local planning and development impact fees, Regional Transportation Mitigation Fees, shown in Table 5-2, are payable to the Fresno COG as a part of “Measure C,” approved by Fresno County voters in 2006. Jurisdictions have no control of these fees, which are paid to ensure that future development contributes toward the cost to mitigate cumulative, indirect regional transportation impacts. These fees are the same throughout the county and fund important improvements needed to maintain the transportation system.

Table 5-2 Fresno COG Transportation Impact Fee

Residential Developments (\$/Dwelling Unit)	Fee
Single-Family Dwelling (Market-Rate)	\$2,118
Single-Family Dwelling (Affordable)	\$1,059
Multifamily Dwelling (Market-Rate)	\$1,642
Multifamily Dwelling (Affordable)	\$821

Source: Fresno Council of Governments, 2020.

San Joaquin Valley Air Pollution Control District Fees

Fresno County is within the regulatory jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The air basin as a whole does not meet ambient air quality standards set at the state and federal levels and is within a “non-attainment” area for ozone, particulate matter with a diameter of 10 microns or less (PM₁₀; state), and particulate matter with a diameter of 2.5 microns or less (PM_{2.5}).

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

Processing and Permit Procedures

Jurisdictions have various procedures that developers must follow for processing development entitlements and building permits. Processing times vary and depend on the size and complexity of the project. Appendix 2 provides more information on the processing and permit procedures in each jurisdiction.

Senate Bill 35

SB 35 requires jurisdictions that have failed to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing.

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

Senate Bill 330

SB 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. 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.

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

Building Codes and Enforcement

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

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

Constraints on Housing for Persons with Disabilities

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

California Building Code

The 2019 California Building Code, Title 24 regulations, provide for accessibility for persons with disabilities. The Housing Element must identify the version of the Building Code adopted in each jurisdiction and whether or not a jurisdiction has adopted any amendments to the Code that might diminish the ability to accommodate persons with disabilities. Appendix 2 provides information on which

SECTION 5: HOUSING CONSTRAINTS

jurisdictions have adopted the 2019 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities.

Definition of Family

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

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

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

Zoning and Land Use Policies

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

Reasonable Accommodation Procedure

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

NONGOVERNMENTAL CONSTRAINTS

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

Land Costs

The cost of land can be a major impediment to the production of affordable housing. Land costs are influenced by many variables, including scarcity and developable density (both of which are indirectly controlled through governmental land use regulations), location, site constraints, and the availability of public utilities. For example, available land parcels in downtown Fresno are small in size due to limited available land. The range is from \$375,000 to \$495,000, less than the high county average. This is often because sites are smaller and/or occupied by existing uses that generate revenue to property owners. As shown in Table 5-3 and Table 5-4, smaller sites (under 10 acres) have a smaller cost-per-acre in both the cities and unincorporated area.

As shown in Table 5-3, in August 2022, land was listed for more in the incorporated area. Excluding the City of Fresno, whose land costs are not reflective of the rest of the county, seven properties were listed for sale in the incorporated cities (three in Clovis, and one each in Kerman, Orange Cove, Parlier, and San Joaquin). The properties ranged in size from 1.7 acres for \$499,000 (\$297,024 per acre) to 20 acres for \$358,000 (\$17,900 per acre). The average list price per acre was \$282,686.

As shown in Table 5-4, in the unincorporated area (Auberry, Squaw Valley, Wonder Valley outside of Sanger), eight properties were listed for sale in August 2022. The properties ranged from 4.7 acres for \$80,000 (\$17,021 per acre) to 25 acres for \$199,000 (\$7,960 per acre). The average list price per acre was \$18,048.

Table 5-3 Listed Land Prices, Incorporated Cities (2022)

Lot Size	Incorporated		
	Average Per-Acre Cost	Average Range Per-Acre Cost	Number of Listings
Less than 10 acres	\$383,601	\$40,379 – \$1,269,430	5
10 or more acres	\$30,398	\$17,900 – \$42,895	2
Average \$/acre	\$282,686	\$17,900 – \$1,256,410	7

Source: Redfin, August 2022.

SECTION 5: HOUSING CONSTRAINTS

Table 5-4 Listed Land Prices, Unincorporated Areas (2022)

Lot Size	Unincorporated		
	Average	Average Range	Number of Listings
Less than 10 acres	\$23,325	\$17,021 – \$36,853	5
10 or more acres	\$9,253	\$7,800 – \$12,000	3
Average \$/acre	\$18,048	\$7,800 – \$36,853	8

Source: Redfin, August 2022.

As shown in Table 5-5, in August 2022, land sold for less in the incorporated area. Excluding the City of Fresno, whose land costs are not reflective of the rest of the county, eight properties were sold in cities (two in Sanger, three in Clovis, one each in Selma, Coalinga, and Firebaugh). The properties ranged from 0.5 acres for \$135,000 (\$6 per acre) to 160.0 acres for \$1,559,396 (\$9,746 per acre). The average sale price per acre was \$67,582.

As shown in Table 5-6, in the unincorporated area, 13 properties were sold in August 2022, ranging from 4.1 acres for \$35,000 (\$8,495 per acre) to 54.3 acres for \$215,000 (\$3,959 per acre). The average cost per acre of all sold properties in Fresno County was \$13,907.

Table 5-5 Land Sale Prices, Incorporated Cities (August 2022)

Lot Size	Incorporated		
	Average	Range	Number of Listings
Less than 10 acres	\$85,152	\$6–\$236,666	6
10 or more acres	\$14,873	\$9,746–\$20,000	2
Average \$/acre	\$67,582	\$6–\$236,666	8

Source: Redfin, August 2022.

Table 5-6 Land Sale Prices, Unincorporated Areas (August 2022)

Lot Size	Unincorporated		
	Average	Range	Number of Listings
Less than 10 acres	\$19,924	\$6,237 – \$44,291	8
10 or more acres	\$4,280	\$2,563 – \$5,338	5
Average \$/acre	\$13,907	\$2,563 – \$44,291	13

Source: Redfin, August 2022.

Construction Costs

Construction costs for a single-family home are approximately \$143 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 and cooling in Fresno County. Estimated total construction costs for such a home are \$286,664. These construction costs include labor, materials, and equipment but do not include costs of buying land.¹

Costs for multifamily construction are approximately \$95 per square foot. This is based on costs calculated for a three-story building in Fresno County with 30 units and an average unit size of 800 square feet each. 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 costs for each unit are \$71,736, and total construction costs for the building are \$2,294,428. These construction costs include labor, materials, and equipment but do not include costs of buying land.²

The availability and demand for materials, such as asphalt, roofing, and pipes, affect prices for these goods. Another major cost component of new housing is labor. The cost of labor in Fresno County is comparatively low because the area's cost of living is relatively low compared to other areas in California. According to a 2020 study of project costs in TCAC project application budgets, construction worker compensation only represents 14 percent of the total per-unit cost for a multifamily project. White collar labor costs, including developer fees, contractor income, and architecture and engineering fees, represent a combined 19 percent of per-unit costs. While prevailing wage requirements do add to project costs, low construction worker wages can create negative externalities by requiring construction workers to enroll in public safety net programs such as Temporary Aid for Needy Families (TANF), Earned Income Tax Credit (EITC), and Supplemental Nutrition Assistance Program (SNAP). Additionally, construction workers not receiving adequate pay could experience the same challenges of housing cost burden that affordable housing programs seek to address. Therefore, there is a regional benefit in maintaining livable wages for construction workers. There is little that municipalities can do to mitigate the impacts of high construction costs except by avoiding local amendments to uniform building codes that unnecessarily increase construction costs without significantly adding to health, safety, or construction quality. Because construction costs are similar across jurisdictions in Fresno County, the cost of construction is not considered a major constraint to housing production.

Dry Utilities

Dry utilities, including cable, electricity, and telephone service, are available to all areas in the city. There is sufficient capacity to meet the current need and any future need. Service providers for Fresno County are:

- Electricity: Pacific Gas and Electric Company (PG&E)

¹ 2022 National Building Cost Manual and 2022 15 zip code modifiers, Craftsman Book Company.

² 2022 National Building Cost Manual and 2022 15 zip code modifiers, Craftsman Book Company.

SECTION 5: HOUSING CONSTRAINTS

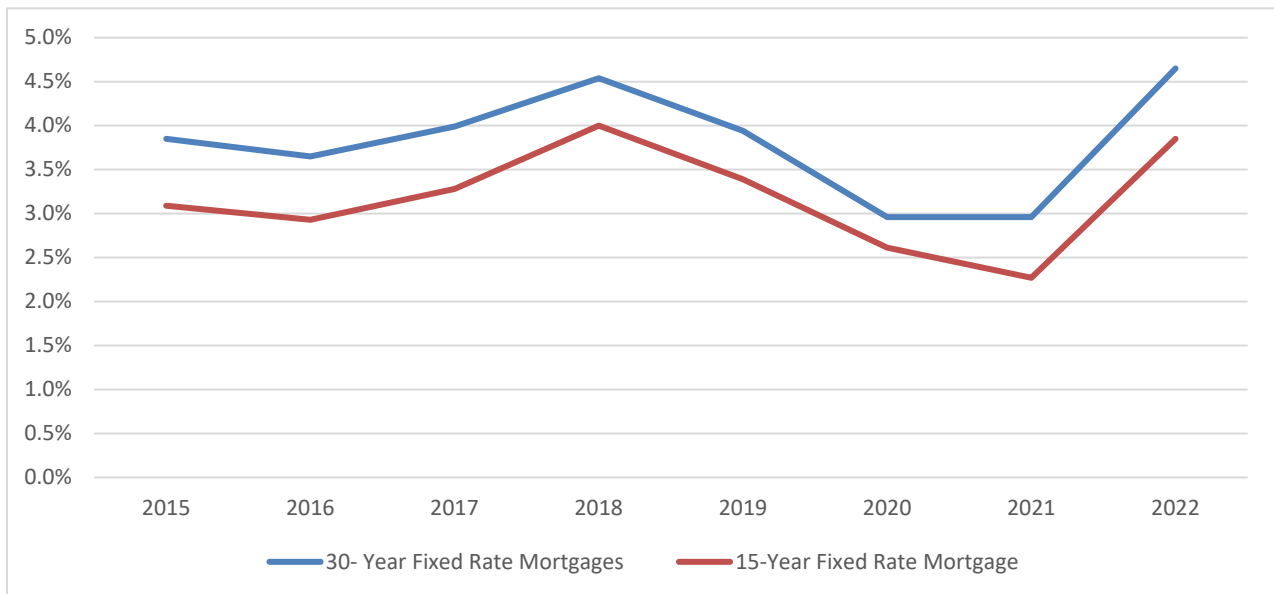
- Telephone:
 - Landline: Pacific Bell
 - Cellular: AT&T, Verizon, Sonic, and more
- Internet Service: AT&T, Verizon, Sonic, and Xfinity

Availability of Financing

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

As shown in Figure 5-1, the interest rate on a 30-year fixed-rate mortgage was an average of 3.85 percent in 2015. Interest rates hit a historic low in 2020 at 2.96 percent for a 30-year fixed-rate mortgage. As of August 2022, rates remain near average rates around 4.3 percent.

**FIGURE 5-1. HISTORICAL MORTGAGE INTEREST RATES, UNITED STATES
2015-2022**



Source: Freddie Mac Primary Mortgage Market Survey, August 2022.

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

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

Environmental Constraints

Typical environmental constraints to the development of housing in Fresno County include physical features such as floodplains, sensitive biological habitat, and seismic zones. In many cases, development of these areas is constrained by state and federal laws (e.g., Federal Emergency Management Agency [FEMA] floodplain regulations, the Clean Water Act and the Endangered Species Act, and the California Fish and Game Code and Alquist-Priolo Earthquake Fault Zoning Act), Agricultural Mitigation, Sustainable Groundwater Management, and California Environmental Quality Act (CEQA) preparation timelines.

Floodplains

Official floodplain maps are maintained by FEMA. FEMA determines areas subject to flood hazards and designates these areas by relative risk of flooding on a map for each community, known as the Flood Insurance Rate Map (FIRM). The 100-year flood is defined as the flood event that has a 1 percent chance of occurring in any given year.

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

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

Each sites inventory provides parcel-specific environmental constraints, including whether or not the site is within the FEMA 100-year flood zone. While residential development can certainly occur within these zones, it has the potential to add an additional constraint.

Seismic Zones

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

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

Biological Resources

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

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



HOUSING PLAN

TABLE OF CONTENTS

Housing Plan	6-1
Goals and Policies	6-1
1. <i>New Housing Development</i>	6-1
2. <i>Affordable Housing</i>	6-2
3. <i>Housing and Neighborhood Conservation</i>	6-3
4. <i>Special Needs Housing</i>	6-3
5. <i>Fair and Equal Housing Opportunities</i>	6-4
6. <i>Energy Conservation and Sustainable Development</i>	6-5

SECTION 6: HOUSING GOALS AND POLICIES

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HOUSING PLAN



This eight-year housing plan sets forth a comprehensive strategy and program of actions to address housing issues identified within the participating jurisdictions in Fresno County. The first section contains the shared goals and policies that the County of Fresno and the cities of Coalinga, Firebaugh, Fowler, Fresno, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, San Joaquin, Sanger, and Selma will all strive to achieve. Appendix 1 contains the specific programs to be implemented by each of the jurisdictions over the eight-year planning period.

GOALS AND POLICIES

1. New Housing Development

Every jurisdiction in Fresno County must plan to accommodate its agreed upon fair share of the regional housing needs. As a region, the total housing needed over the 2023-2031 Regional Housing Needs Allocation (RHNA) projection period is 58,298 units. For the jurisdictions participating in the Multijurisdictional Housing Element, the total RHNA is 49,321 units. This includes 12,666 very low-income units, 7,595 low-income units, 7,599 moderate-income units, and 21,462 above moderate-income units. This housing element reflects the shared responsibility among the cities and the unincorporated County to accommodate the housing needs of all economic segments of the community.

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

- Policy 1.1** Provide adequate sites for new housing development through appropriate planned land use designations, zoning, and development standards to accommodate the regional housing needs for the 2023-2031 planning period.

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

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

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

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

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

SECTION 6: HOUSING GOALS AND POLICIES

- Policy 1.7** Ensure the adequate provision of water, sewer, storm drainage, roads, public facilities, and other infrastructure necessary to serve new housing.
- Policy 1.8** Approve new housing in accordance with design standards that will ensure the safety, quality, integrity, and attractiveness of each housing unit.
- Policy 1.9** Encourage development around employment centers that provides the opportunity for local residents to live and work in the same community by balancing job opportunities with housing types.
- Policy 1.10** Encourage developers and contractors to evaluate hiring local labor, hiring from, or contributing to apprenticeship programs, increasing resources for labor compliance and providing living wages.

2. Affordable Housing

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

Goal 2 Encourage and facilitate the development of affordable housing.

- Policy 2.1** Support innovative public, private, and nonprofit efforts in the development of affordable housing, particularly for the special needs groups.
- Policy 2.2** Continue to support the efforts of the Fresno Housing Authority in its administration of Section 8 certificates and vouchers, and the development of affordable housing throughout the County.
- Policy 2.3** Encourage development of affordable housing through the use of development incentives, such as the Density Bonus Ordinance, fee waivers or deferrals, and expedited processing.
- Policy 2.4** Provide technical and financial assistance, where feasible, to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for Federal and State financing.
- Policy 2.5** Pursue grant funding to subsidize the development of affordable housing for low- and very low and extremely low income households through new construction, acquisition, and/or rehabilitation.
- Policy 2.6** Encourage the development of second dwelling units to provide additional affordable housing opportunities.

- Policy 2.7** Work to ensure that local policies and standards do not act to constrain the production of affordable housing units.
- Policy 2.8** Expand homeownership opportunities to lower- and moderate-income households through downpayment assistance and other homeownership programs.
- Policy 2.9** Encourage sweat equity programs as a means for increasing homeownership opportunities for lower-income residents.

3. Housing and Neighborhood Conservation

The existing affordable housing stock is a valuable resource and conserving and improving the existing affordable housing stock is a cost-effective way to address lower-income housing needs. Actions are needed to monitor the status of these units and work with non-profits and the private sector to preserve affordable housing. In addition, improvements are needed to maintain existing ownership housing and the quality of residential neighborhoods.

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

- Policy 3.1** Preserve the character, scale, and quality of established residential neighborhoods by protecting them from the encroachment of incompatible or potentially disruptive land uses and/or activities.
- Policy 3.2** Assist low income homeowners and owners of affordable rental properties in maintaining and improving residential properties through a variety of housing rehabilitation assistance programs.
- Policy 3.3** Continue code enforcement efforts to work with property owners to preserve the existing housing stock.
- Policy 3.4** Encourage and facilitate the improvement or replacement of unsafe, substandard dwellings that cannot be economically repaired.
- Policy 3.5** Invest in public service facilities (streets, curb, gutter, drainage and utilities) to encourage increased private market investment in declining or deteriorating neighborhoods.
- Policy 3.6** Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.

4. Special Needs Housing

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

SECTION 6: HOUSING GOALS AND POLICIES

- Goal 4** **Provide a range of housing types and services to meet the needs of individuals and households with special needs.**
- Policy 4.1** Encourage public and private entity involvement early and often through the design, construction, and rehabilitation of housing that incorporates facilities and services for households with special needs.
- Policy 4.2** Assist in local and regional efforts to secure funding for development and maintenance of housing designed for special needs populations such as the senior and persons with disabilities.
- Policy 4.3** Support the use of available Federal, State, and local resources to provide and enhance housing opportunities for farm workers.
- Policy 4.4** Encourage development of affordable housing units to accommodate large households (three and four bedroom).
- Policy 4.5** Ensure equal access to housing by providing reasonable accommodation for individuals with disabilities.
- Policy 4.6** Working in partnership with the other jurisdictions and the private/non-profit sectors in Fresno County, facilitate the provision of housing and services for persons experiencing homelessness and those at-risk of becoming homeless.

5. Fair and Equal Housing Opportunities

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

- Goal 5** **Affirmatively Furthering Fair Housing (Government Code Section (65583(C)(C)(5) & (10) by securing safe, sanitary, and affordable housing for all members of the community regardless of race, sex, or other factors.**
- Policy 5.1** Collaborate with state and federal agencies and local fair housing agencies to enforce fair housing laws addressing discrimination in the building, financing, selling or renting of housing based on race, religion, family status, national origin, disability, or other protected class.
- Policy 5.2** Collaborate with local and regional agencies to provide multilingual fair housing education services and regional efforts to affirmatively further fair housing.
- Policy 5.3** Work with federal, state, local and private entities to identify funding, financing and assistance programs throughout the planning period.

6. Energy Conservation and Sustainable Development

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

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

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

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

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

SECTION 6: HOUSING GOALS AND POLICIES

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EXHIBIT D(ii)
2023-2031 CITY OF SELMA
HOUSING ELEMENT:
APPENDIX 10



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



APPENDIX 10: CITY OF SELMA

Fresno Multi-Jurisdictional 2023-2031 Housing Element

Adoption Draft
October 2024
Resolution #: TBD



Prepared By: PlaceWorks

101 Parkshore Drive, Suite 200
Folsom, California 95630
t 916.245.7500

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 Accomplishments 10-201

Effectiveness of Programs for Special Housing Needs..... 10-201

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
Displacement 1O-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				270
		35810009				
		35810010				
		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				301
		35812051S				
		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%
<i>City of Clovis</i>									
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%					Dam Inundation Zone
100	38821115S	0.08	R-1-7	Medium Low Density	3	5.5	70%			1	1	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.

