





SEPTEMBER 2024
Final Housing Element

CITY of CLOVIS

2023–2031 HOUSING ELEMENT



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CHAPTER 1 | Introduction

1.1 Housing Element Purpose and Requirements

State law recognizes the vital role local governments play in the supply and affordability of housing. All cities and counties in California are required to have a compliant housing element as one of the mandated elements of a general plan. In addition, each city and county is required to prepare an annual progress report on the status of implementing its housing element.

The purpose of a housing element is to provide a plan to meet the existing and projected housing needs of all segments of the population, including lower-income households and households and individuals with special housing needs. To achieve this objective, a housing element must analyze housing needs, evaluate factors that could potentially constrain housing production, and identify goals and objectives for housing production, rehabilitation, and conservation to meet the City's needs.

Each city and county in the state must submit their housing element to the California Department of Housing and Community Development (HCD) for review to ensure that it meets the minimum requirements under state housing element law. Most cities and counties, including the City of Clovis, are required to update their housing element every eight years. The City of Clovis' prior housing element covered the 2015-2023 planning period, while this update to the City of Clovis Housing Element will cover the 2023-2031 planning period.

Housing Element Requirements

- An analysis of existing and projected housing needs
- An inventory of land suitable for housing
- An analysis of potential constraints on housing
- A fair housing analysis
- An analysis of special housing needs
- Identification of zone(s) where emergency shelters are allowed by-right
- An evaluation of the previous element
- An analysis of opportunities for residential energy conservation
- An analysis of government-assisted housing developments that are "at-risk" of converting to market rate
- Goals, policies, and implementation programs



1.2 Housing Element Organization

This Housing Element satisfies the requirements of state law (Government Code Section 65583(a)) and is organized as follows:

- **Chapter 1 - Introduction.** This chapter includes an introduction to the Housing Element, description of state housing element law, general plan consistency, and a summary of community participation.
- **Chapter 2 - Housing Plan.** This chapter establishes goals, policies, and implementation programs to affirmatively further fair housing and meet the City's housing needs for all residents, including residents at all income levels and those with special needs.
- **Chapter 3 - Housing Needs Assessment.** This chapter analyzes demographic and socio-economic conditions; existing housing stock characteristics; housing affordability, overpayment, and overcrowding; and special needs for persons experiencing homelessness, persons with disabilities, seniors, large families, farmworkers, and female-headed households.
- **Chapter 4 - Assessment of Fair Housing.** This chapter provides an analysis of fair housing issues in the City, including integration and segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs.
- **Chapter 5 - Sites Inventory.** This chapter identifies opportunities for housing production to meet the City's fair share of regional housing needs, as determined by the Regional Housing Needs Allocation (RHNA).
- **Chapter 6 - Constraints Analysis.** This chapter analyzes potential governmental constraints on the production of housing, including land use controls, permits and processing procedures, fees, and zoning for a variety of housing types. This chapter also analyzes non-governmental constraints such as land and development costs and the availability of financing.
- **Chapter 7 - Opportunities for Energy Conservation.** This chapter analyzes opportunities for energy conservation in residential development including green building and energy-efficiency requirements and energy conservation programs.

Housing Element Goals

1. New Housing Development
2. Affordable Housing
3. Housing and Neighborhood Conservation
4. Special Needs Housing
5. Fair and Equal Housing Opportunities
6. Energy Conservation and Sustainable Development

- Chapter 8 - Evaluation of the Previous Housing Element. This chapter summarizes accomplishments during the previous Housing Element planning period and evaluates each of the previous programs.

1.3 General Plan Consistency

The City of Clovis General Plan, adopted in 2014, is the City's long-term blueprint for future growth and includes goals and policies that convey a long-term vision for the City of Clovis community and guides local decision-making to advance that vision. Upon adoption, this Housing Element will be incorporated into the City of Clovis General Plan, updating the existing housing element.

The Land Use Element establishes the general distribution, location, and extent of future land uses and provides standards for the intensity and density of the built environment. It establishes policies to guide land use, development, and redevelopment. The land use framework identified in the Land Use Element is the basis for the residential sites inventory included in Chapter 5, "Sites Inventory," and contains goals and policies consistent with those in the Housing Element including:

- Policy 3.6 Mix of housing types and sizes. Development is encouraged to provide a mix of housing types, unit sizes, and densities at the block level. To accomplish this, individual projects five acres or larger may be developed at densities equivalent to one designation higher or lower than the assigned designation, provided that the density across an individual project remains consistent with the General Plan.
- Policy 5.1 Housing variety in developments. The Clovis General Plan has been planned to provide a variety of housing product types suitable to each stage of a person's life. Each development should contribute to a diversity of housing sizes and types within the standards appropriate to the land use designation. This policy does not apply to projects smaller than five acres.
- Policy 5.2 Ownership and rental. Encourage a mixture of both ownership and rental options to meet varied preferences and income affordability needs.
- Policy 5.3 Innovative housing. Encourage innovative housing product types, including multigenerational, cooperative, and variations on live-work housing.
- Policy 5.4 Transit oriented development. Encourage the provision of retail and employment opportunities in areas served by transit, recognizing the needs of the transit-dependent population.
- Policy 5.5 Jobs for residents. Encourage development that provides job opportunities in industries and occupations currently underserved in Clovis.
- Policy 5.6 Workforce housing. Encourage the development of workforce housing that serves the needs of those working in Clovis.
- Policy 6.2 Smart growth. The City is committed to the following smart growth goals.
    - A. Create a range of housing opportunities and choices
    - B. Create walkable neighborhoods
    - C. Encourage community and stakeholder collaboration
    - D. Foster distinctive, attractive communities with a strong sense of place
    - E. Make development decisions predictable, fair, and cost-effective
    - F. Mix land uses
    - G. Preserve open space, farmland, natural beauty, and critical environmental areas
    - H. Provide a variety of transportation choices
    - I. Strengthen and direct development toward existing communities
    - J. Take advantage of compact building design
    - K. Enhance the economic vitality of the region
    - L. Support actions that encourage environmental resource management