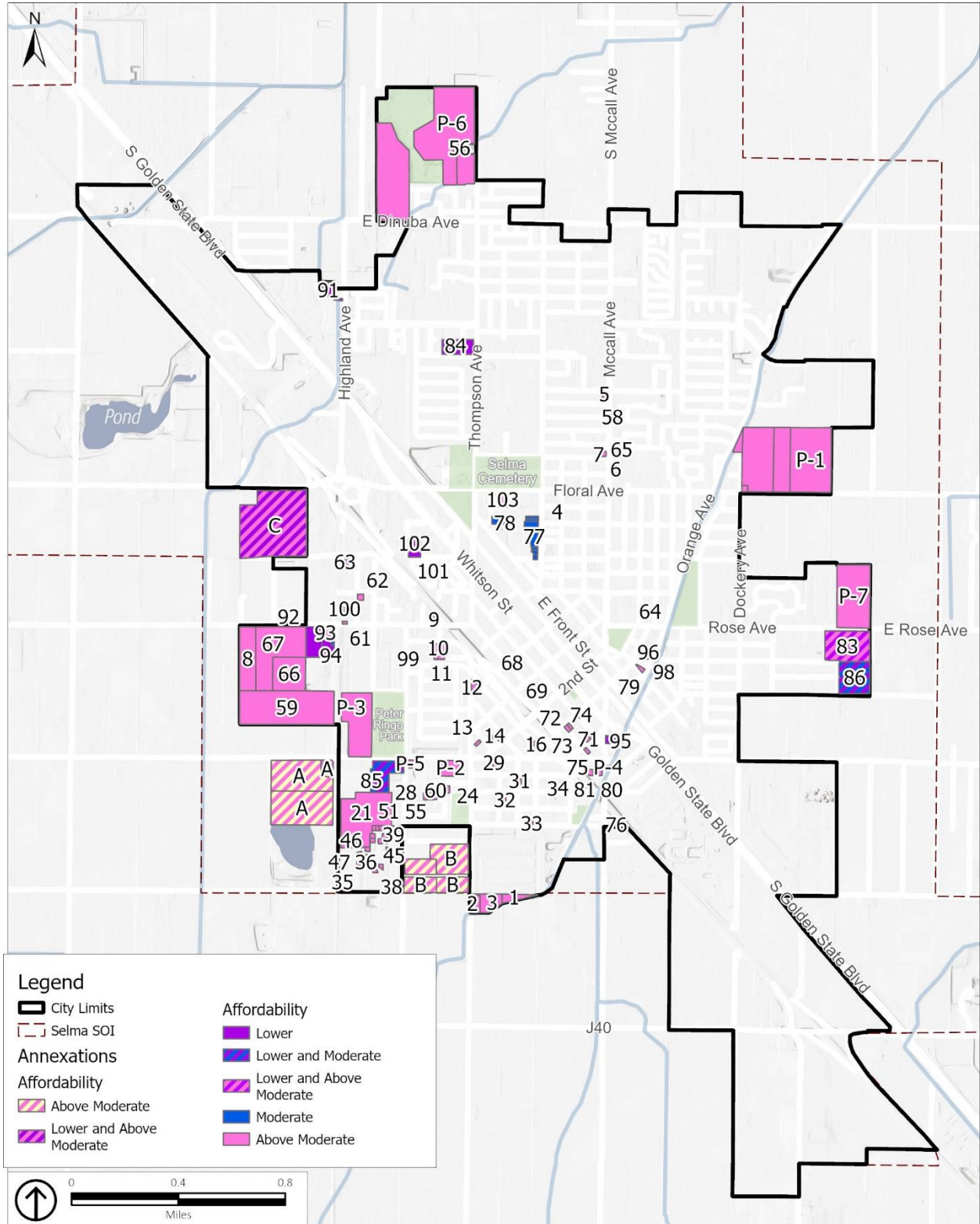
¹Though Site 59 has been inventoried at 73 units based on its acreage, an application has been submitted for this site which proposed 460 units of multifamily market-rate/above moderate-income housing under the name Highland Park Development. As of July 2024, the project application is incomplete.

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.

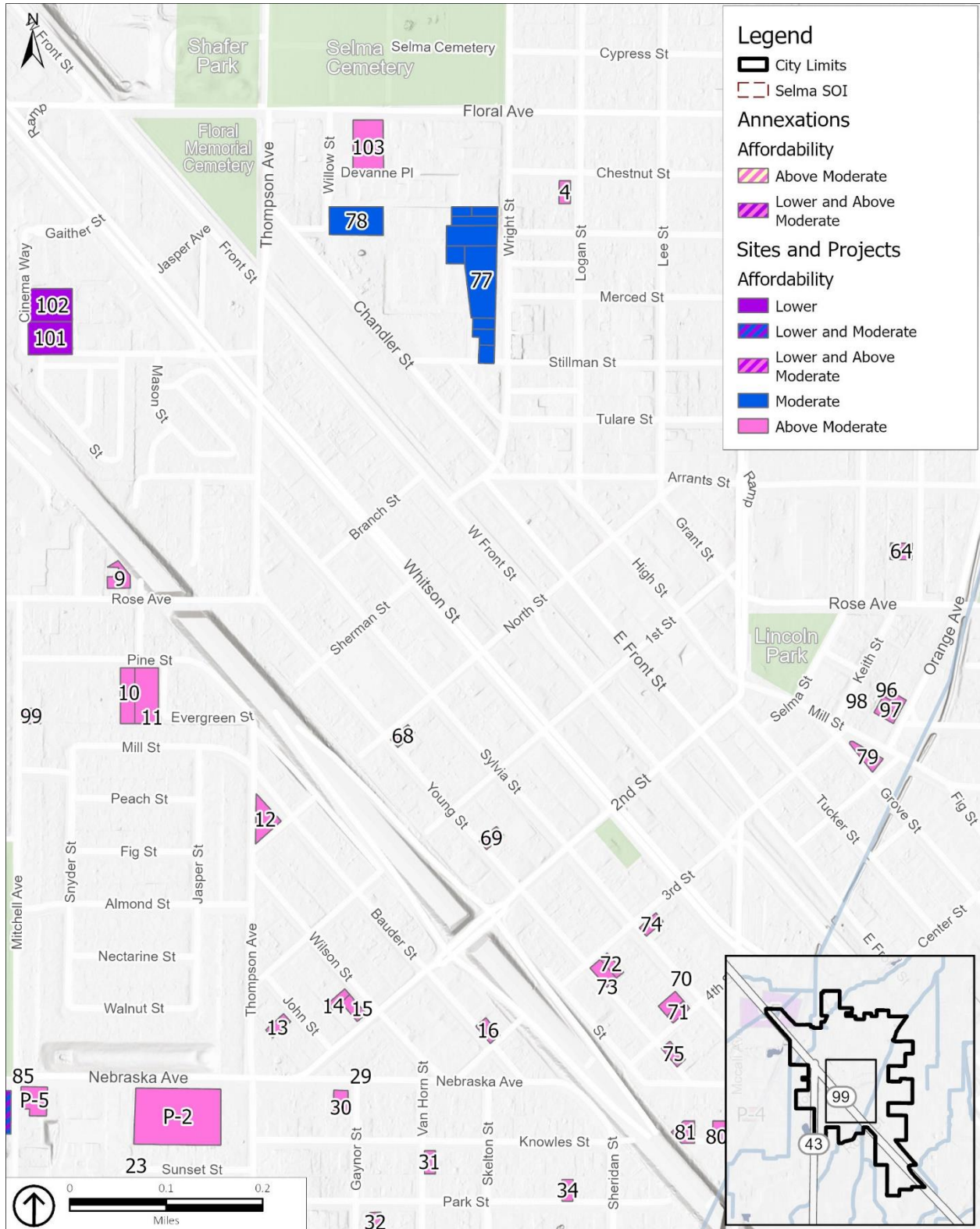
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Figure 10-1: Selma Sites Inventory



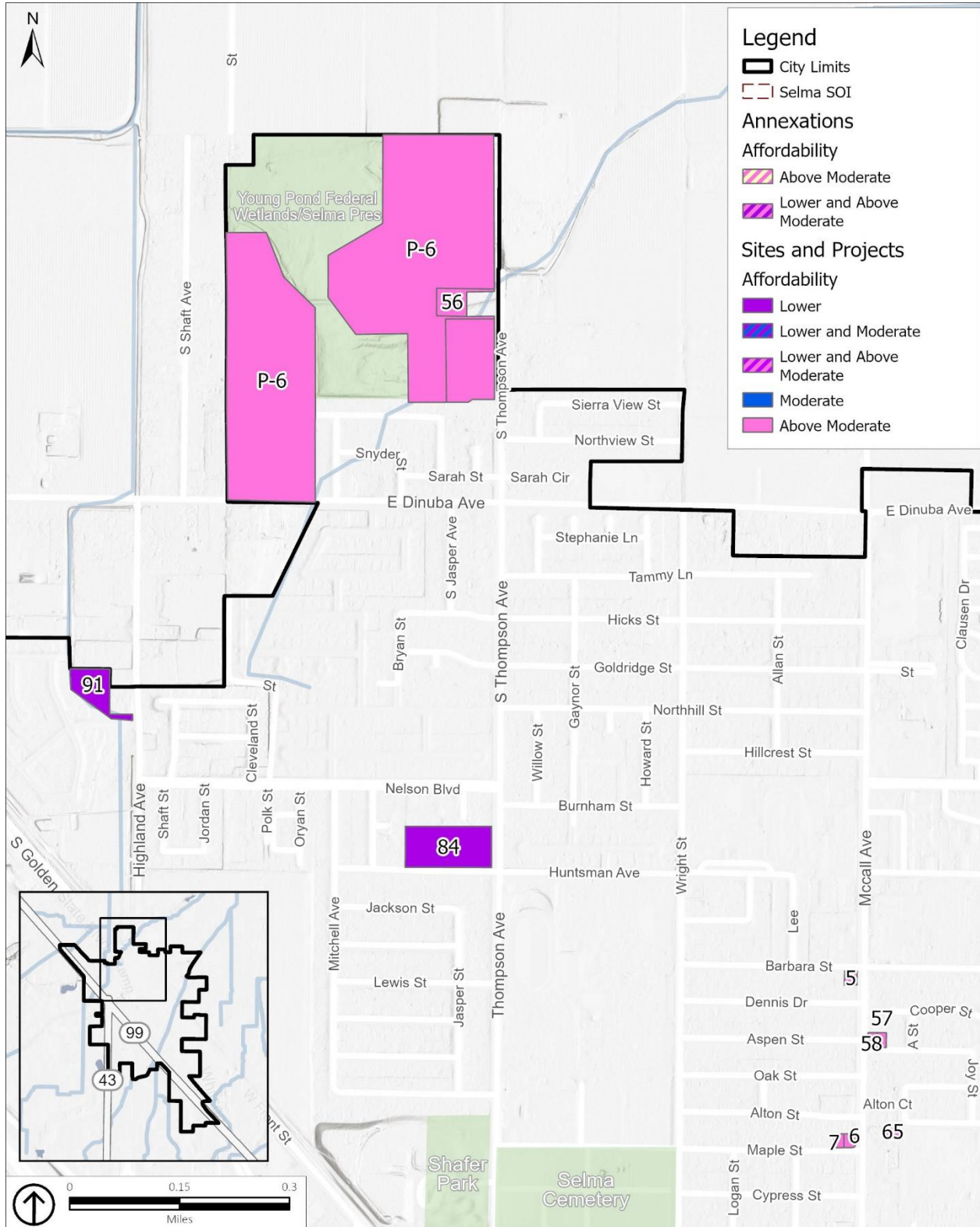
Source: City of Selma, 2023

Figure 10-2: Selma Sites Inventory, Downtown Detail



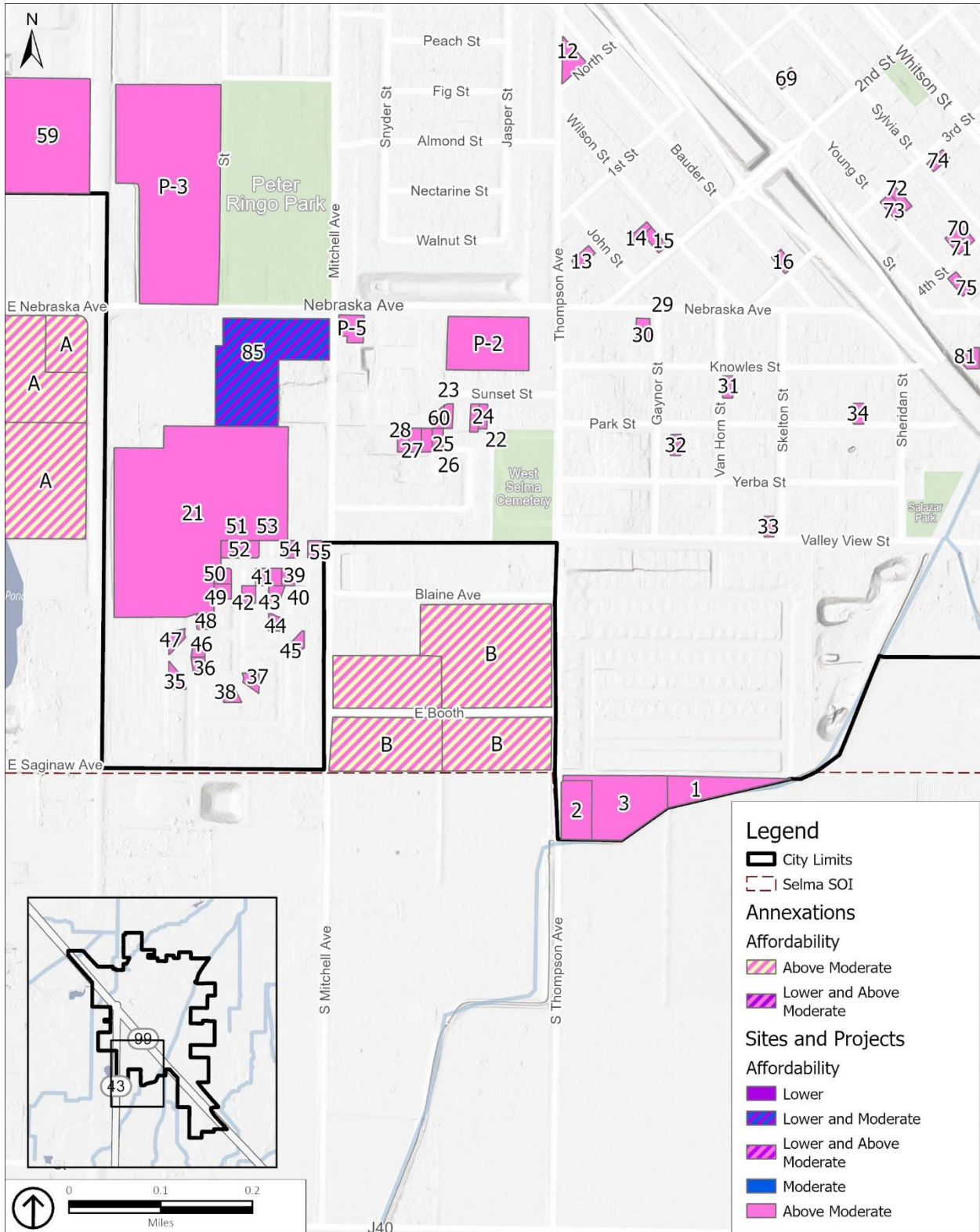
Source: City of Selma, 2023

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.

Rezoning

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 1-07** 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