State law requires that several other General Plan elements be reviewed and/or modified upon adoption of the housing element. Senate Bill (SB) 1035 requires the safety element to be revised upon update of the housing element to include new information on fire hazards, flood hazards, and climate adaptation and resilience strategies. SB 1000 also requires the City to address environmental justice when updating two or

more elements after January 1, 2018. The City has initiated a comprehensive General Plan update which will address these requirements within the planning period.

The Housing Element is consistent with the other elements of the General Plan and the City will maintain consistency between the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements.

1.4 Community Participation

In an effort to engage a broad array of community interests, including lower-income residents and underserved communities, the City is using a variety of strategies throughout the Housing Element update process to engage the community. The City is using a diverse range of tools to attract a wide range of community engagement, including:

- Project Webpage
- One-on-One Consultations
- Focus Group Meetings
- Community Workshops
- Online Community Survey
- Planning Commission and City Council Meetings

The following summarizes the activities and methods being used to meaningfully engage the community and other stakeholders during the planning process. The Housing Element Update team is applying creative outreach techniques to ensure involvement of a wide and diverse range of community and stakeholder voices. Collaboration and engagement began early in the process, to promote community ownership of the plan, and is continuing through plan adoption. Community engagement activities are being conducted in English and Spanish to provide opportunities for a broad segment of the community to participate.



Engagement Tools and Activities

Project Webpage

The City is hosting a project webpage for the Housing Element update. The webpage includes an overview of the project and schedule, frequently asked questions (FAQs), contact information for the project team, and a sign-up link for the project mailing list. The webpage is being maintained throughout the Housing Element update process and routinely updated to include announcements of future engagement events, materials and summaries of past events, and draft documents. Language translation of the webpage was provided through the web browser.



One-On-One Stakeholder Consultations

The Housing Element Update team held phone consultation meetings with a variety of stakeholders, including affordable and market rate housing developers and housing advocates. These conversations were used to gather data, discuss housing issues specific to Clovis, and share information on available resources with stakeholders.

Some affordable housing developers have expressed concerns related to increased costs and regulatory requirements, such as permitting, and suggested that an affordable housing fee deferral program could be established. A fee deferral program could be in the form of a loan and could be used as gap financing to leverage state and federal funding. Affordable housing developers also suggested that an inclusionary requirement be established to ensure affordable housing is provided in new growth areas. Generally, affordable housing developers shared a good working relationship with City staff and City Council.

Market rate developers also shared financial constraints to housing, including high impact fees, specifically for multifamily development; high land costs; and high construction costs. In addition, development standards related to street widths, specifically for cul-de-sacs, are higher than other jurisdictions and add to the cost of housing production. Developers also shared that the recent increase in interest rates has slowed market demand for home sales. Some also expressed that the cost of structured parking is a barrier to building multifamily residential at densities of 30 units per acre or more.

Housing advocates shared a number of suggestions for housing element programs regarding tenant protections, homeownership assistance, mobile home park preservation, extreme weatherization improvements, and inclusionary zoning. Some housing advocates also emphasized the need to directly address fair housing disparities in the city by planning for multifamily affordable housing through appropriate zoning and infrastructure studies to support high density development in high resource areas.

Several of these comments are noted in the constraints analysis and policies and programs were added to the Housing Plan in response to stakeholder input, including:

- Policy H-1.4 Distribute Housing Opportunities (increase the supply of affordable housing and special needs housing in highest opportunity areas)
- Program H4. Affordable Housing Fee Reduction (reduce impact fees for affordable housing)
- Program H8. Development Standards and Zoning Consistency (review parking, street width standards, and height limits to facilitate housing development)
- Program H14. Mobile Home Rent Review and Stabilization (monitor, enforce, and expand outreach about the Mobile Home Rent Review and Stabilization Ordinance)

Focus Group Meetings

The Fresno Council of Governments (FCOG) is leading a multi-jurisdictional housing element update process for 15 jurisdictions in Fresno County. Although Clovis is not participating in the multi-jurisdictional effort, Clovis is engaging in community outreach efforts conducted by FCOG. The City participated in two focus group meetings provided through the multi-jurisdictional effort. The first focus group meeting occurred in Fall 2022. It was an introductory meeting, intended to provide an overview of the Housing Element update process and to gather initial feedback on housing in the region. The second focus group meeting discussed fair housing in the region, including patterns of segregation, special needs groups, and access to opportunity.

FCOG held the first stakeholder focus group meeting on October 25, 2022, to gather feedback on regional housing needs and fair housing issues. Stakeholders identified a number of barriers to new housing development and access to existing affordable housing opportunities. Stakeholders identified financial constraints as a primary barrier to new housing construction. Rising construction costs due to labor and supply chain shortages coupled with outdated infrastructure add significant costs to new housing in the region. Affordable housing development also has the additional challenges with securing project financing. In addition, residents struggle with the affordable housing placement process, indicating a need for additional education and outreach to boost financial literacy and help lower-income residents better compete for affordable housing opportunities.

Stakeholders also expressed concerns about the stability of existing housing in the region, particularly mobile home parks as well as aging housing stock. Corporate

acquisition of mobile home parks is rising nationwide, leading to heightened risk of displacement for current residents. Many residents are on fixed incomes and are unable to keep up with repairs and maintenance without financial assistance, which may lead to eviction. Stakeholders suggested rent control and tenant protection measures for mobile home park residents, as well as funding assistance for mobile home purchase and rehabilitation needs.

FCOG held the second stakeholder focus group meeting on November 15, 2022, to gather feedback on regional housing issues from additional stakeholders. Stakeholders expressed similar concerns identifying financial constraints as a primary barrier to new housing construction. Rising labor and material costs, coupled with local development impact fees, significantly impact the financial feasibility of market-rate and affordable housing projects. Some stakeholders emphasized the importance of process streamlining, particularly the expansion of by-right development and CEQA streamlining, to remove regulatory barriers that constrain projects. These stakeholders expressed concern that additional regulatory programs, such as inclusionary zoning and rent control measures, may raise overall project costs and further increase housing prices.

Stakeholders also identified the difficulty that lower-income residents have qualifying for both rental and ownership opportunities as a major barrier to accessing affordable housing. Rising rents and home prices are difficult for lower-income residents to keep up with, particularly those on fixed incomes. Residents interested in purchasing a home often have difficulties qualifying for financial assistance, despite being unable to shoulder the financial weight of homeownership in the current housing market. Some stakeholders emphasized the importance of culturally competent homeless outreach services to improve accessibility as well as the accuracy of surveys counting the number of people experiencing homelessness.

Two community workshops took place during the Housing Element update process. One workshop occurred on August 24, 2022 and the second workshop on March 15, 2023. The following provides a description of each community workshop.

Community Workshops





Community Workshop #1

The first workshop was intended to educate the community on the purpose of the Housing Element and collect input on community needs and key housing issues facing residents. An overview of housing element requirements and the overall process was presented to set the stage for the process by providing current demographic information, housing trends, and special needs of Clovis residents. Preliminary information on the sites inventory was also provided. Input was gathered from participants on their own experiences related to housing challenges as well as their priorities for addressing housing needs in Clovis.





The workshop was held in-person at Tarpey Elementary School on Wednesday, August 24, 2022 from 6-7:30 pm. The venue was chosen for its central location, transit access, and proximity to existing affordable and multifamily developments to promote participation from community members typically underrepresented in City planning processes. Live Spanish interpretation was provided. The workshop was advertised through a variety of channels:

- Three advertisements on social media platforms (Facebook, Instagram, and Next Door).
- Workshop advertisement on the main page of the City's website.
- Clovis Round Up newspaper (August 17th edition).
- Emails to project interest list.
- Flyers distributed to 12 existing multifamily housing developments and two mobile home parks.

Seventeen participants attended the workshop. After a presentation providing an overview of the Housing Element Update process, the Housing Element Update team facilitated station exercises to collect community feedback.

Community members appreciate the family friendly small-town feel of Clovis, with its trails, landscapes, and "Old Town." Several community members shared challenges related to investors buying homes to rent or sell at a profit; the availability of affordable housing and housing for seniors; homelessness; and infrastructure to accommodate a growing city. Participants expressed the need for public transit, safe bike paths, and street lights; and several expressed the importance increasing equitable decision making to support housing with equal access to safety and community centers, support mixed use development, and facilitate less judgement on apartment housing. Several participants also mentioned the need to relax the City's cottage home requirements, support multigenerational floor plans, and develop Old Town (i.e., Central Clovis) to its full potential. Participants suggested that multifamily development be supported:

- Near schools, hospitals, and the Clovis Community Medical Center;
- Near parks and trails;
- In Old Town but limit height and scale to be compatible with the existing character;
- In conversions or repurposing of existing buildings; and
- In new growth areas.

Community Workshop Responses

What are the biggest housing issues facing Clovis residents?

- "Availability of housing the average person can afford"
- "[Limited] senior housing"
- "Infrastructure to accommodate a growing city: schools, water, shopping, traffic"
- "Zoning for more multifamily housing"
- "Housing variety"

What can be done to make Clovis a thriving and equitable community?

- "More mixed use centers along corridors with better public transit"
- "Increased equitable decision making, division of housing projects throughout community with equal access safety, walking trails, community centers…"

Community Workshop #2

A second community workshop was held on March 15, 2023, to collect feedback on the public review draft of the Housing Element. The workshop was primarily focused on the housing sites inventory and implementation programs. Staff and the consultants delivered a presentation followed by a Q&A session and discussion to solicit feedback from members of the public. The workshop was advertised through a variety of channels:

- Three advertisements on social media platforms (Facebook, Instagram, and Next Door).
- Workshop advertisement on the main page of the City's website.
- Emails to project interest list.
- Flyers distributed to 60 existing multifamily housing developments and four mobile home parks.

Online Community Survey

A web-based survey was broadly distributed from August 15, 2022, to September 12, 2022, to gather information from the community on housing needs and housing policy priorities. The survey included questions related to household demographics, housing conditions, and housing issues and priorities. Although the survey was voluntary and is not considered statistically valid, it does provide a glimpse of residents' perspectives on housing issues in the city. The survey was provided in English and Spanish.