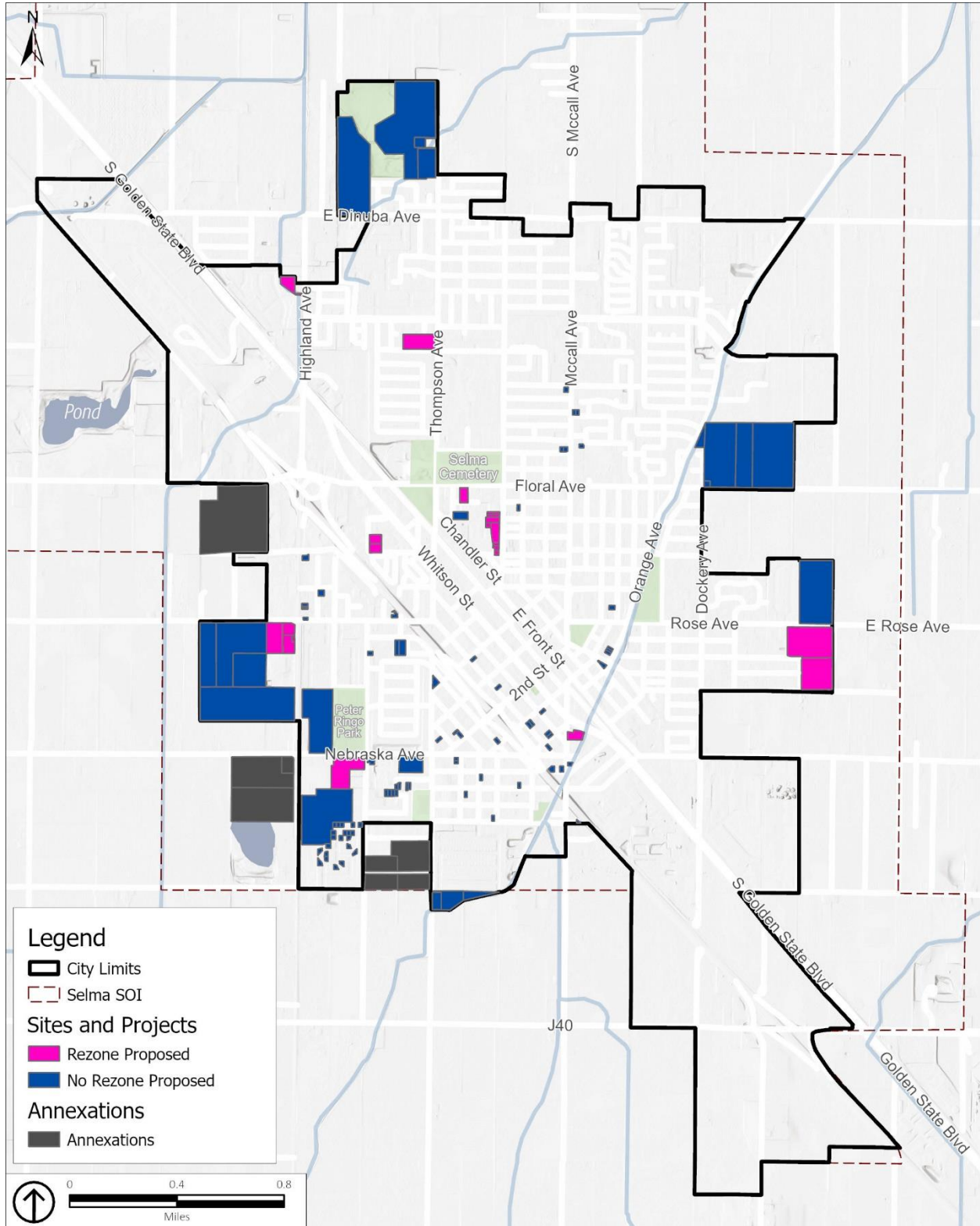


Figure 10-6: Current Zoning of Rezone Sites

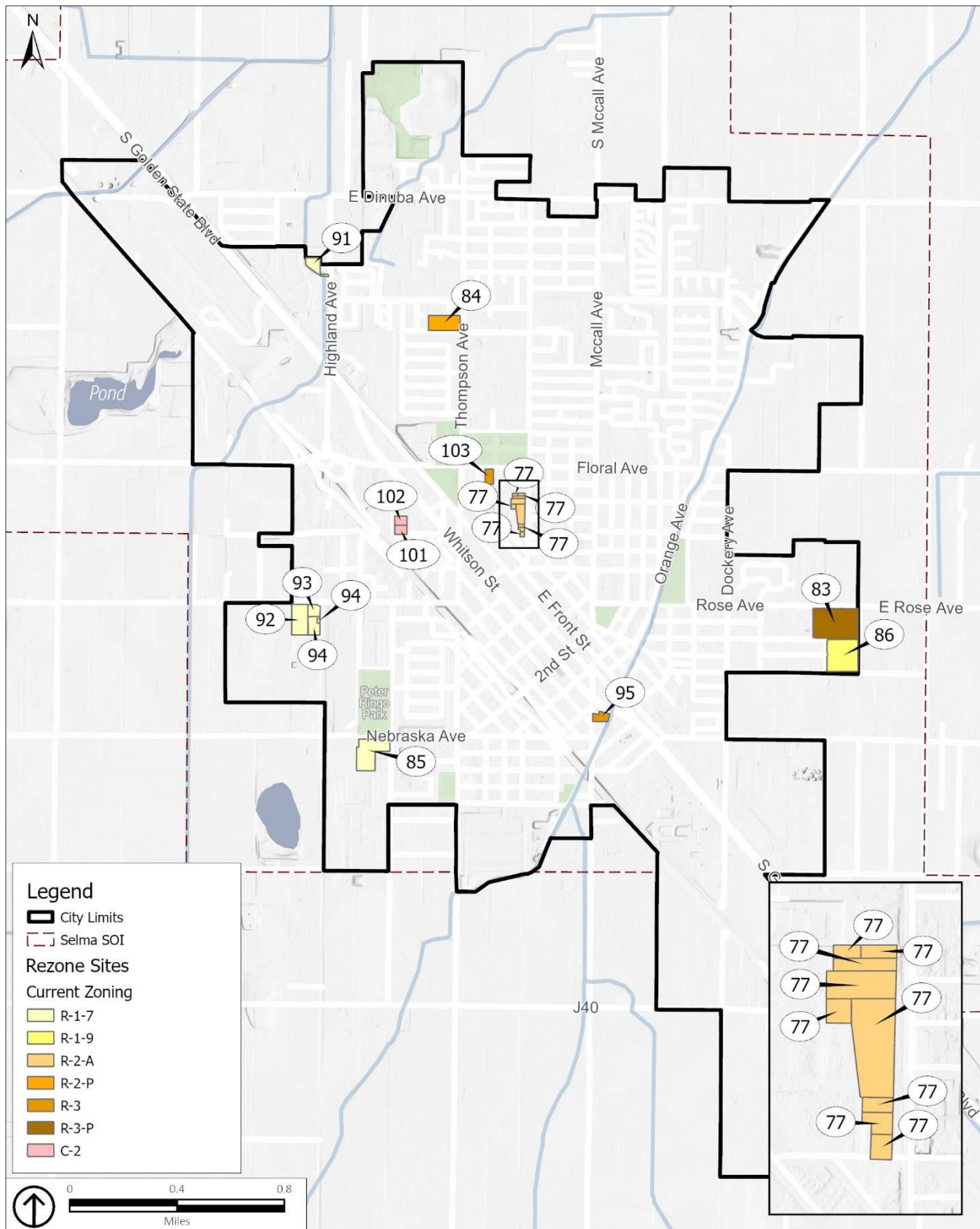
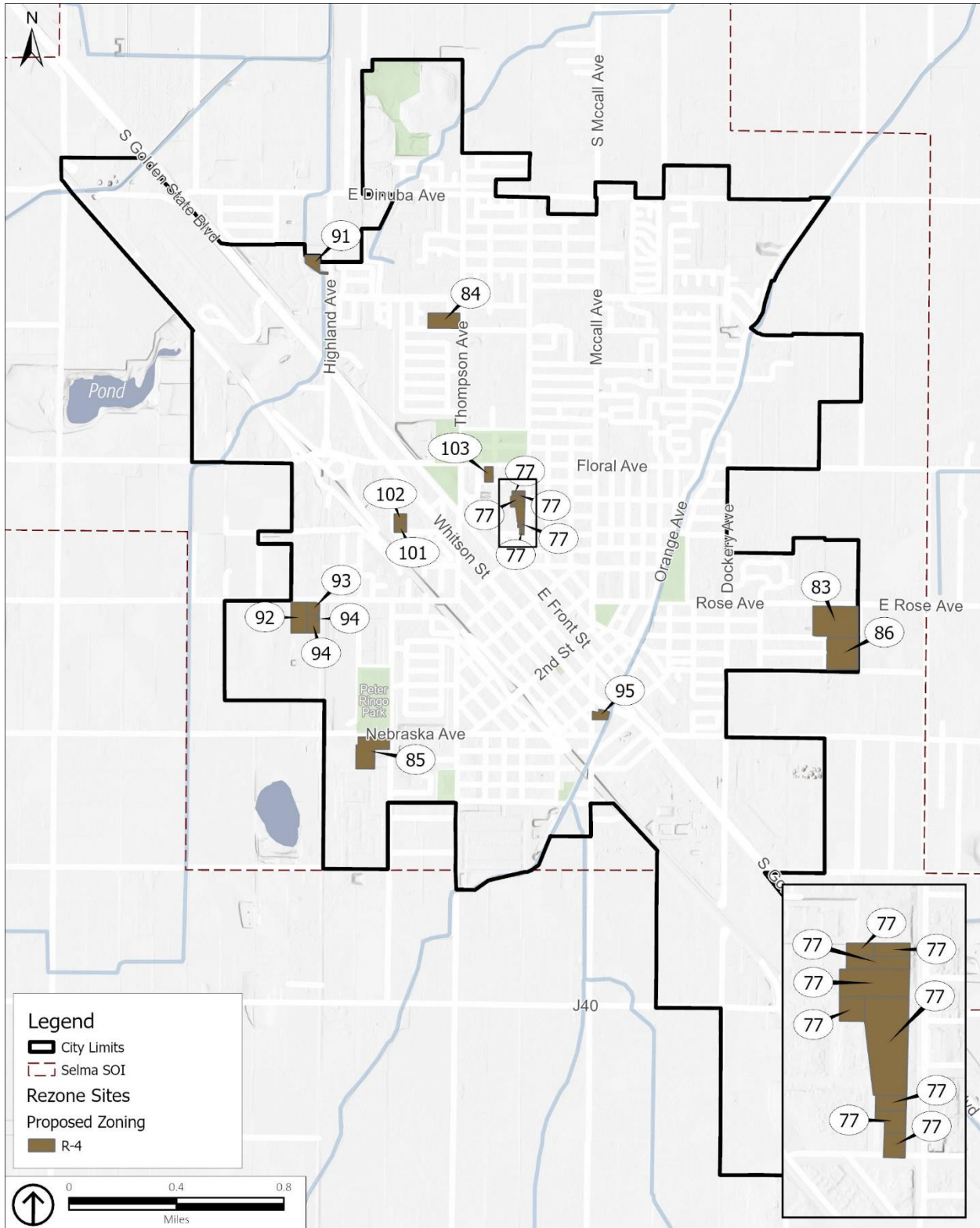


Figure 10-7: Proposed Zoning of Rezone Sites



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 Capacity ¹	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.

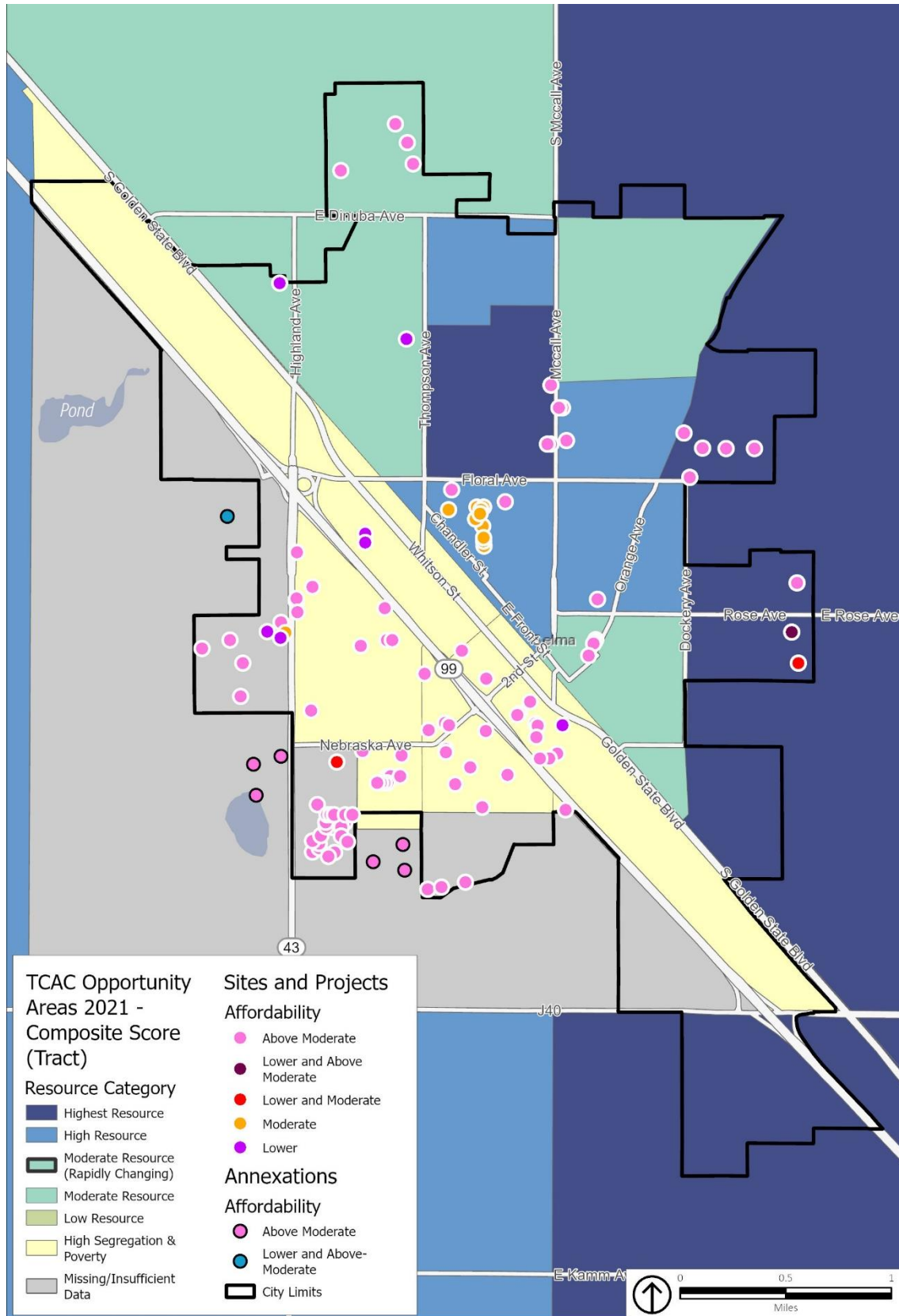
In contrast, at the COG level of analysis, in comparison with the higher positive quality of life indicators from Clovis and Fresno, economic domain and educational attainment scores, as well as other indicators that are more positive in the larger regional context, are lower in the east side of the 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.

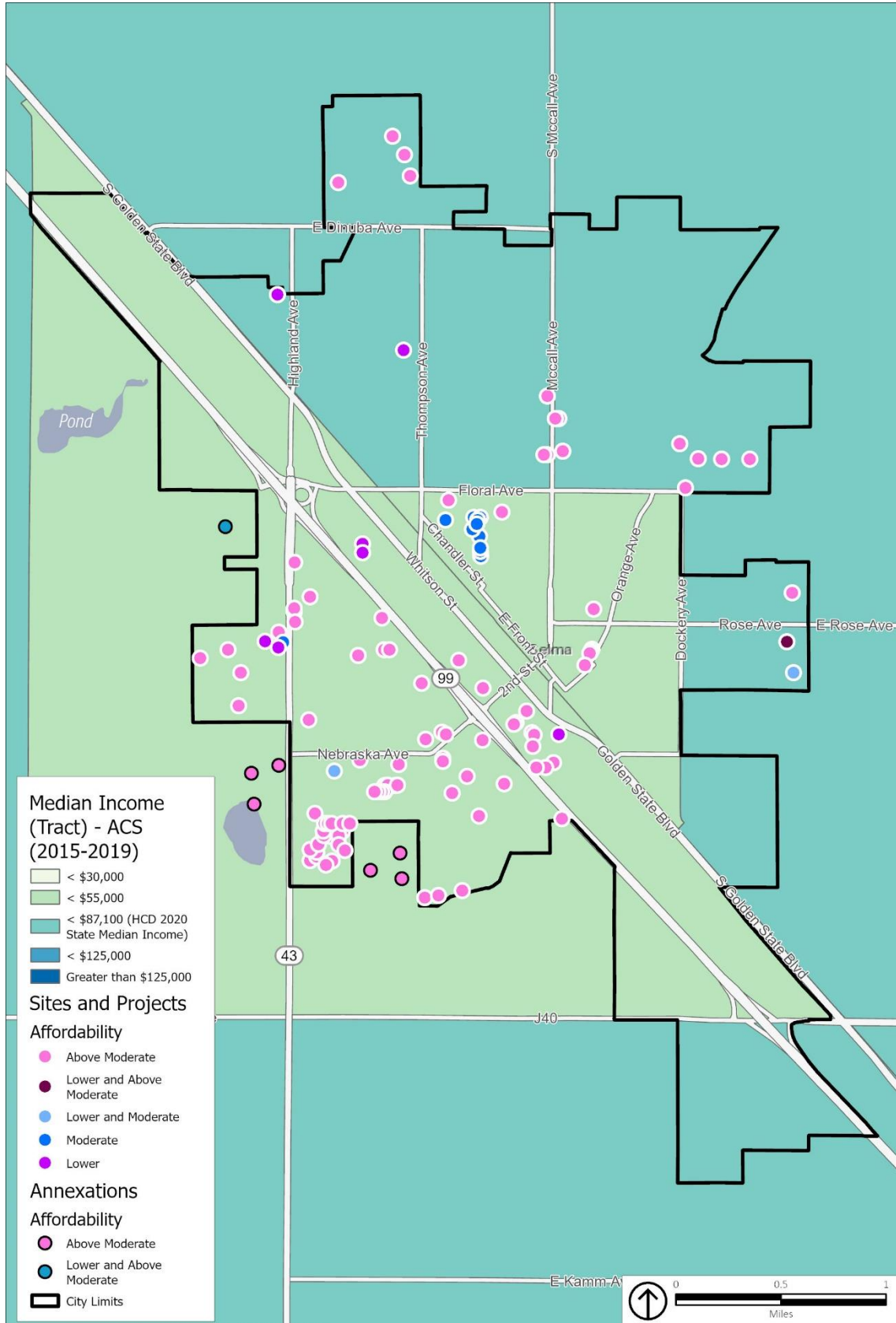
The census tracts in Selma where household incomes fall below \$30,000 are in the Whitson Street neighborhood on the east side of the 2nd Street interchange with SR 99 and a portion of the Washington neighborhood on the west side, with median incomes of \$23,214 and \$25,325, respectively (**Figure 10-9, 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



Source: PlaceWorks, 2021; TCAC, 2021

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**).

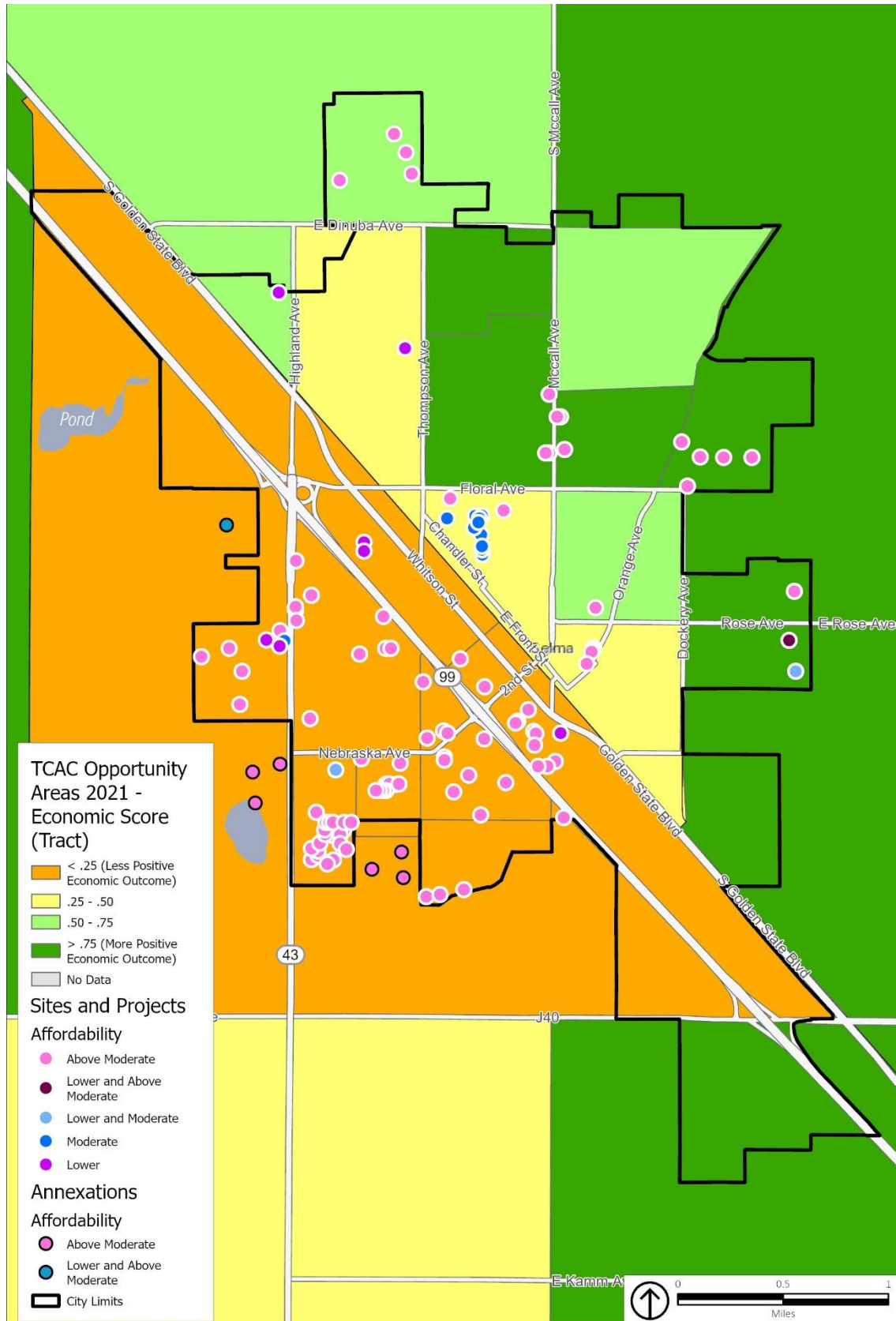
In the City of Selma, 23.3 percent of the population has an income below the poverty level, and 18.3 percent of family households earn less than 30 percent of the area median income, which is considered extremely low income. Higher rates of poverty by census tract are in the city's lower-income Whitson 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

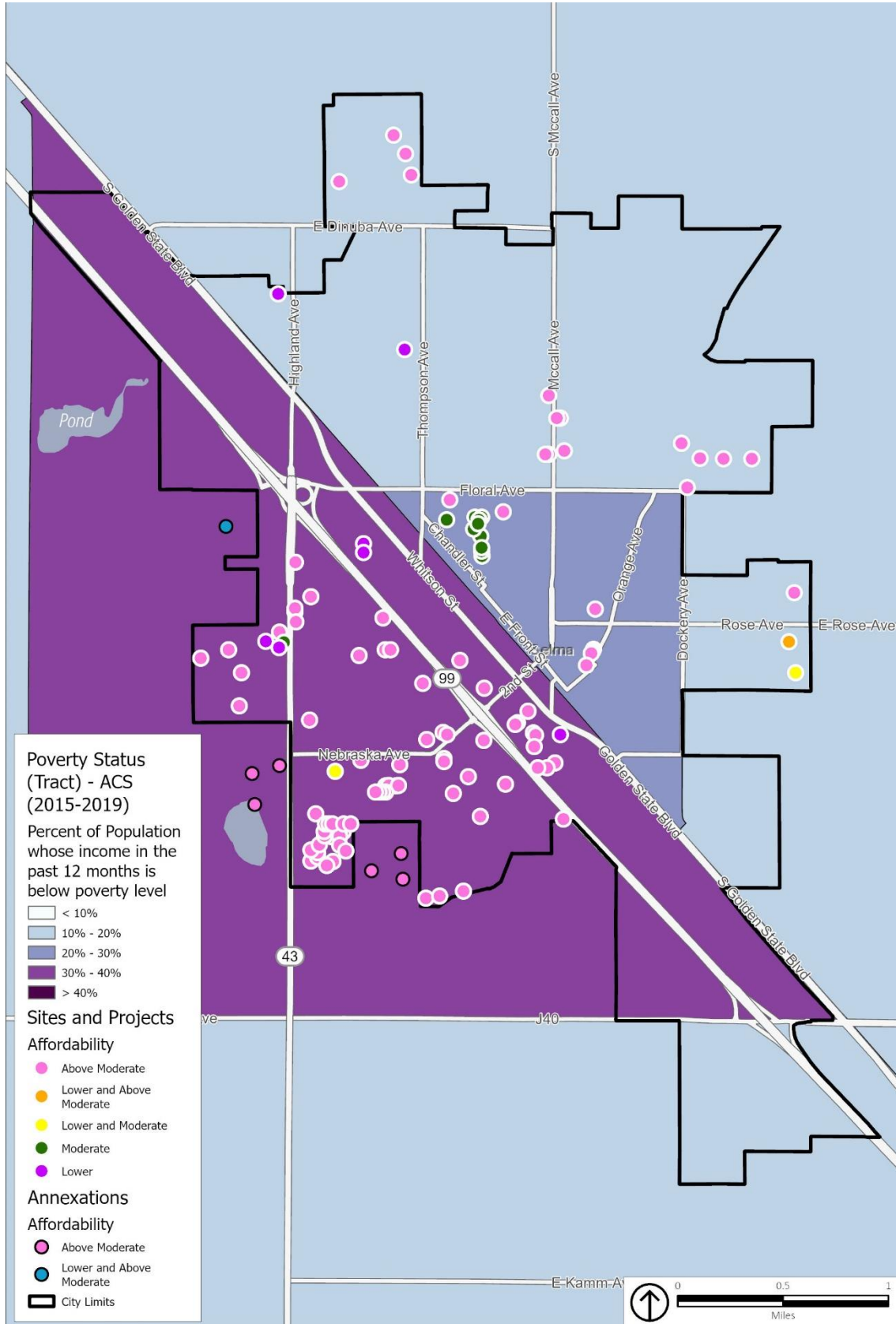
- Per **Program 5**, the City will identify and rezone land exclusively for residential uses at a density of at least 20 units per acre to meet a shortfall in the lower-income category and will permit owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for 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



Source: PlaceWorks, 2021; TCAC, 2021

Figure 10-11: Local Poverty Rates



Source: PlaceWorks, 2021; American Community Survey, 2015-2019

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.

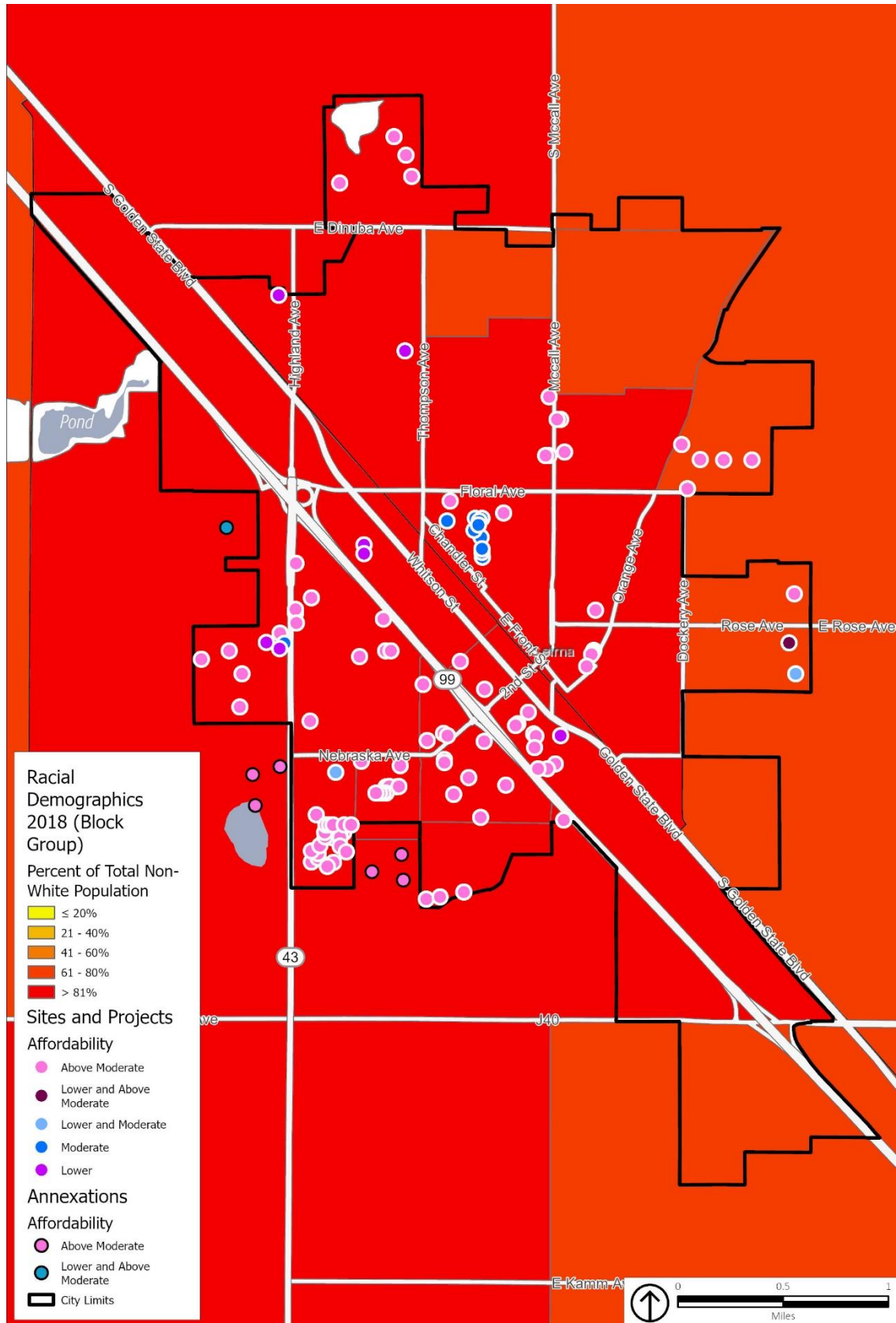
As shown in **Figure 10-12, Local Racial Demographics**, there is a slight variation in the spatial distribution of demographic groups in Selma, with a lower proportion of non-White residents in the northern portion of the city. Since 2010, the proportion of residents that identify as non-White in Selma 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



Source: PlaceWorks, 2021; U.S. Census, 2018

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.

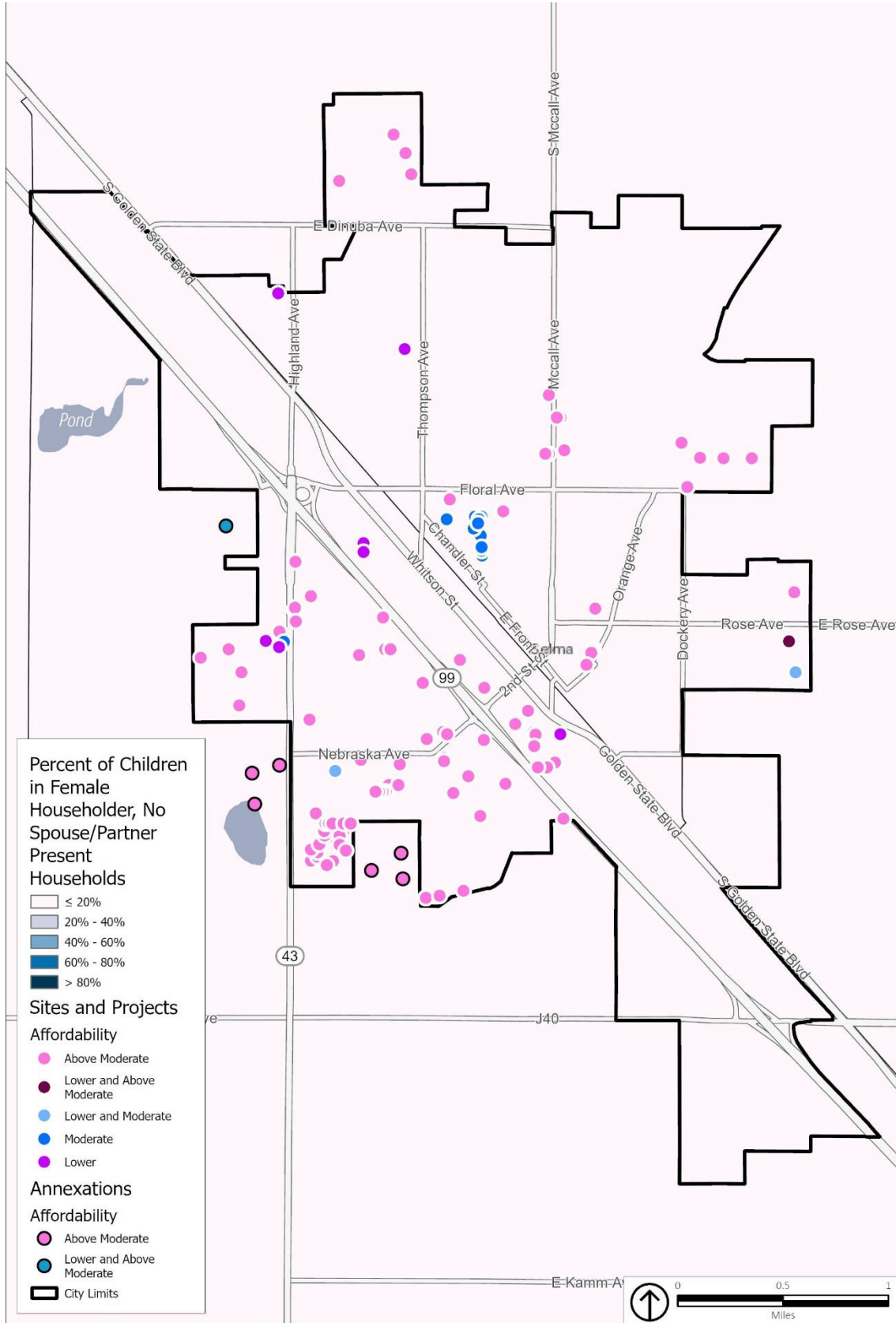
Single-person households constitute 22.1 percent of total households, compared to 29.1 percent of households in Fresno County overall and 23.7 percent of households statewide. Seniors living alone, comprising 9.6 percent of households both county- and statewide, constitute 11.9 percent of Selma households. 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.

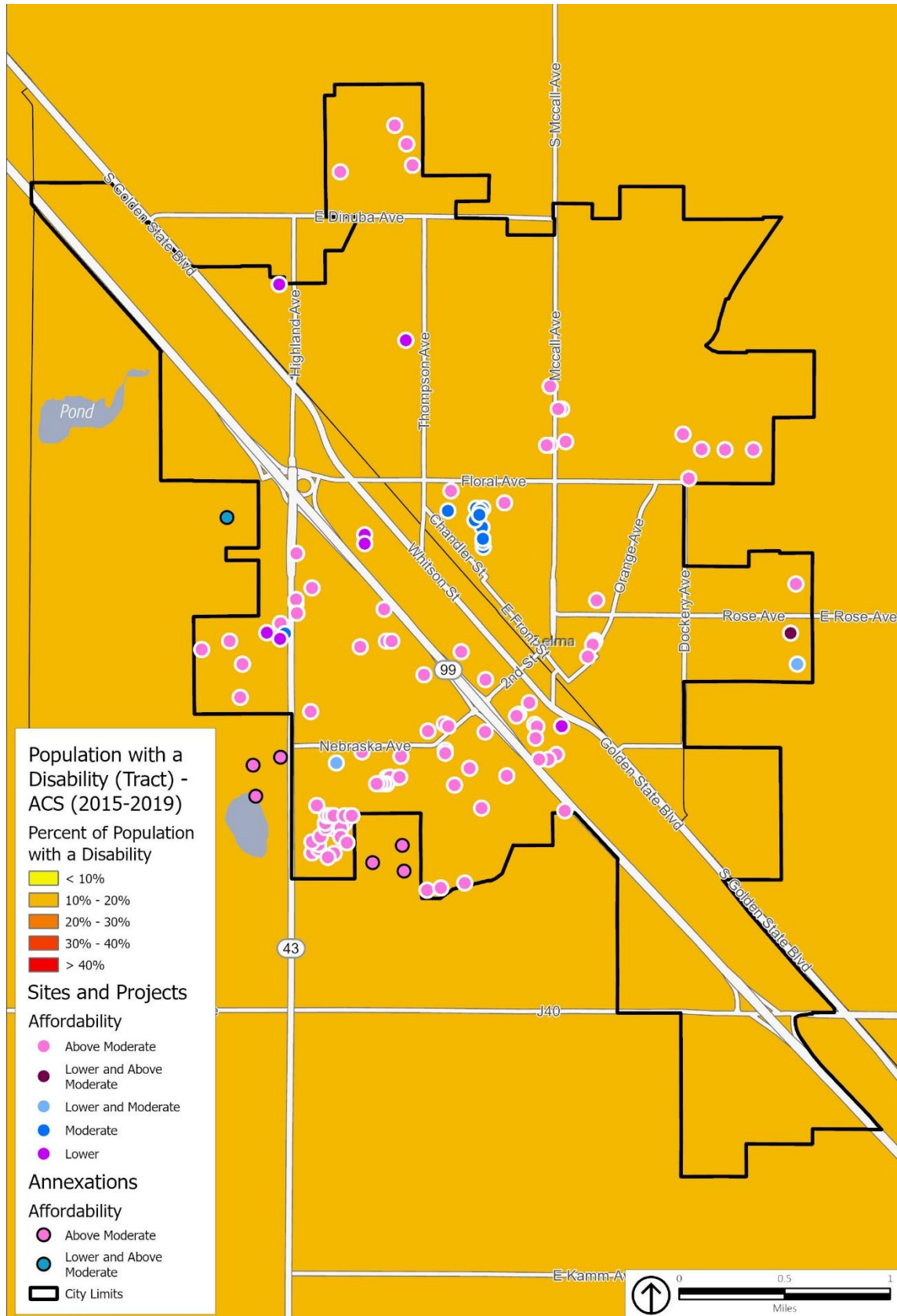
As shown on Table 2-32, Disability by Type (2020) in Section 2: Housing Needs Assessment, ambulatory disabilities were the most prevalent at 56.3 percent, followed by hearing difficulties at 34.7 percent. Cognitive and independent living problems were reported at similar rates—30.7 percent and 29.0 percent, 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



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

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 pm. 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.

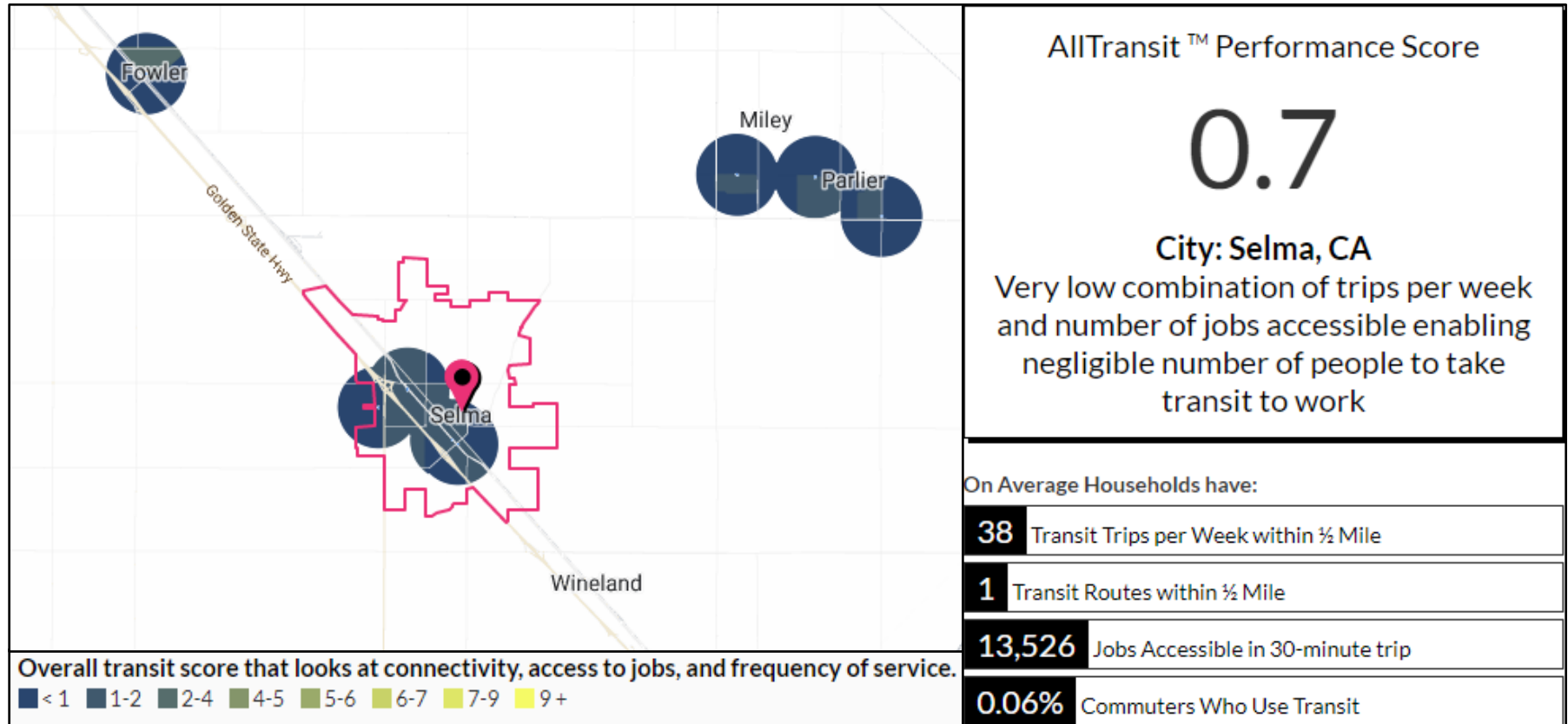
With daily access to the cities of Fresno, Hanford, Reedley, Fowler, and Parlier, the FCRTA also provides Selma residents with access to a range of employment opportunities and connections to regional transit services, including Amtrak, Greyhound, and Fresno Area Express, which in turn provide connections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