Invitations to participate in the survey were provided on the project webpage, through email invitation (to persons signing up on the project webpage), the City's social media account, as well as all community workshop advertisements.

The City received 185 responses to the survey, including 184 responses in English and one in Spanish. Approximately 85 percent of survey participants were homeowners, and most respondents were couples with child(ren) (48 percent). Participants expressed that housing affordability, for both renters and those who desire to purchase a house, are the greatest housing problems facing Clovis residents. A summary of key survey responses is shown in Figures 1-1 and 1-2. See Appendix A for the complete survey and participant responses.

Public Review Draft Housing Element

The Public Review Draft Housing Element was published on the project website on March 13, 2023 for a 30-day public reviewing. The City sent out an email notice to interested stakeholders requesting comments by April 13, 2023.

During the public comment period, the City held a community workshop on March 15, 2023, as well as a joint study session with the Planning Commission and City Council on March 20, 2023, to obtain feedback on the Housing Element and authorization to submit the draft Housing Element to HCD for the state-mandated review period.

The City received one comment letter on the Draft Housing Element as well as a supplemental comment letter on the Sites Inventory from Central California Legal Services, Patience Milrod, and the Public Interest Law Project. The comment letters are included in Appendix A. City staff and the consultants reviewed the comments closely and made several changes to the Draft Housing Element in response, including:

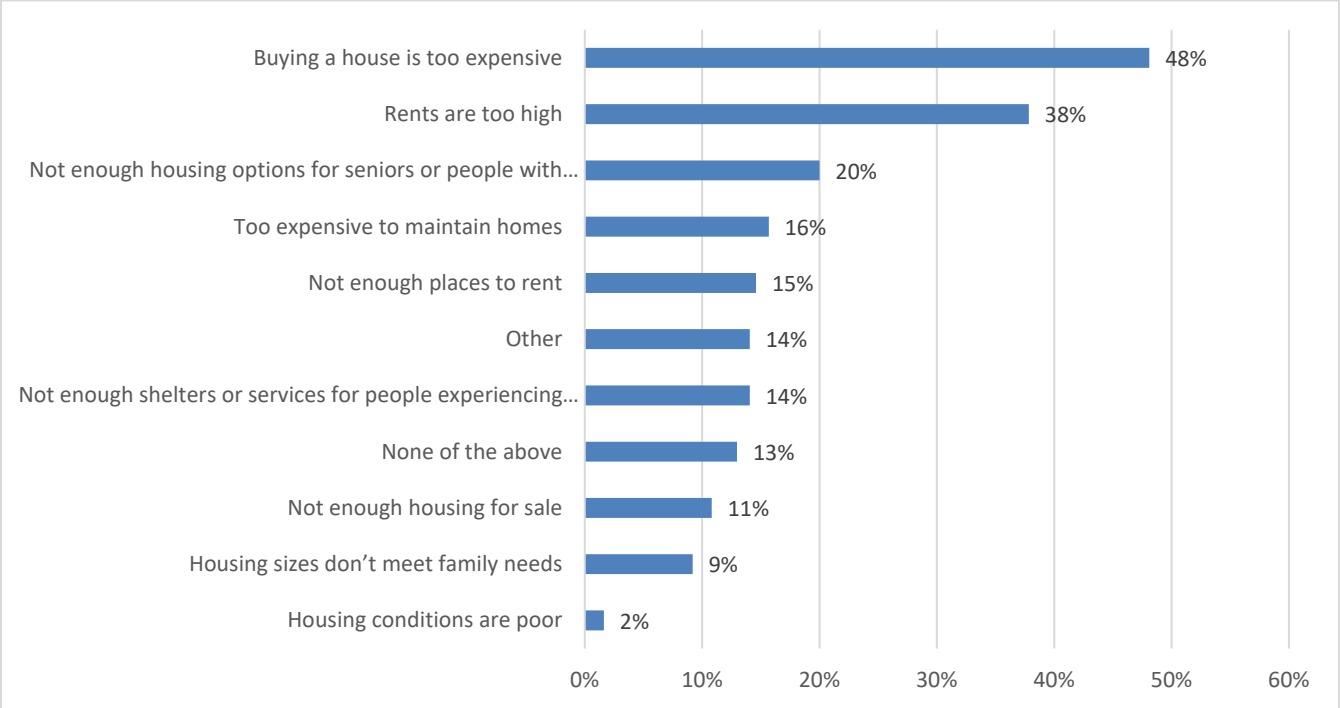
- Additional analysis in the Housing Needs Assessment about jobs/housing fit and at-risk noticing procedures;
- Additional analysis in the constraints chapter related to special needs housing types along with modified programs to address constraints;

- An updated description of the Martinez vs. City of Clovis court case in the Fair Housing Assessment; and
- Modifications to several programs to provide more specific commitments.

The revisions made in response to public comments were reflected in track changes in the HCD Review Draft Housing Element published in May 2023 and submitted to HCD on May 16, 2023. On August 14, 2023, the City received a comment letter from HCD. City staff and the consultants reviewed the comments closely and made several changes to the Draft Housing Element. Revisions made in response to HCD comments were reflected in track changes in the Revised HCD Review Draft Housing Element published for a seven-day public review and submitted to HCD in November 2023.