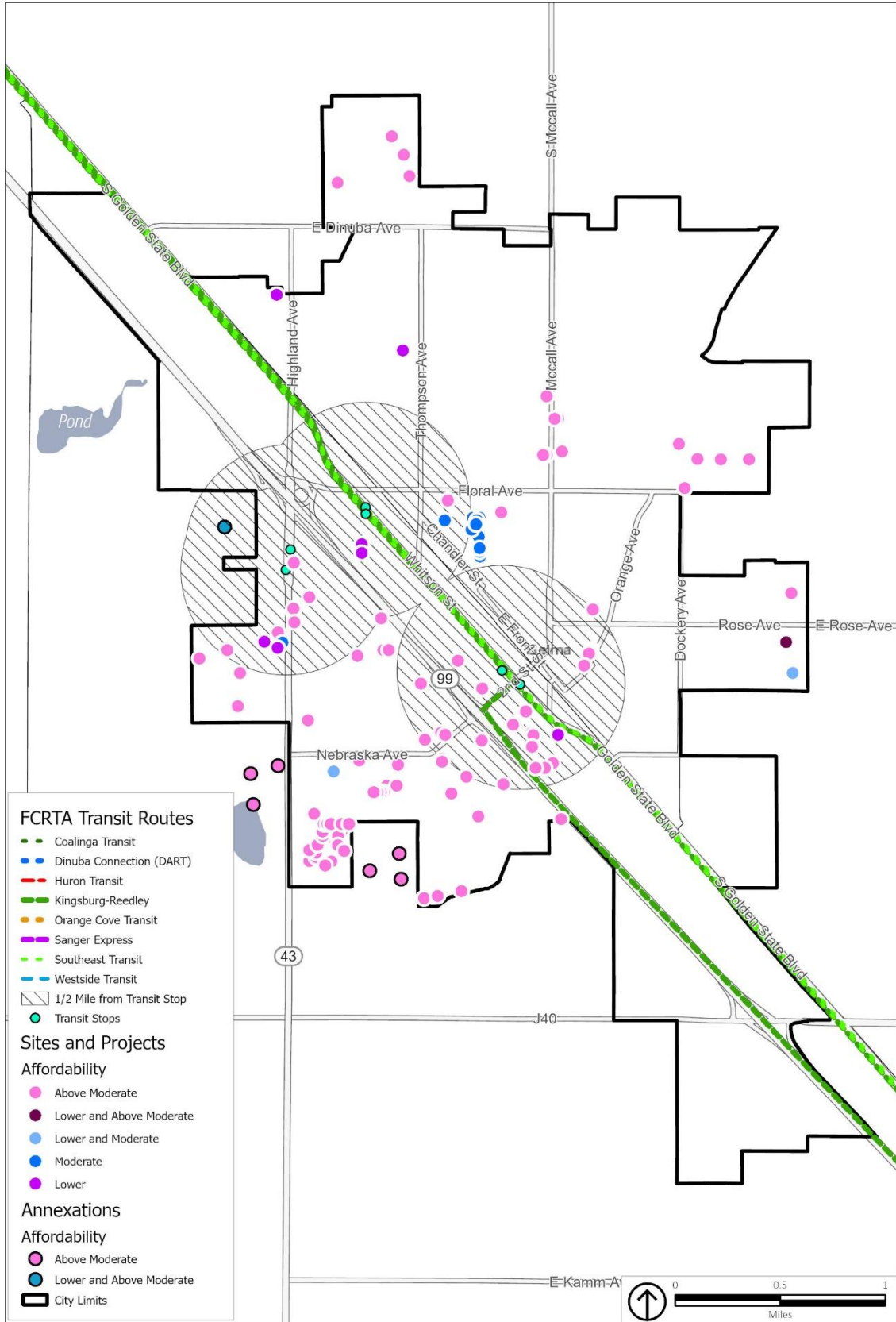
In 2018, FCRTA successfully applied to FCOG for a Regional Sustainable Infrastructure Planning Grant and was awarded \$160,000 to fund a study analyzing the feasibility of expanding FCRTA’s Rural Transit service and creating new service regions throughout Fresno County. As identified in the December 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

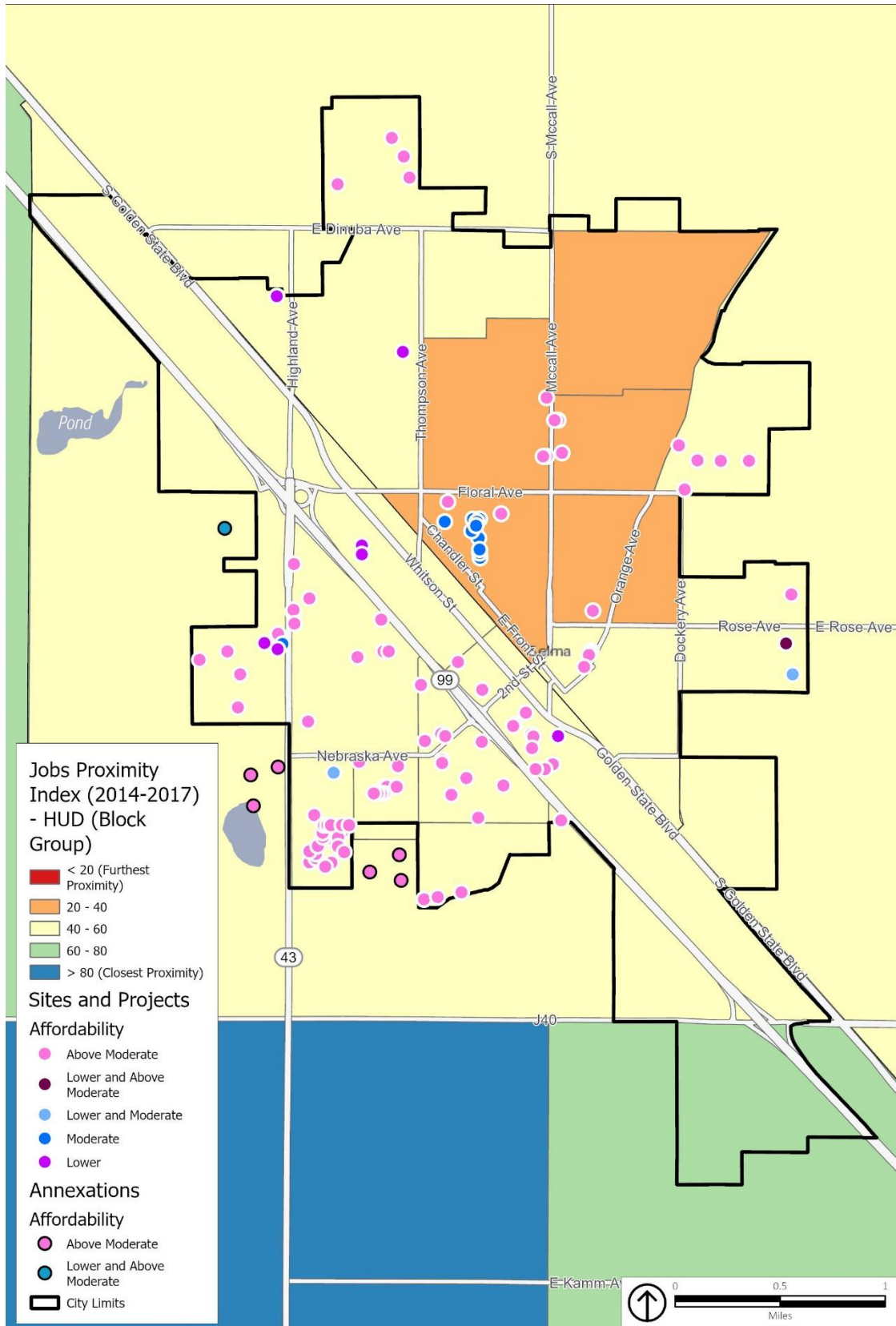
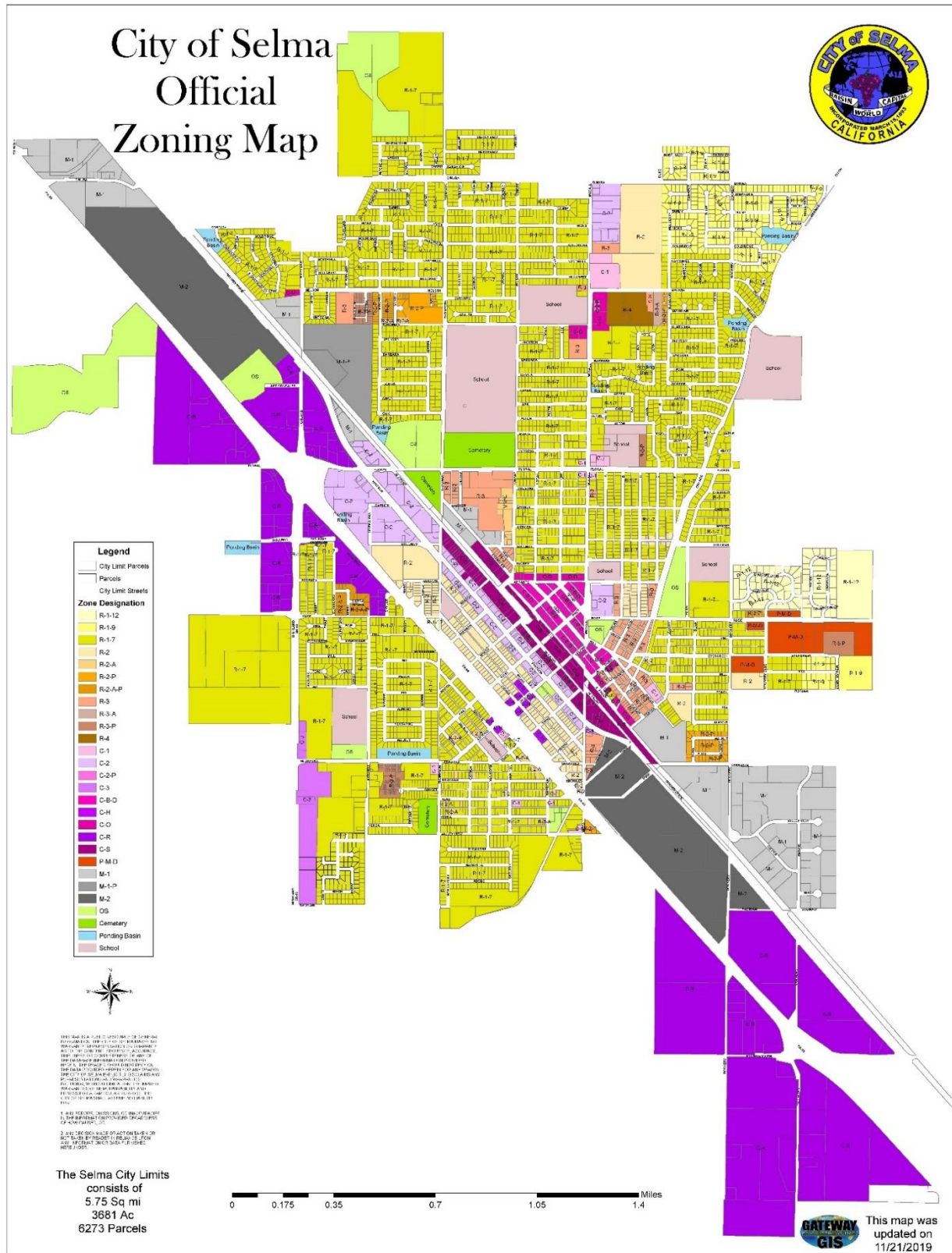


Figure 10-18: Zoning in Selma



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.

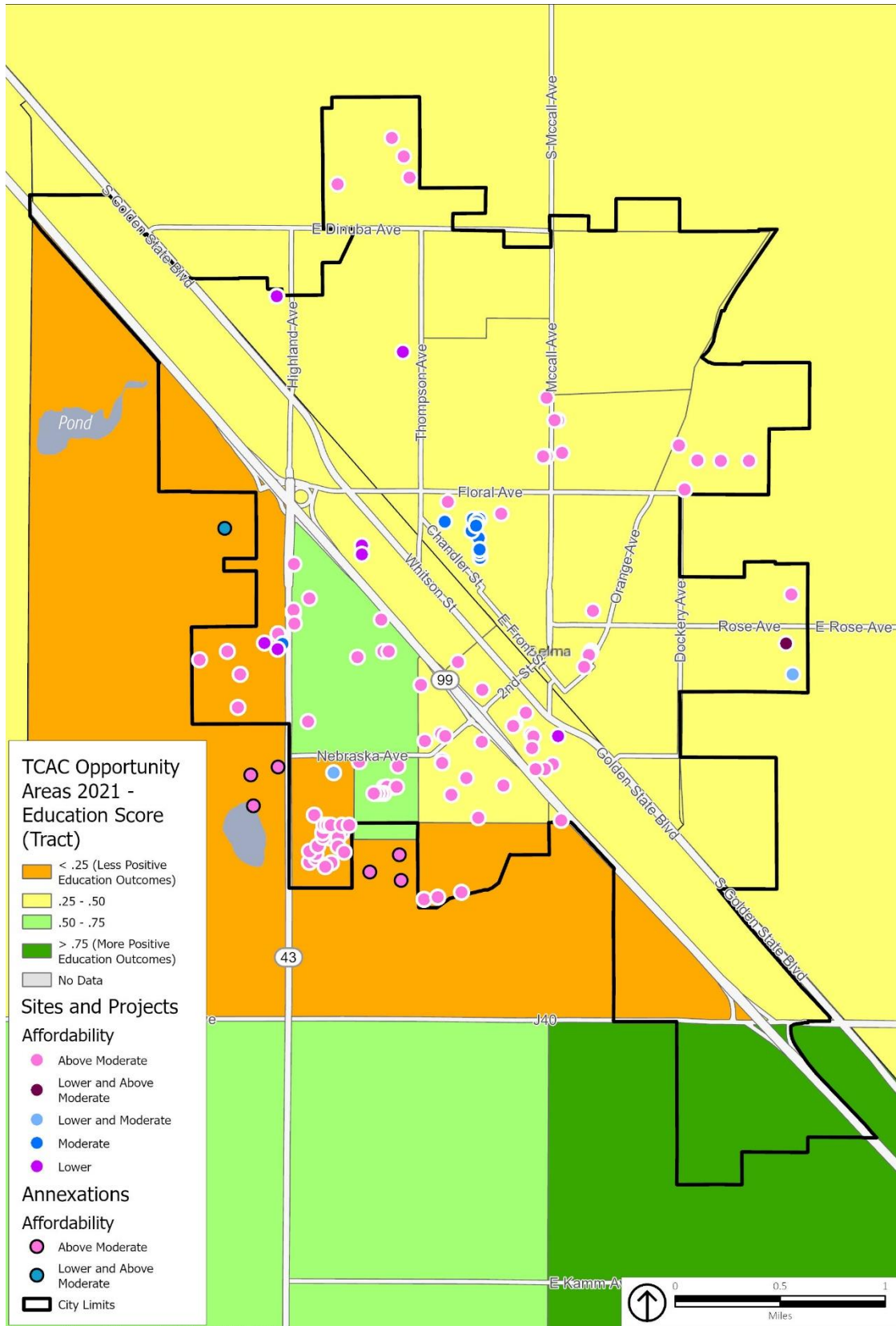
Table 10-10: School Performance Scores for Selma Unified School District, 2019

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

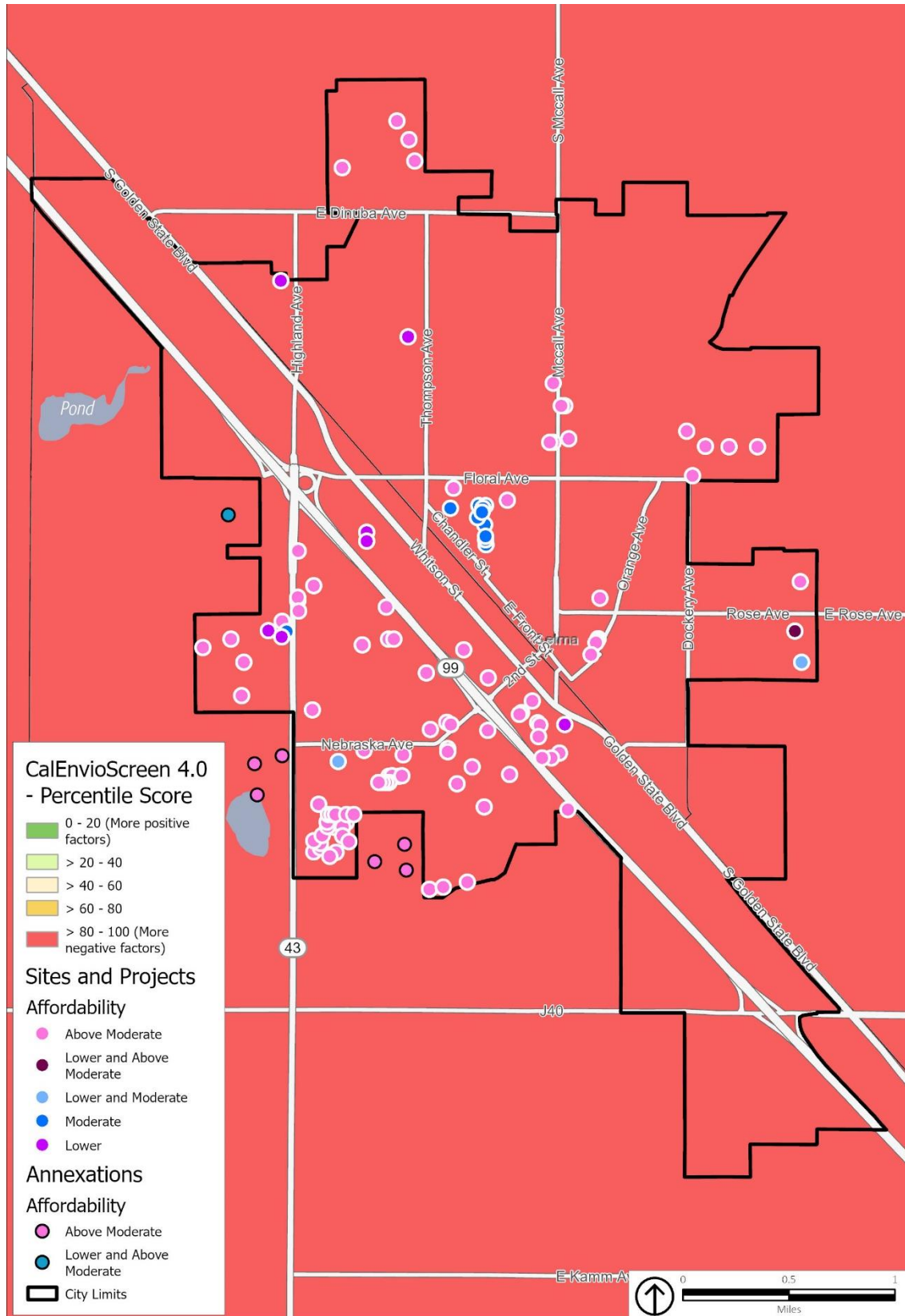
The Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for Selma demonstrating relatively adverse environmental conditions, with census tracts in and around Selma scoring between the 80th and 99th percentiles (**Figure 10-20, CalEnviroScreen Scores**). In Selma, 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