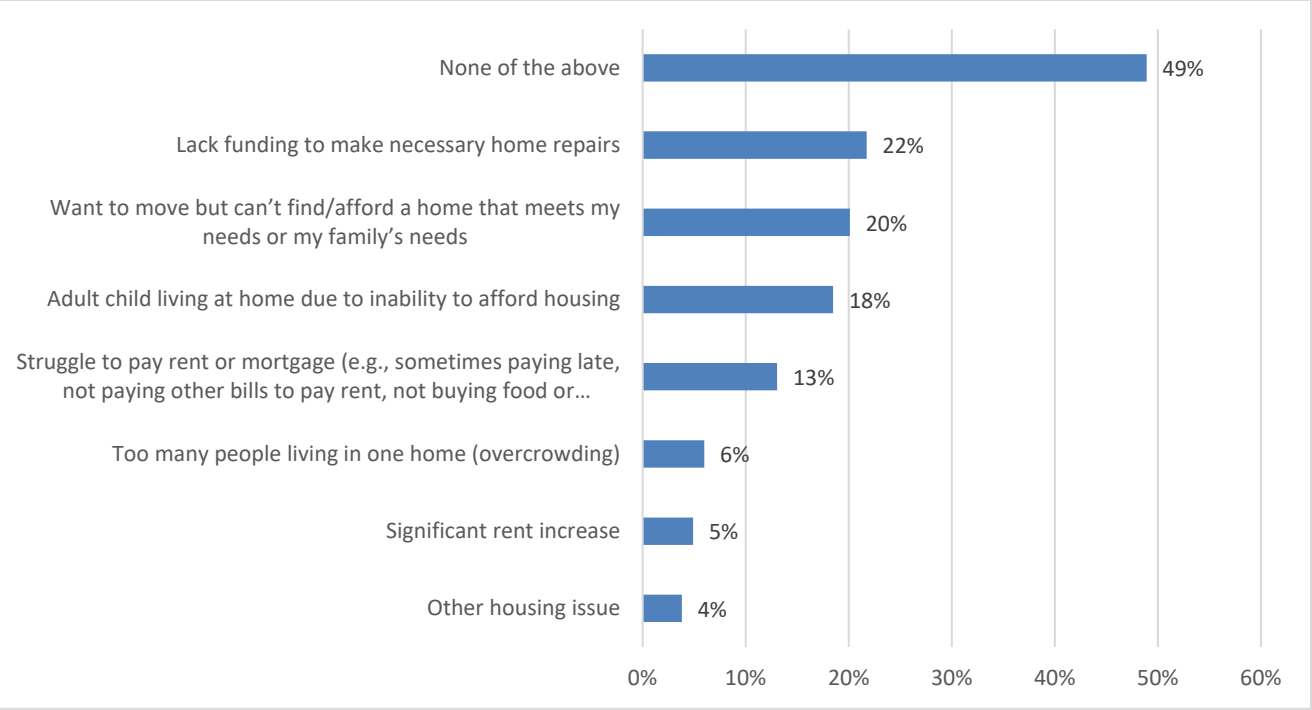
The City received a second comment letter from HCD in February 1, 2024. The City made additional revisions to address comments from HCD and to incorporate action items from the Martinez vs. City of Clovis settlement agreement (Appendix B) as implementation programs in the Housing Plan (Chapter 2). Revisions were reflected in track changes in the Second Revised HCD Review Draft Housing Element published for a seven-day public review in May 2024 before submittal to HCD.

Figure 1-1 Survey Responses to "What do you feel is the most significant housing problem facing Clovis residents?



Source: Clovis Housing Element Community Survey 2022.

Figure 1-2 Survey Responses to "Have you recently experienced or are currently experiencing any of the following housing issues?



Source: Clovis Housing Element Community Survey 2022.

CHAPTER 2 | Housing Plan

2.1 Goals, Policies, and Implementation Programs

This chapter of the Housing Element contains the goals, policies, implementation programs, and quantified objectives for the maintenance, improvement, and development of housing in Clovis. The focus of the Housing Plan is to identify goals, policies, and programs to meet the housing needs of all income groups while preserving and enhancing existing neighborhoods, removing impediments to housing growth, reducing living expenses that are indirectly related to housing, such as transportation costs and energy costs, and to affirmatively further fair housing.

This Housing Element includes three goal statements. Under each goal statement, the element sets out policies that guide the City toward reaching its goals. Implementation programs are listed at the end of each goal section and describe the proposed action, the City departments with primary responsibility for carrying out the program, the timeframe for accomplishing the program, and the program objectives. The following definitions describe the various components that are used in the Housing Plan:

- Goal: An effort stated in a way that is general in nature and immeasurable.
- Policy: Specific statement guiding action and implying clear commitment.
- Implementation Program: An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on City staffing and budgetary considerations.
- Quantified Objective: The number of housing units that the City is targeting for construction, conservation, or rehabilitation during the time frame of the Housing Element based on anticipated market conditions and available resources.

Several of the implementation programs are based on action items from a recent (February 2024) Settlement Agreement. In some instances, the Settlement Agreement contains more details and specific commitments for each of the action items than what may be reflected in this Housing Element. Any omission or summary of information below is solely for brevity and shall by no means be interpreted as an intent by the City to modify the agreed-upon action items or not comply with the Settlement Agreement. The entire Settlement Agreement is contained in Appendix B. The Settlement Agreement was approved by the Fresno County Superior Court, and a judgment was entered on March 19, 2024, which incorporated the terms of the Settlement Agreement.

Goal H1. Accelerate Housing Production

Provide an ample supply of housing to meet the existing and projected housing needs for households at all income levels.

Policies

H-1.1 Housing Production Target. Maintain an adequate supply of appropriately zoned land to support the production of at least 8,977 housing units in Clovis between 2023 and 2031 to accommodate the local and regional housing need.

H-1.2 **Remove Barriers to Housing Production.** Work to ensure that local policies and standards do not unreasonably constrain the production of affordable housing units.

H-1.3 **Variety of Housing Types.** Facilitate development of a wide range of different housing types for people of all income levels to diversify the housing stock in Clovis neighborhoods and provide units for extremely low-, very low-, low-, and moderate-income and special needs households, including people with disabilities, senior citizens, and people in need of assisted, supportive, and/or transitional housing.

H-1.4 **Distribute Housing Opportunities.** Distribute new housing, affordable and market rate, supportive housing, and special needs housing across all neighborhoods and increase the supply of affordable housing and special needs housing in highest opportunity areas and in neighborhoods that currently have fewer affordable housing units or special needs housing to affirmatively further fair housing.

H-1.5 **Diversify Housing in Single-Family Neighborhoods.** Encourage and facilitate "missing middle" housing in existing single-family neighborhoods through the construction of accessory dwelling units, SB 9 ministerial lot splits, and ministerial duplexes.

H-1.6 **Infrastructure Capacity and Priority.** Ensure the adequate provision of water, sewer, storm drainage, dry utilities, roads, public facilities, and other infrastructure necessary to serve new housing. Continue to provide priority sewer and water to lower-income housing units, consistent with Government Code Section 65589.7.

H-1.7 **By-Right Housing on Previous Housing Element Sites.** Housing developments with at least 20 percent affordable lower-income housing units shall be permitted by-right (without discretionary action) at appropriate densities, consistent with objective development and design standards, on lower-income sites counted in previous housing cycles, in compliance with Government Code Section 65583.2. This policy shall take effect upon adoption of the Housing Element and administrative procedures will be developed by March 31, 2025, as necessary.

H-1.8 **Incentives for Affordable Housing.** Encourage development of affordable housing through development incentives, such as the Density Bonus Ordinance, fee waivers or deferrals, and expedited processing.

H-1.9 **Technical and Financial Assistance.** Provide technical and financial assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for Federal and State financing for affordable housing.

H-1.10 **New Funding for Affordable Housing.** Pursue grant funding to subsidize the development of affordable housing for low-, very low-, and extremely low-income households through new construction, acquisition, and/or rehabilitation.

Implementation Programs

Program H1. Near-term Annexation Program

There are several annexations underway in the City of Clovis that will create capacity for new housing during the first year of the Housing Element planning period. The City shall work with applicants of Heritage Grove Specific Plan Phase 1, Shepherd North, and Wilson to annex land for residential development. The City shall work with applicants on approval of necessary entitlements, which vary by project area but generally include: sphere of influence expansion, annexation, general plan amendment, prezone, subdivision tract maps, environmental review, and annexation approval by the Fresno Local Agency Formation Commission (LAFCO), as described below under the timeframe. If the annexations are not completed by December 31, 2025, the City shall reassess the ability for the projects to be completed during the Housing Element timeframe and adjust the capacity assumptions as appropriate. The current capacity counted in these three annexation areas are not needed to accommodate the Sixth Cycle

Regional Housing Needs Allocation (RHNA), as the City has surplus capacity in both the above moderate- and moderate-income RHNA categories that exceeds the number of units planned in these areas.

- **Objective:** Create capacity for the following number of units included in the Housing Element inventory:
  - **Wilson (TM6343):** 590 above moderate-income units.
  - **Shepherd North (TM6205):** 605 above moderate-income units.
  - **Heritage Grove Specific Plan Phases 1a and 1b:** 1,167 moderate-income units.
- **Timeframe:**
  - **Wilson (TM6343):** work with applicant on approval of annexation, prezone, planned development permit, subdivision tract maps, and submittal to LAFCO for approval in mid-2024.
  - **Shepherd North (TM6205):** work with applicant on approval of sphere of influence expansion, annexation, general plan amendment, prezone, planned development permit, tentative tract map, and submittal to LAFCO for annexation approval in mid-2024.
  - **Heritage Grove Specific Plan Phases 1a and 1b:** Work with the applicant on completion of environmental review and approval of the specific plan, annexation, prezoning, tentative tract maps, and submittal to LAFCO by mid-2025.
- **Responsible Department:** Planning and Development Services Department (Planning Division).

Program H2. No Net Loss Procedures

The City will provide for a variety of housing types and maintain adequate sites to meet its RHNA of 8,977 units. As part of this, the City shall update its monitoring system to maintain an inventory of sites suitable for future residential development and track development activity. To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City of Clovis shall make findings related to the potential impact on the City's ability to meet its unmet RHNA when approving applications to rezone sites included in the lower- and moderate-income sites inventory or develop a lower- or moderate-income site with fewer units or at a higher income than what is assumed for the site in the Housing Element sites inventory, consistent with "no-net-loss" zoning requirements in Government Code Section 65863. If at any point it is determined that the City does not have adequate capacity to meet the unmet lower- or moderate-income RHNA, the City shall identify and make available a replacement site within 180 days.

- **Objective:** Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need. Make replacement sites available within 180 days.
- **Timeframe:** Continually update the inventory of residential land resources as projects are approved.
- **Responsible Department:** Planning and Development Services Department (Planning Division).