Source: PlaceWorks, 2021; OEHHA, 2021; CalEPA, 2021

Disproportionate Housing Need and Displacement Risk

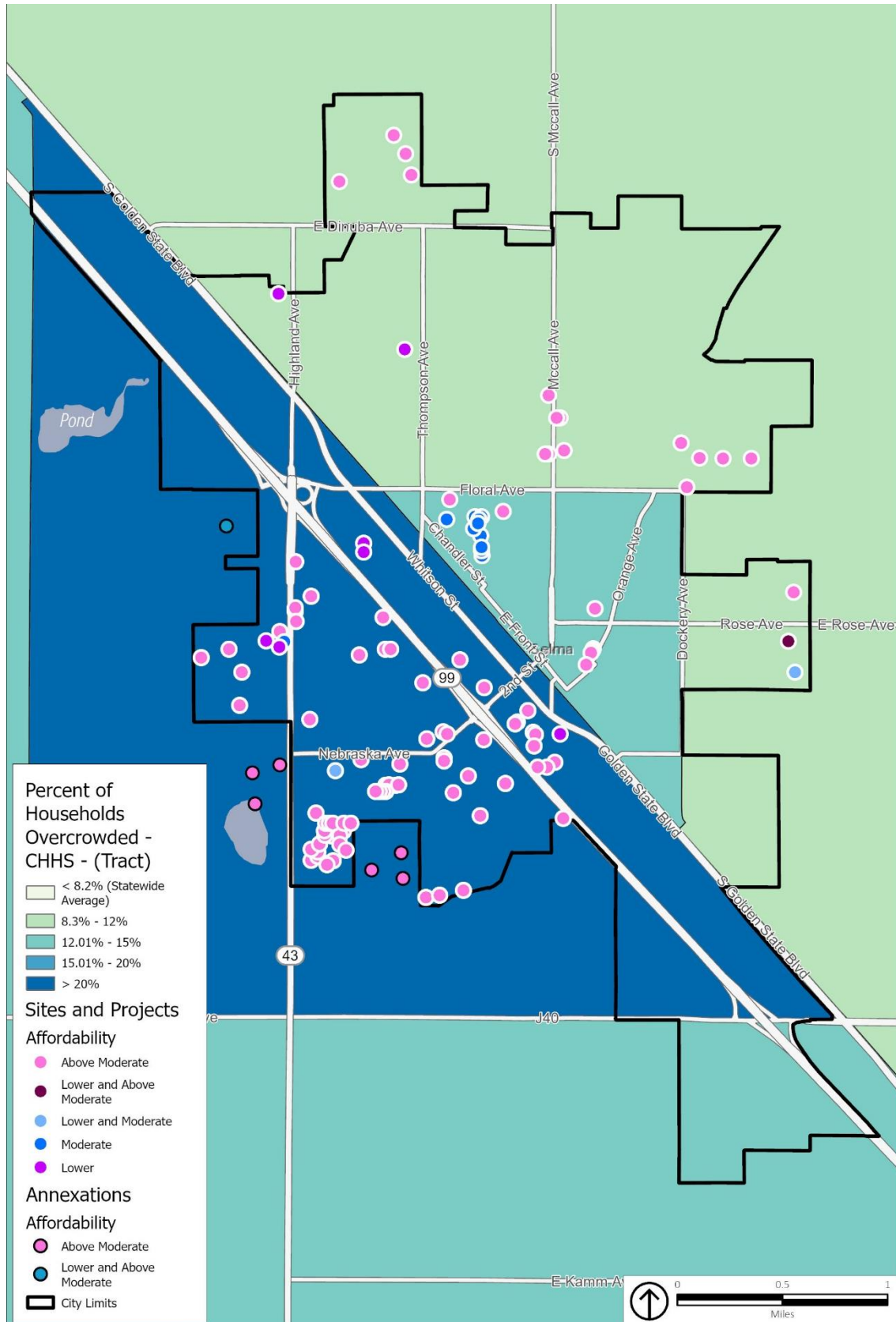
Overcrowding

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

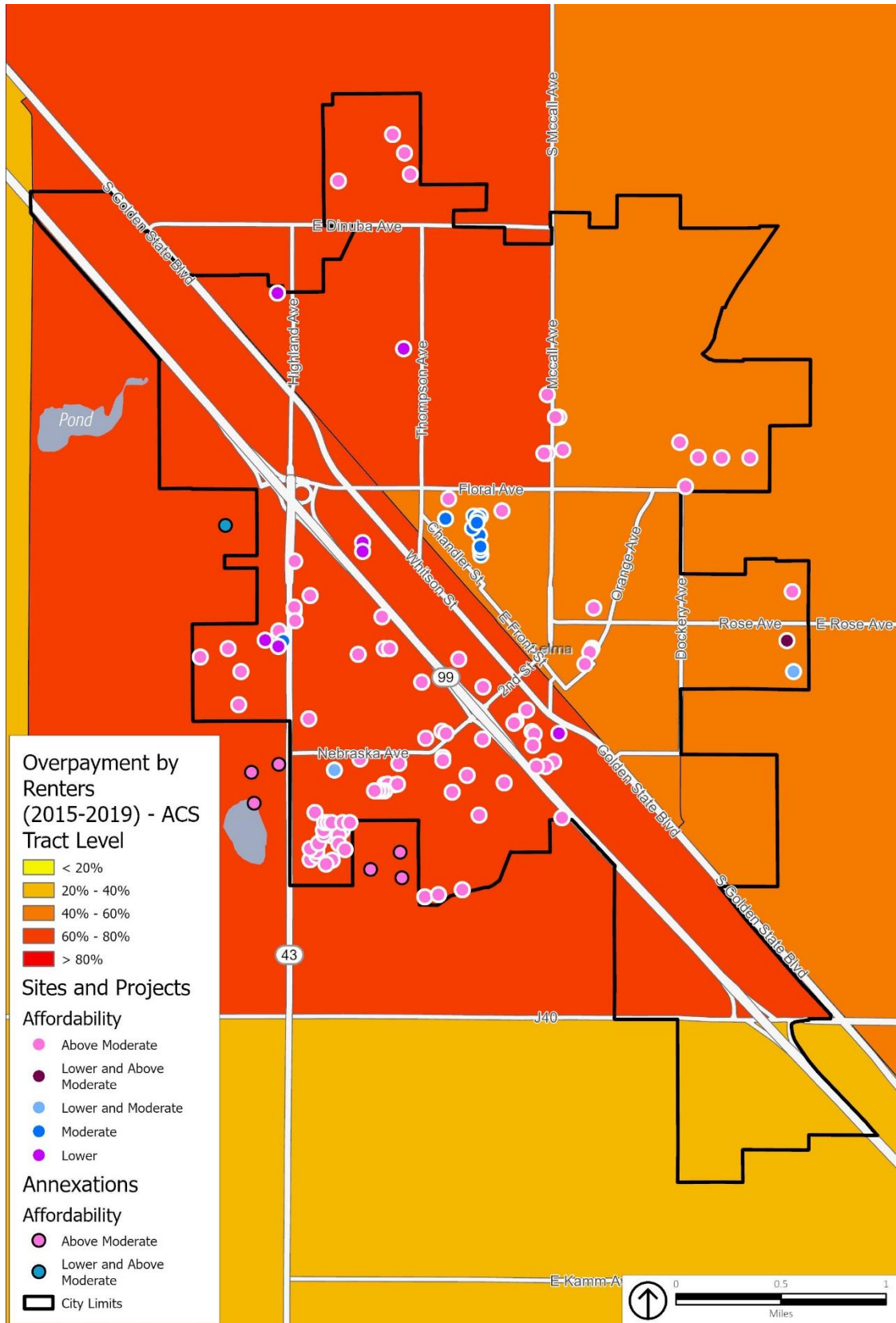
In Selma, 24.1 percent of households are cost burdened, and 18.0 percent are severely cost burdened, for a total of 42.1 percent of all households (**Table 10-11, Cost Burden in Selma, 2010-2018**). Of these households, approximately 58.2 percent are renters and 41.7 percent are homeowners. In total, 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%

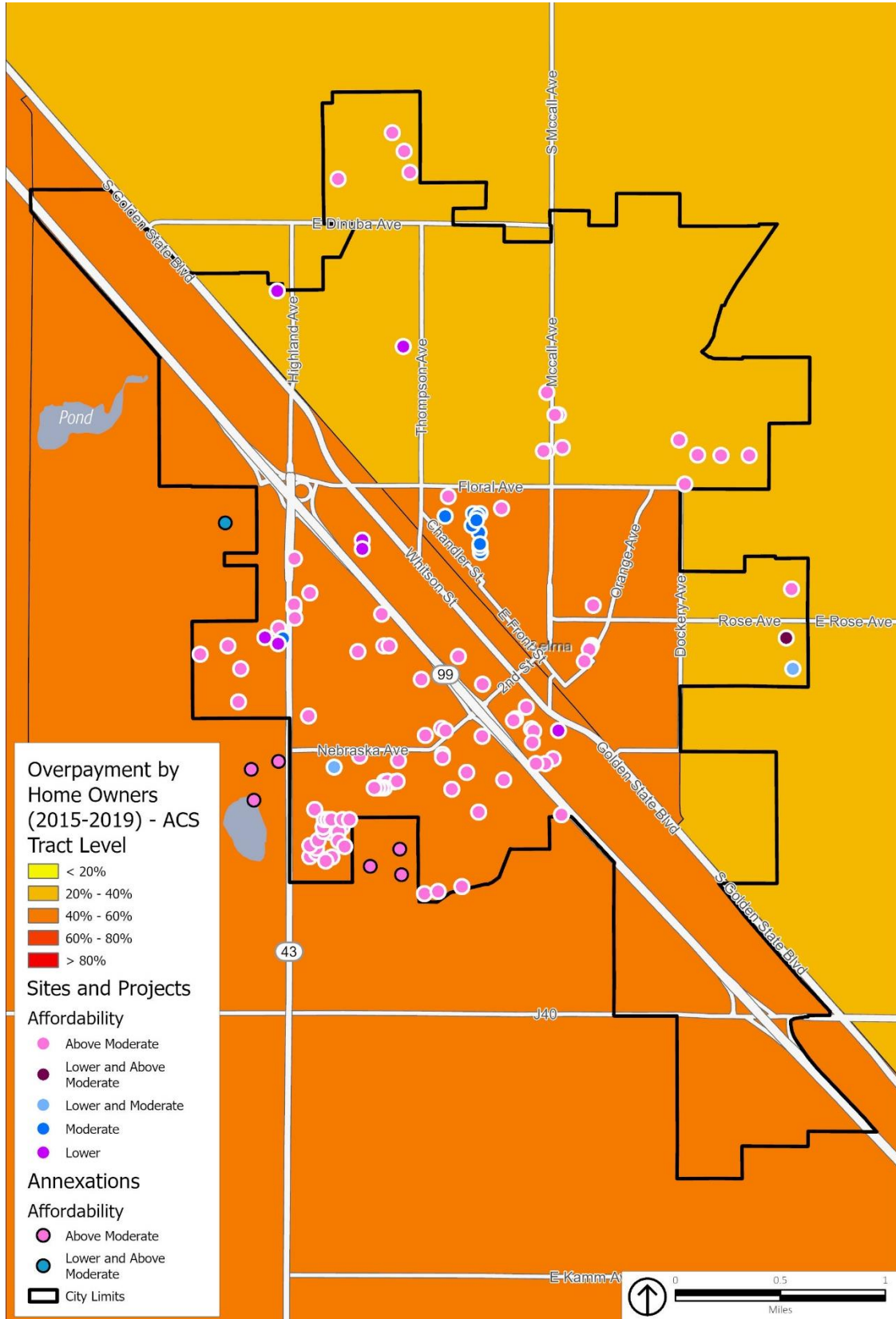
Sources: CHAS 2006-2010, 2014-2018.

Figure 10-22: Percentage of Renters Overpaying



Source: PlaceWorks, 2021; ACS, 2015-2019

Figure 10-23: Percentage of Homeowners Overpaying



Source: PlaceWorks, 2021; ACS, 2015-2019

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

APPENDIX 10: CITY OF SELMA

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

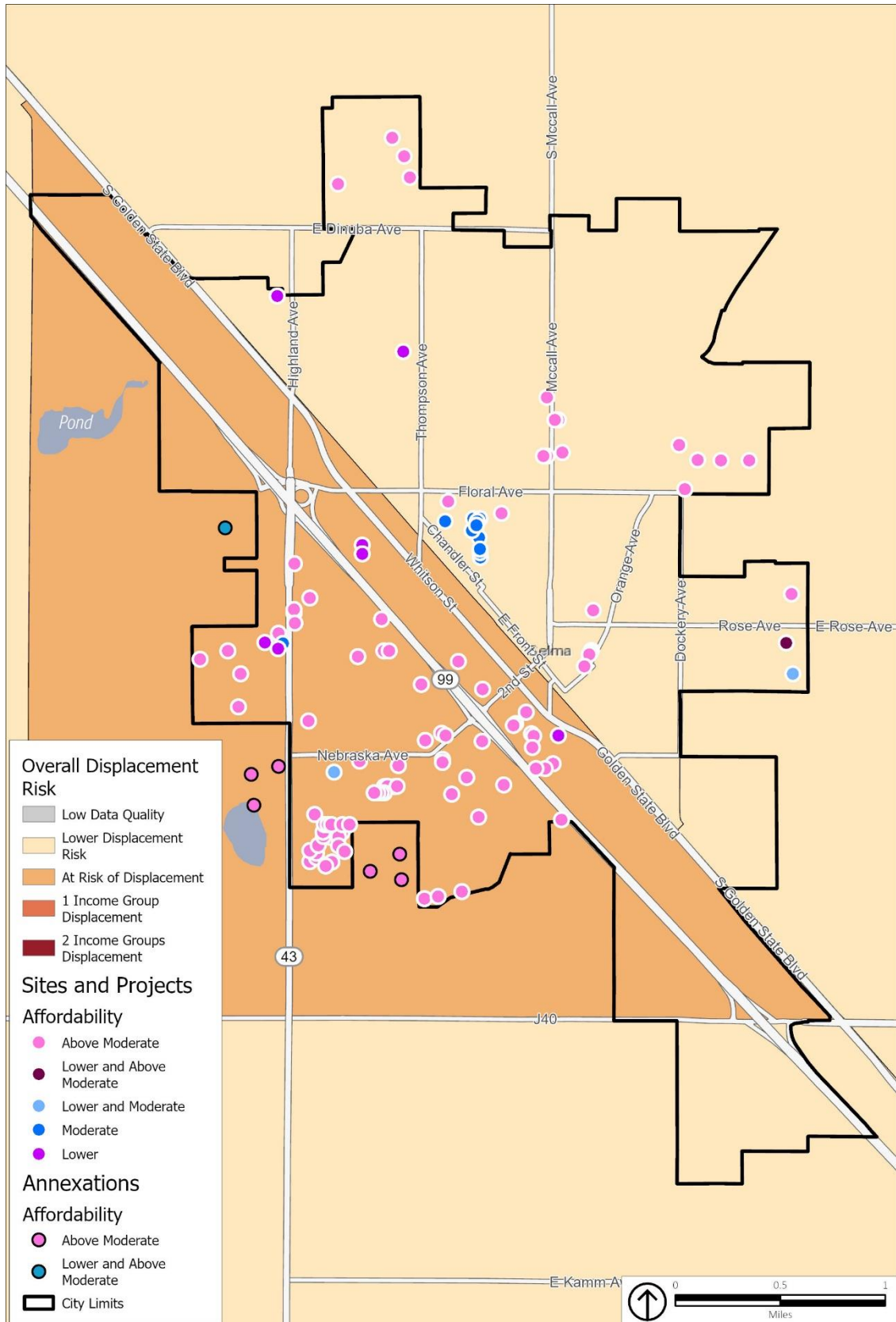
3.9 percent annually, on average. Therefore, in contrast to conditions in Selma, there may be a countywide decrease in displacement risk due to home costs. The inflated displacement risk resulting from discrepancies in wages and housing costs in Selma reflects a disproportionate need for affordable options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

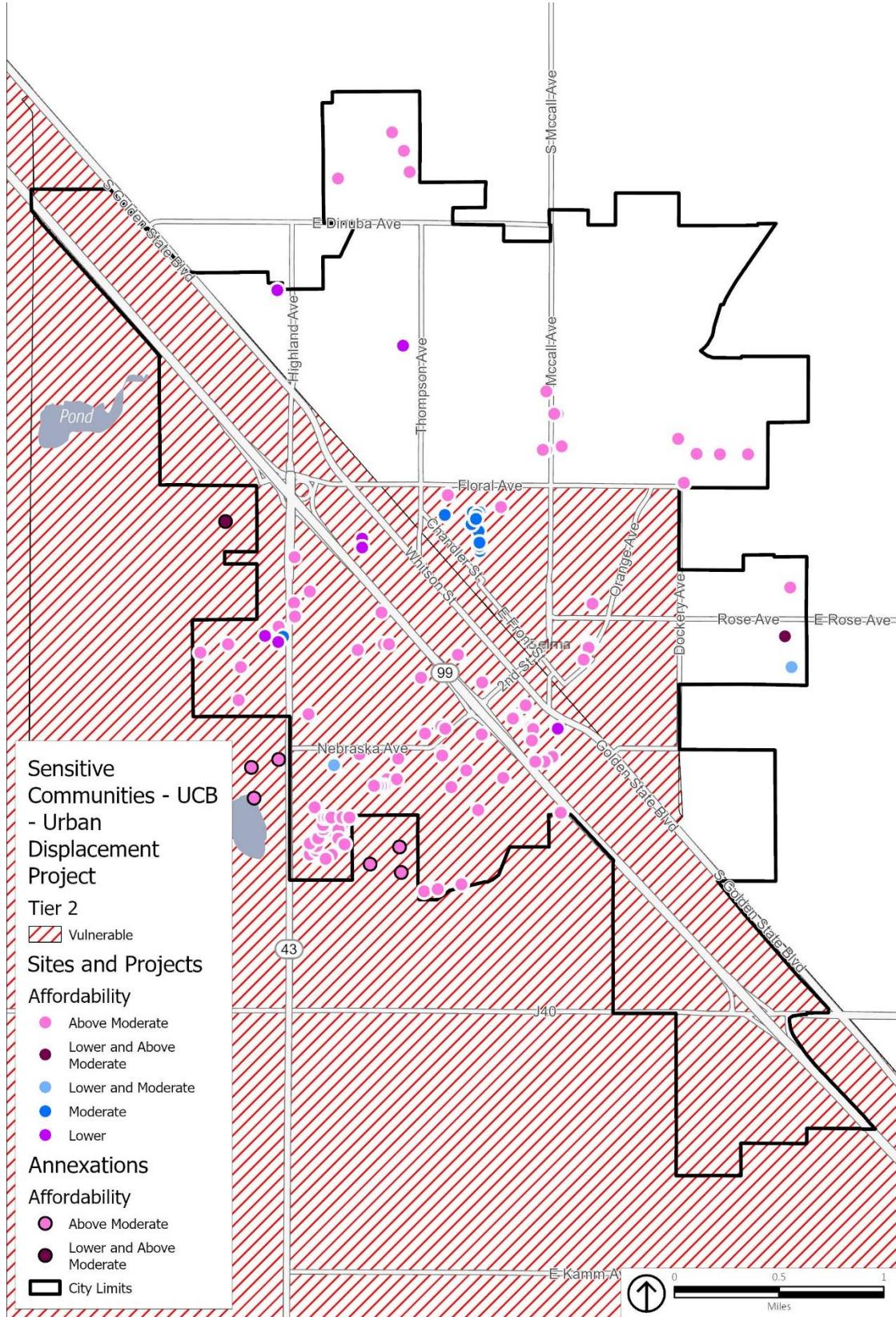
- Per **Program 27**, the City will promote the availability of homebuyer resources, particularly in areas with concentrations of renters, particularly lower-income renters who may be overpaying, by providing multilingual informational materials at public buildings and community locations and will post 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



Source: PlaceWorks, 2021; UCB Urban Displacement Project, 2022

Figure 10-25: Vulnerable Community Designation



Source: PlaceWorks, 2021; UC Berkeley Urban Displacement Project

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 (FHCO), reporting them by the origin of the issue.