Program H3. Surplus Public Land

The City shall regularly review the inventory of City- and other publicly owned surplus, vacant, or underused land no longer needed for current or foreseeable future public operations that should be considered for sale or lease for development of affordable housing. The City shall prioritize the review of sites within highest resource areas. This includes considering the subdivision of larger publicly owned sites to create new parcels that may be considered surplus. The City shall prioritize identification of surplus public lands in highest resources areas to improve housing mobility options for lower-income households. Pursuant to Government Code Section 54222, the City shall actively market the land to affordable housing developers and consider opportunities to partner with affordable housing developers. The City will work with other public agencies, such as Fresno County, Fresno Housing Authority, and school districts to implement this program.

- **Objective:** Identify one publicly owned site during the planning period to declare surplus public lands in high and highest resource areas to improve housing mobility for lower-income households with capacity for at least 50 lower-income households.
- **Timeframe:** Review inventory of public lands annually; publicize inventory on City website and send to non-profit developers annually.
- **Responsible Department:** Planning and Development Services Department (Planning Division).

Program H4. Development Impact Fee Deferral/Waiver Program

The City shall adopt a Development Impact Fee Deferral/Waiver Program. The Program shall be available for up to 50 percent of the City's major facility sewer and water fees for up to 120 deed-restricted affordable housing units per year. Any unused fee deferrals/waivers in a given year shall be carried over to the following year. The reduction shall be as follows:

- Low-income: 40 percent reduction
- Very low-income: 45 percent reduction
- Extremely low-income: 50 percent reduction

The Impact Fee Deferral/Waiver Program shall begin as a zero-interest "residual receipts loan," payable in 17 years, or other term of years as may be required by senior financing. The residual receipts loans shall be as customarily defined in the industry. If the City receives any payments from a residual receipts loan, those payments shall be returned to the Impact Fee Deferral/Waiver Program or Housing Trust Fund and be available for additional affordable housing projects. Affordable units constructed pursuant to the Mixed Income Housing Ordinance shall not be included in this program.

- **Objective:** Provide fee deferrals and reductions to 120 lower-income housing units each year during the planning period.
- **Timeframe:** The Impact Fee Deferral/Waiver Program shall be marketed in the Spring of 2024 following City Council approval/adoption, and available for use starting July 1, 2024.
- **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Program H5. Affordable Housing Incentives and Support

The City will continue to work with housing developers to expand affordable housing opportunities for lower-income households and special needs groups including seniors, persons with physical and developmental disabilities, farmworkers, large families, extremely low-income households, and persons experiencing homelessness or at imminent risk of becoming unhoused, by creating partnerships, providing incentives, and pursuing funding opportunities. Actions will include but are not limited to the following.

- Promote the use of the density bonus ordinance, application process streamlining, and the Affordable Housing Fee Reduction Program to encourage affordable housing, with an emphasis on encouraging affordable housing in highest resource areas; (**Timeframe:** Ongoing, as projects are proposed; annual outreach to developers).
- Prepare and publish administrative procedures for the processing of housing developments eligible for streamlined review pursuant to SB 35. (**Timeframe:** January 2024).
- As projects are proposed, and at least proactively on an annual basis, partner with nonprofit and for-profit affordable housing developers to support their financing applications for state and federal grant programs, tax-exempt bonds, and other programs that become available. (**Timeframe:** Ongoing, as projects are proposed; annual outreach to developers).

The City will prioritize supporting affordable housing developments in highest resource areas that promote housing mobility for lower-income and special needs populations or projects that will reduce displacement risk due to overcrowding, overpayment, or other burdens, such as in southwest Clovis.

- **Objective:** Provide technical assistance and incentives to support development of 1,100 lower-income housing units during the planning period, including 500 low-, 500 very low-, and 100 extremely low- or special needs housing units.
- **Timeframe:** See above.
- **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division), Planning and Development Services Department (Planning Division).

Program H6. Missing Middle Housing Tools and Resources

The City shall promote the development of accessory dwelling units (ADUs), cottage homes, and ministerial lot splits and duplexes, particularly in higher resource single-family neighborhoods, through the following actions:

- Review and amend development standards (e.g., setback, height, parking) to remove barriers to ministerial lot splits and duplexes in single-family zones.
- Amend Section 9.40.020 of the Development Code to clarify that ADUs are permitted in all residential and mixed use zones.
- Annually review legislative changes to ADU regulations and update the City's Development Code (Section 9.40.020), as necessary, to maintain compliance with State law.
- Annually advertise the free streamlined cottage home plans to eligible property owners, as well as pre-reviewed ADU plans, such as those provided by the San Joaquin Valley REAP Program.
- Annually monitor the production and affordability of ADUs at the mid-point in the planning period (January 2028) and the progress made according to the assumptions in the inventory.
- Prepare and distribute informational handouts and hold community workshops to promote missing middle housing tools and resources to homeowners throughout the city, particularly in high resource areas, to promote mixed-income neighborhoods.
  - **Objective:** Facilitate the construction of 200 ADUs, cottage homes, and ministerial lot splits and duplexes, with a goal of 75 percent in highest resource areas.
  - **Timeframe:** Update existing ADU ordinance by June 2024. Review ADU legislative changes annually and update within the timeframe required by new legislation. Update development standards by July 2025; distribute infill cottage and ADU plans and informational handouts and hold community workshops in September 2025 and every two years thereafter. Begin monitoring ADU production and affordability in January 2024 and evaluate progress toward meeting the ADU production targets by income level every other year. Take alternative actions within six months (e.g., additional incentives) if not meeting the assumptions in the sites inventory.
  - **Responsible Department:** Planning and Development Services Department (Planning Division) and Economic Development, Housing and Communications Department (Housing Division).