HUD FHCO 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

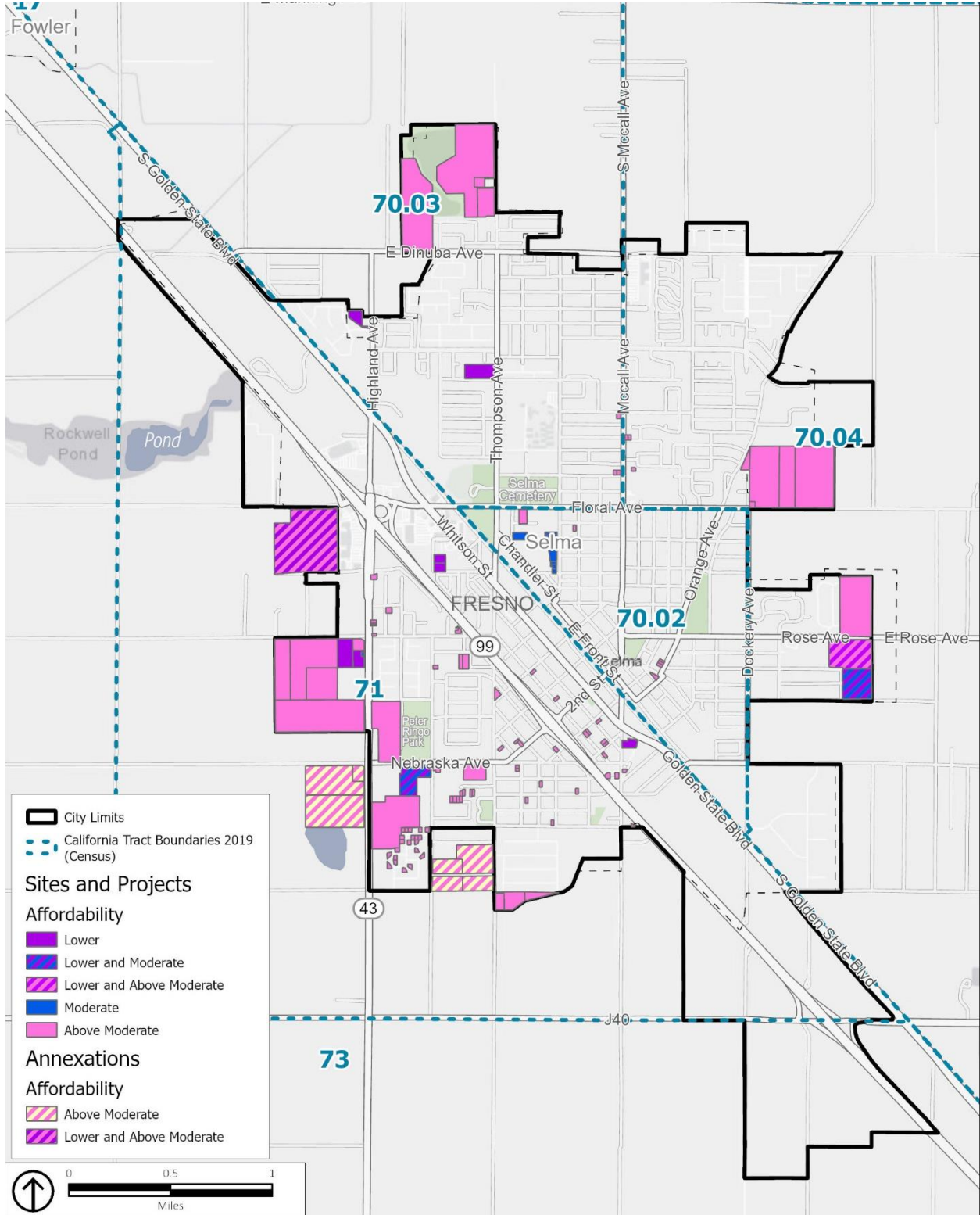
Census Tract	Existing Households	RHNA Capacity			Integration and Segregation						AFFH Indicators			Displacement Risk			
		Lower Income	Moderate Income	Above Moderate Income	Median Income	Poverty Rate	Low- to Moderate-Income Population	Nonwhite Population	Disability Rate	R/ECAP Status	Access to Opportunity			Overcrowding Rate	Renter Overpayment Rate	Homeowner Overpayment Rate	Percentage Renter Households
											Resource Designation	Jobs Proximity Index	CalEnviro Screen Percentile				
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.

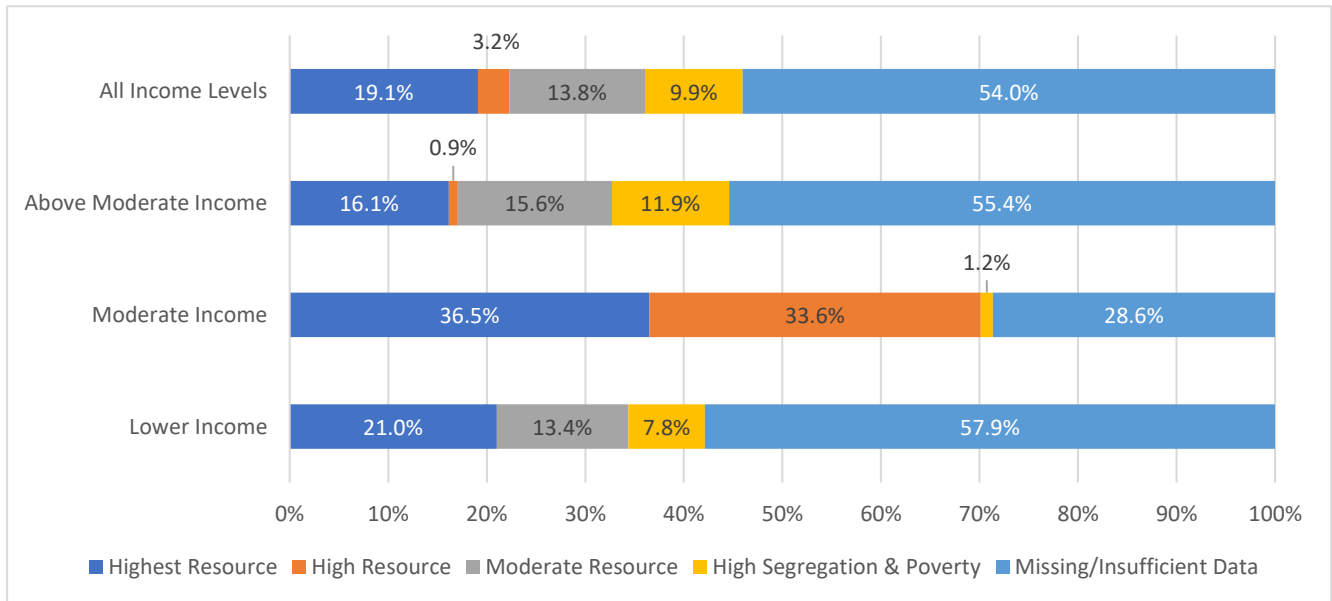
High Resource areas are clustered in the center of the city and contain a relatively small percentage of the RHNA unit capacity (3.2 percent). Most of the unit capacity in these areas is in the moderate-income category (33.6 percent of moderate-income capacity). Only 0.9 percent of above moderate-income 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

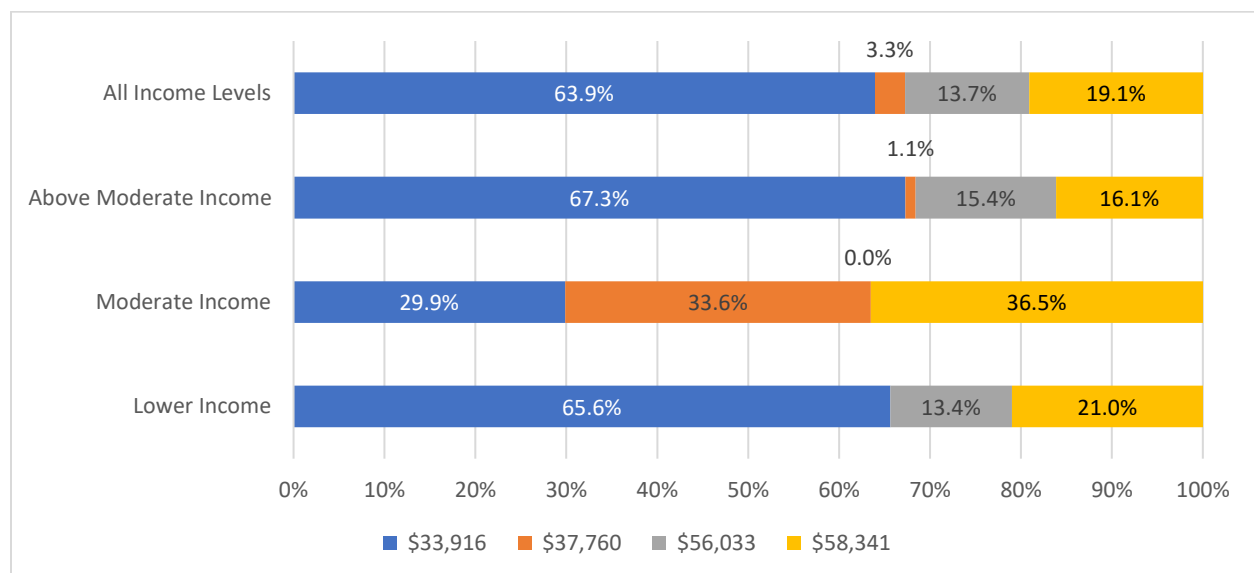
Median Household Income

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)

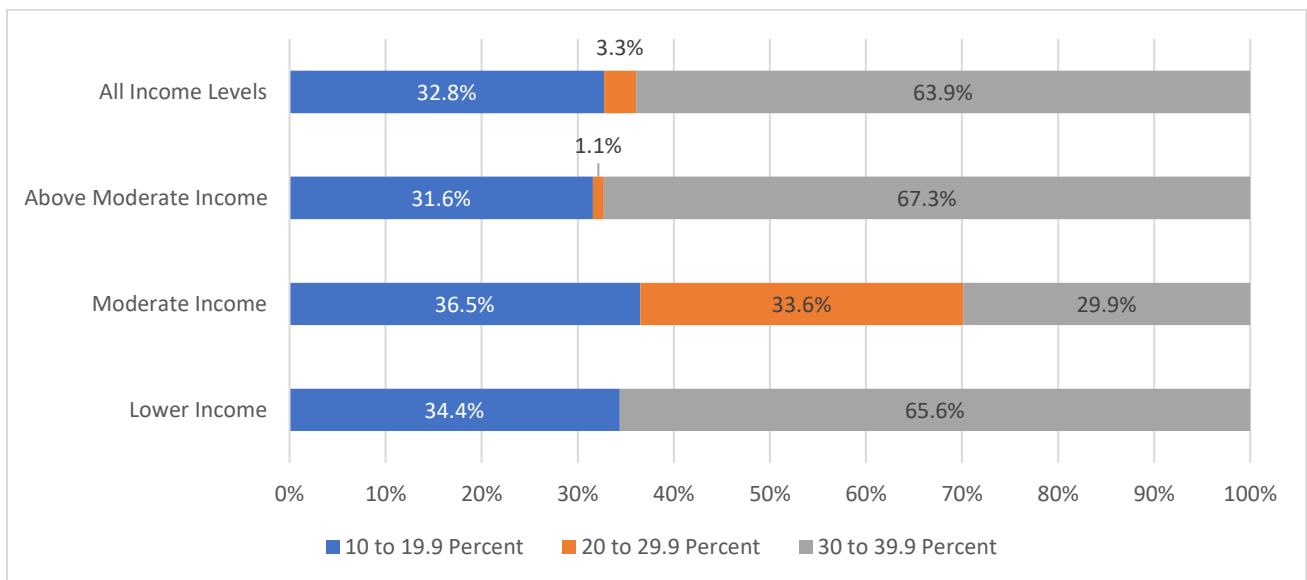
Poverty Rate

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



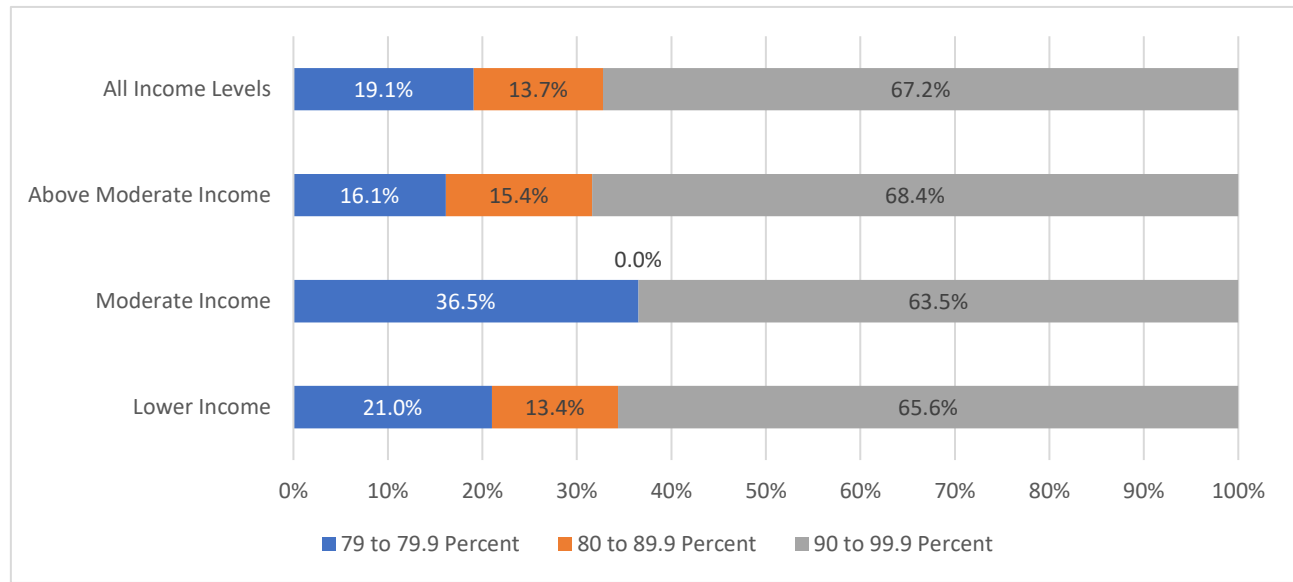
Source: American Communities Survey (2015-2019)

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

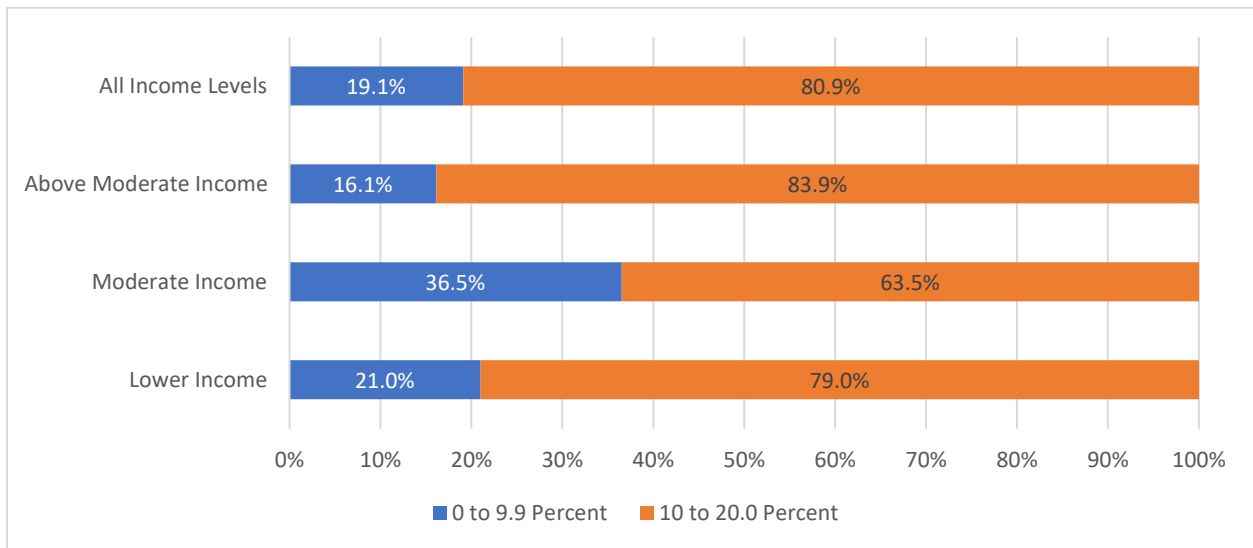
All four census tracts in Selma have rates of disability between 10.5 and 12.6 percent of the population according to the 2015-2019 ACS, indicating that there is no over-concentration of residents with disabilities in this community. By identifying capacity for lower-income units, which may be more affordable 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



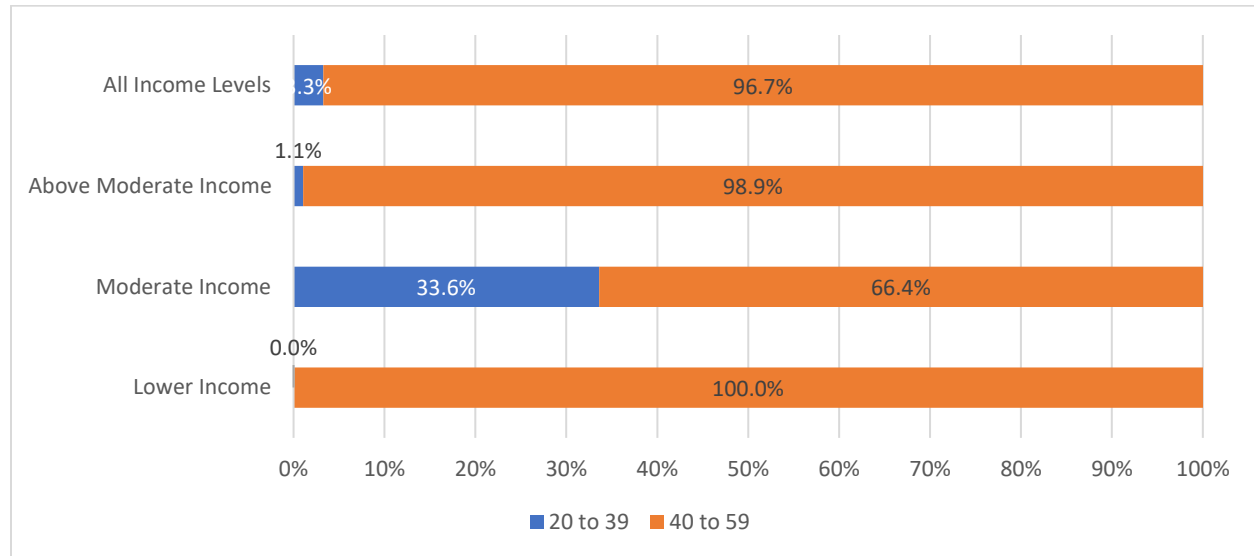
Source: American Communities Survey (2015-2019)

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

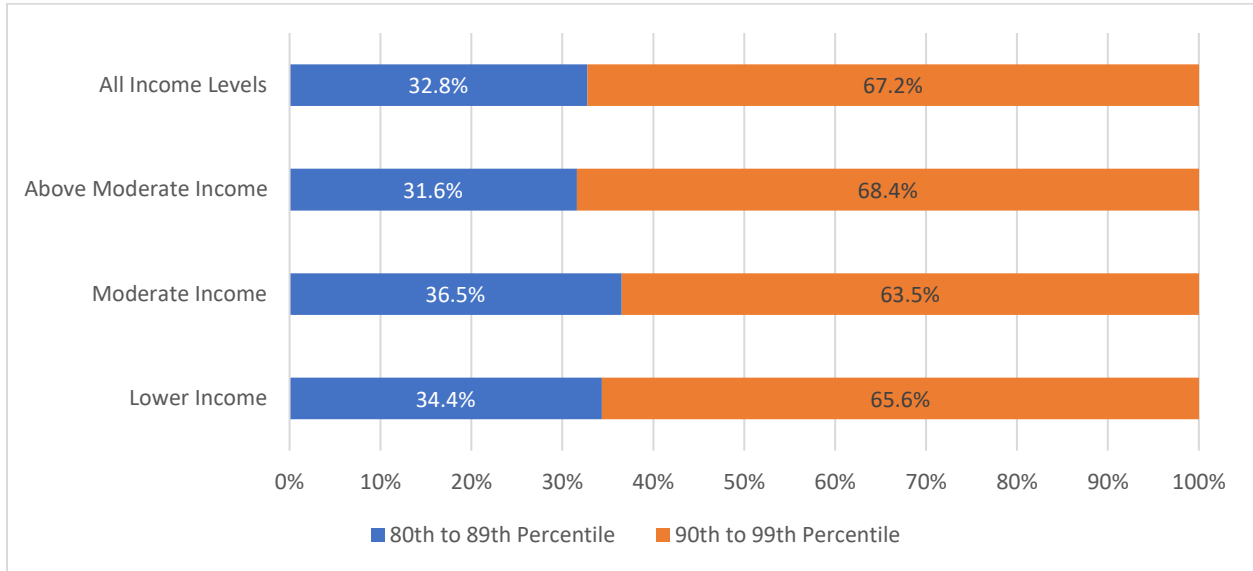


Source: HUD (2014-2017)

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

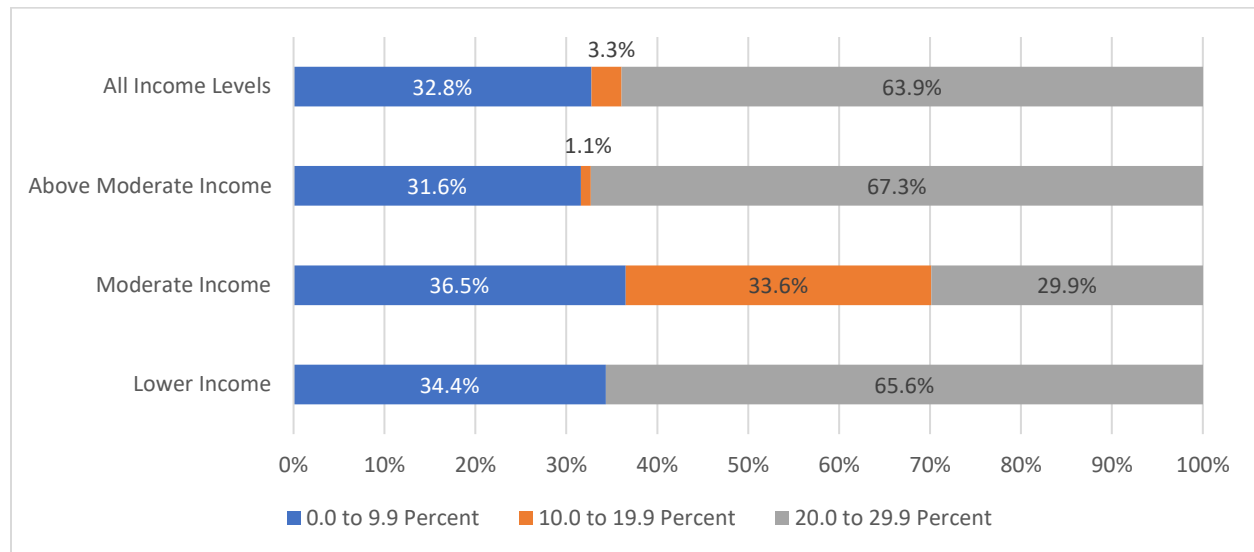
Source: OEHHS 2021

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

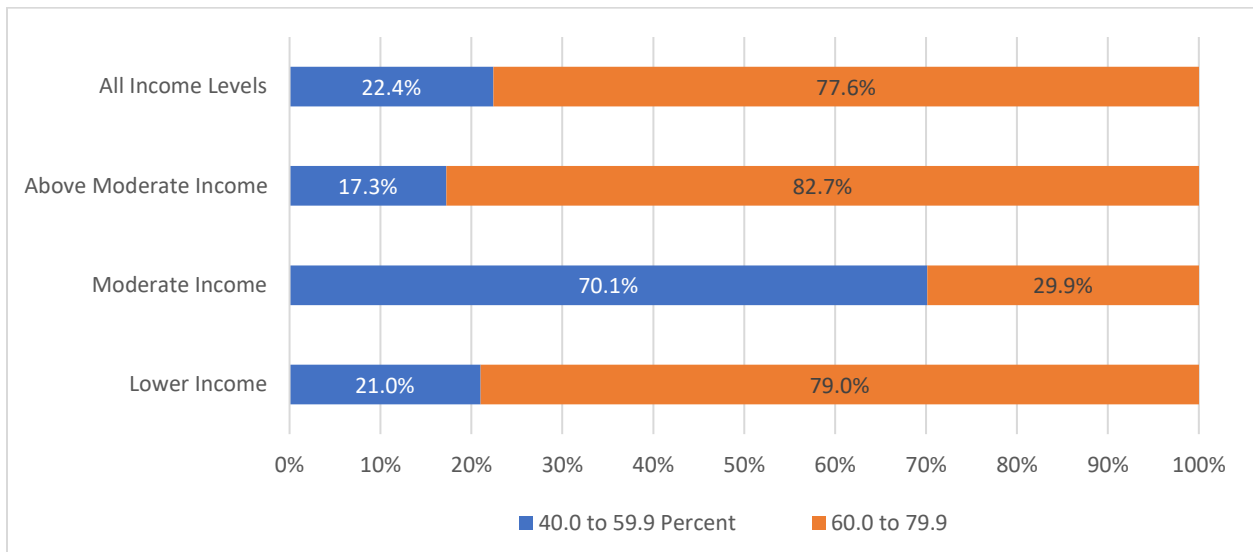


Source: CHHS 2020

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

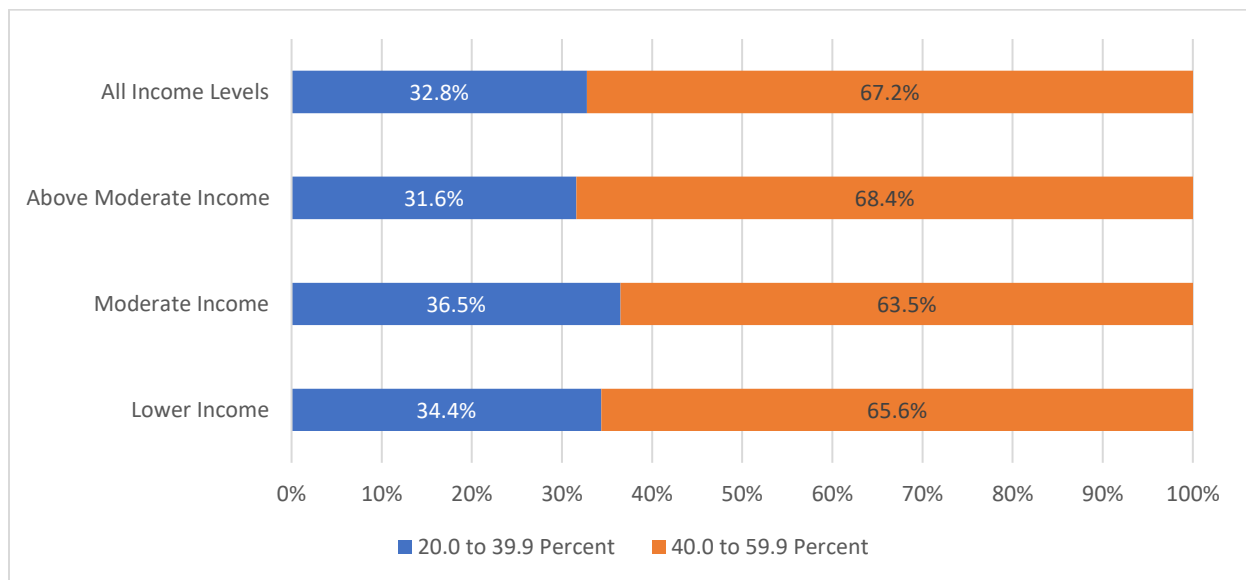


Source: American Communities Survey (2015-2019)

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

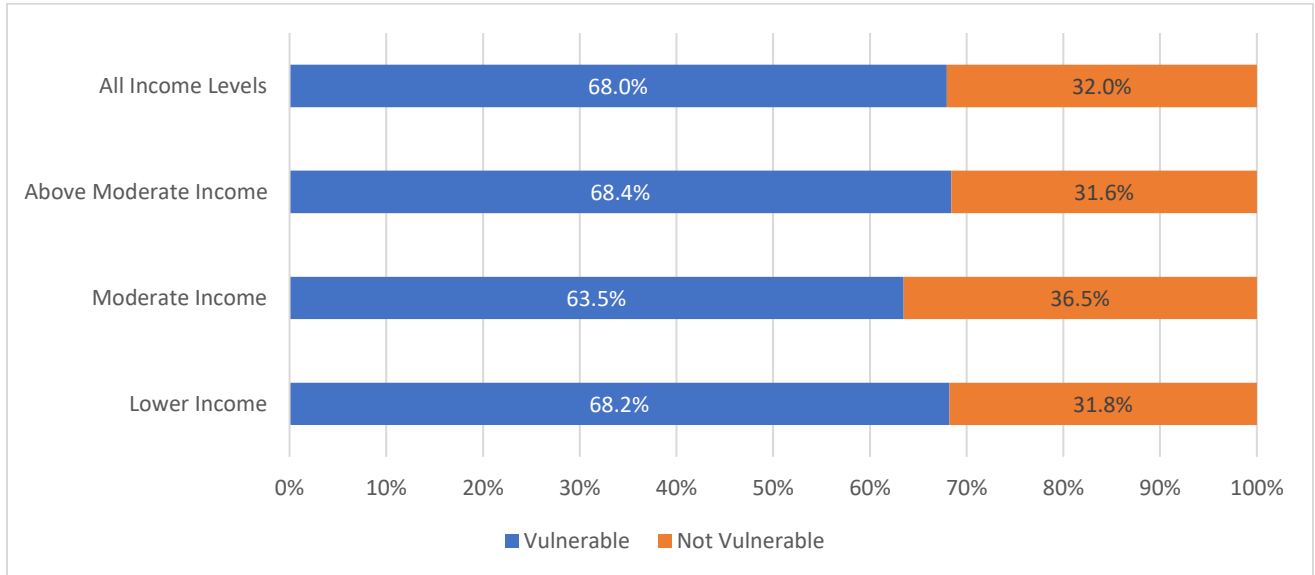


Source: American Communities Survey (2015-2019)

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
<i>Residential Designations</i>			
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
<i>Mixed-Use Designations</i>			
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
<i>Commercial Designations</i>			
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

APPENDIX 10: CITY OF SELMA

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
<i>One-Family Residential</i>		
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		
<i>Multiple-Family Residential</i>		
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.
<i>Mixed-Use Residential</i>		
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
<p>Program 1: Regional Collaboration on Housing Opportunities</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> 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. 	<p>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.</p> <p>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.</p> <p>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.</p> <ul style="list-style-type: none"> 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 <p>The City acquired SB2 grant funding for the Zoning Ordinance Update to ensure consistency between the City's</p>	<p>Modify and Continue. New Program 1.</p>

Program	Evaluation	Recommendation
<ul style="list-style-type: none"> 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. 	<p>local ordinances and State legislation pertaining to housing.</p> <p>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.</p> <p>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</p>	
<p>Program 2: Review Annexation Standards in Memorandum of Understanding</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> 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. 	<p>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.</p>	<p>Modify and Continue. New Program 2.</p>

Program	Evaluation	Recommendation
<p>Program 3: Provision of Adequate Sites</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> 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. 	<p>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.</p> <p>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.</p> <p>Throughout the planning period, the City actively participated in the development of the next RHNA Plan.</p>	<p>Modify and Continue. Combine with Program 5. New Program 4.</p>
<p>Program 4: Prezoning and Annexation for RHNA</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> 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. 	<p>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.</p>	<p>Delete.</p>

Program	Evaluation	Recommendation
<ul style="list-style-type: none"> 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. 		
<p>Program 5: Monitoring of Residential Capacity (No Net Loss) <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> 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. 	<p>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.</p>	<p>Modify and Continue. Combine with Program 3. New Program 4.</p>
<p>Program 6: Lot Consolidation <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> 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. 	<p>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.</p>	<p>Modify and Continue. New Program 20.</p>

Program	Evaluation	Recommendation
<p>Program 7: Water and Wastewater Capacity</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> 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. 	<p>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.</p>	<p>Modify and Continue. New Program 6.</p>
<p>Program 8: Affordable Housing Incentives</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> 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 	<p>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.</p> <p>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.</p> <p>Grants received: Regional Early Action Planning (REAP) for GIS, SB 2 for zoning update.</p>	<p>Modify and Continue. New Program 8.</p>

Program	Evaluation	Recommendation
<p>over the next eight years – 8 extremely low-income, 32 very low-income, and 32 low-income units.</p>		
<p>Program 9: Farmworker Housing <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> • 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. 	<p>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.</p>	<p>Modify and Continue. New Programs 9 and 10.</p>
<p>Program 10: Preserving Assisted Housing <i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> • Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing: <ul style="list-style-type: none"> ○ 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 	<p>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.</p>	<p>Modify and Continue. New Program 12.</p>

Program	Evaluation	Recommendation
<p>buildings to replace at-risk units, or construct replacement units.</p> <ul style="list-style-type: none"> ○ 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 		
<p>Program 11: Accessory Units (Second Units)</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> • 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. 	<p>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.</p> <p>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.</p> <p>The City provides fact sheets and guidance on building ADUs in person and on its website.</p>	<p>Modify and Continue. New Programs 13 and 14.</p>
<p>Program 12: Zoning Code Amendments</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> • 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. 	<p>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:</p> <ol style="list-style-type: none"> (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 	<p>Modify and Continue. New Program 17.</p>

Program	Evaluation	Recommendation
	they are capable of facilitating residential and mixed-use development.	
<p>Program 13: Monitoring of Planning and Development Fees</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> 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. 	<p>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.</p>	<p>Modify and Continue. New Program 21.</p>
<p>Program 14: Fresno County Housing Assistance Rehabilitation Program (HARP)</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> 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. 	<p>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.</p>	<p>Modify and Continue. New Program 24.</p>
<p>Program 15: Fresno County Rental Rehabilitation Program (RRP)</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> Promote available housing rehabilitation resources on City website and public counters. Refer interested property owners to County program. 	<p>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.</p>	<p>Modify and Continue. New Program 25.</p>
<p>Program 16: Code Enforcement</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> 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. 	<p>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.</p>	<p>Modify and Continue. New Program 26.</p>

Program	Evaluation	Recommendation
<p>Program 17: Fresno County Homebuyer Assistance Program (HAP)</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> 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. 	<p>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.</p>	<p>Modify and Continue. New Program 27.</p>
<p>Program 18: First-Time Homebuyer Resources</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> 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. 	<p>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.</p>	<p>Modify and Continue. New Program 27.</p>
<p>Program 19: Energy Conservation</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> 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. 	<p>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,</p>	<p>Modify and Continue. New Program 28.</p>
<p>Program 20: Housing Choice Vouchers</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> 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. 	<p>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.</p>	<p>Modify and Continue. New Program 29.</p>

Program	Evaluation	Recommendation
<ul style="list-style-type: none"> 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. 		
<p>Program 21: Fair Housing</p> <p><i>Time Frame and Objectives:</i></p> <ul style="list-style-type: none"> 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. 	<p>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.</p>	<p>Modify and Continue. New Program 30.</p>

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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*.



CITY OF SELMA

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*



EXHIBIT E
HCD CONDITIONAL LETTER

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



September 20, 2024

Fernando Santillan, City Manager
City of Selma
1710 Tucker Street
Selma, CA 93662

Dear Fernando Santillan:

RE: City of Selma's 6th Cycle (2023-2031) Revised Draft Housing Element

Thank you for submitting the City of Selma's (City) revised draft housing element update that was received for review on July 24, 2024, along with revisions received on September 10, 2024. The revisions were posted and made available to the public prior to review. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element, including revisions, meets the statutory requirements of State Housing Element Law and addresses the statutory requirements described in HCD's March 26, 2024, review. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when it is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

As a reminder, the City's 6th cycle housing element was due December 31, 2023. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the City did not adopt a compliant housing element within 120 days of the statutory deadline (December 31, 2023), Program 5 (Site Inventory Rezoning and Underutilized Sites) and Program 7 (Use of Sites in Previous Cycles) to make prior identified sites available and accommodate the regional housing need allocation (RHNA) must be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i). Please be aware, if the City does not adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until all necessary rezones are completed

pursuant to Government Code sections 65583, subdivision (c)(1)(A) and 65583.2, subdivision (c).

Public participation in the development, adoption, and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities programs, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work and dedication of the housing element update team in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Laurissa Wells, of our staff, at Laurissa.Wells@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

EXHIBIT F
PROPOSED REZONE SITE LIST

Rezoning 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-2-A	Medium Density	R-4	High Density	20	24	5	Minimum Density	0	4	0	4
77	38908031	0.21	R-2-A	Medium Density	R-4	High Density	20	24	5	Minimum Density	0	4	0	4
77	38908032	0.17	R-2-A	Medium Density	R-4	High Density	20	24	4	Minimum Density	0	3	0	3
77	38908005	0.17	R-2-A	Medium Density	R-4	High Density	20	24	4	Minimum Density	0	3	0	3
77	38908025	0.71	R-2-A	Medium Density	R-4	High Density	20	24	17	Minimum Density	0	14	0	14
77	38908004	0.13	R-2-A	Medium Density	R-4	High Density	20	24	3	Minimum Density	0	3	0	3
77	38908023	1.45	R-2-A	Medium Density	R-4	High Density	20	24	35	Minimum Density	0	29	0	29
77	38908006	0.3	R-2-A	Medium Density	R-4	High Density	20	24	7	Minimum Density	0	6	0	6
83	38903078	5.32	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	R-1-7	Regional Commercial	R-4	High Density	20	24	120	Minimum Density	100	0	0	100
94	38522023	1.98	R-1-7	Regional Commercial	R-4	High Density	20	24	48	Minimum Density	40	0	0	40
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											576	225	10	811
Nonvacant Sites														
93	38522021	0.8	R-1-7	Regional Commercial	R-4	High Density	20	24	32	Minimum Density	0	0	16	16
94	38522026	0.13	R-1-7	Regional Commercial	R-4	High Density	20	24	3	Minimum Density	0	3	0	3
103	38904039	0.6	R-3	Medium High	R-4	High Density	20	24	14	Minimum Density	0	0	12	12
Subtotal											0	3	28	31
Total											576	228	38	842



SELMA PLANNING COMMISSION STAFF REPORT

- 1710 Tucker St.
- Selma, CA 93662
- (559) 891-2209
- planningdept@cityofselma.com

Meeting Date: October 28, 2024

TO: Selma Planning Commission
FROM: Community Development Department
SUBJECT: AGENDA ITEM NO. 5

The purpose of this agenda item is to hold a public hearing to consider cancellation of the Regular Planning Commission meetings scheduled for November 25th and December 23rd due to holiday observances.

Background & Analysis

The Selma Planning Commission has traditionally canceled the meetings that land on holiday weeks, such as Thanksgiving and Christmas. This year, the regularly scheduled meetings fall on November 25th and December 23rd. A Special Planning Commission meeting will be held if a complete application submittal is received.

Recommendation

By motion, approve the cancellation of the November 25, 2024 and December 23, 2024 Planning Commission meetings.

Kamara Biawogi, City Planner
Community Development Department