Program H7. Density Bonus Ordinance

Monitor Density Bonus law and update the City's Density Bonus Ordinance as necessary to ensure consistency with State law. When changes to Density Bonus requirements are made, prepare updated handouts and website information to publicize changes

- **Objective:** Ensure that the City's development standards are consistent with State Density Bonus law.
- **Timeframe:** Annually review legislative updates and update local ordinances and informational materials within 6 months, as necessary.
- **Responsible Department:** Planning and Development Services Department (Planning Division).

Program H8. Development Standards and Zoning Consistency

Review and update the Development Code to remove identified constraints on housing development, including:

- reducing parking standards for multifamily housing to require no more than one parking space for studio, one-bedroom units, and units with three or more bedrooms;
- reducing open space requirements in the R-3 and R-4 zones; and
- increasing the minimum density in the R-3 zone from 15 units/acre to 20 units/acre.

Initiate a comprehensive Development Code update to address inconsistencies between the Development Code and the General Plan land use designations and standards.

- **Objective:** Accelerate housing production by ensuring that the City's development standards facilitate rather than constrain new development.
- **Timeframe:** Increase minimum density in the R-3 zone by July 31, 2024. Review and amend other development standards by June 2025; initiate Code update to address General Plan consistency by 2027.
- **Responsible Department:** Planning and Development Services Department (Planning Division).

Program H9. Lot Configuration and Large Lot Development

To encourage and facilitate the development of affordable housing on larger sites (greater than 10 acres) in the lower-income sites inventory, the City will establish a ministerial approval process for land divisions or lot line adjustments on large sites resulting in parcel sizes that enable affordable housing development. The City shall require master plans (e.g., Heritage Grove Development Company Specific Plan) to have parcels no greater than 10 acres for sites where the permitted density is greater than 20 units per acre. The City will routinely coordinate with property owners within the master planned communities to encourage the subdivision of sites to sizes appropriate for the development of 50-150 affordable housing units and will give high priority to processing subdivision maps that include affordable housing units. In January 2028, the City will evaluate the effectiveness of this program in facilitating appropriate lot sizes and affordability and based on the outcomes of that analysis, if necessary, establish other strategies (e.g., incentives, rezoning alternative sites) to promote affordable housing development on large sites.

- **Objective:** Facilitate the development of 1,000 lower-income units on large sites identified in the lower-income sites inventory.
- **Timeframe:** Establish ministerial approval process by October 2024. Property owner coordination and priority processing for projects that include affordable housing on an ongoing basis starting in January 2024. Evaluate effectiveness in January 2028 and implement other strategies, as needed, within 6 months of completing evaluation.
- **Responsible Department:** Planning and Development Services Department (Planning Division).

Program H10. Local Housing Trust Fund

The City shall establish a Local Housing Trust Fund ("Housing Trust Fund") for Affordable Housing that meets the requirements of the Department of Housing and Community Development (HCD) and shall contribute at least $1.8 million in general fund money to the Housing Trust Fund. The City shall make an initial contribution of $1 million to the Housing Trust Fund to be approved with the 2024/25 Fiscal Year (FY) budget. The City shall budget no less than an additional $100,000 contribution to the Housing Trust Fund on an annual basis beginning in July 2025 (FY 2025-26) for a minimum period of 8 years, through FY 2032-33 and shall continue until units for the Regional Housing Need Allocation for lower-income households in the 2008-2015 Housing Element planning period have been constructed (i.e., 3,035 units).

The City shall dedicate two City-owned properties to the Housing Trust Fund: an approximate 0.89 acre parcel at 650 Fowler Avenue and an approximate 0.43 acre parcel at 354 Osmun Circle ("Initial Property Dedication"). The properties will be actively marketed for affordable housing to low-, very low-, and extremely low-income households. If the Initial Property Dedication does not result in an entitled, permitted Affordable Housing development by December 31, 2025, City may choose to sell the Initial Property Dedication and the proceeds of any sale shall be deposited into the Housing Trust Fund.

The City shall either acquire or provide financing to an affordable housing developer to purchase a third parcel that will accommodate no fewer than 50 units of affordable housing. If the City acquires the parcel it shall be transferred into the Housing Trust Fund ("Additional Parcel Dedication").

- **Objective:** Facilitate the development of 3,035 lower-income units throughout the city.
- **Timeframe:**
  - Adopt Housing Trust Fund no later than the May 6, 2024, City Council meeting. *(Note: this was completed at the City Council meeting on April 8, 2024)*
  - Make an initial contribution of $1 million to the Housing Trust Fund by July 2024.
  - Budget no less than an additional $100,000 annually as stipulated in the Settlement Agreement.
  - Transfer of funds to the Housing Trust Fund shall be made based upon State Notice of Funding Availability ("NOFA") timing to maximize the opportunity for state matching funds.
  - The Initial Property Dedication will be dedicated to the Housing Trust Fund within 30 days of creation of the Housing Trust Fund.
  - The City shall use its best efforts to close escrow on the Additional Parcel Dedication and/or enter into a development agreement with an affordable housing developer no later than December 31, 2024.
- **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Program H11. Infill Rezone Program

The City shall rezone sites to R-3 and R-4 zoning throughout the city's existing neighborhoods to provide capacity for approximately 1,284 affordable housing units. This program will help to affirmatively further fair housing by expanding opportunities for affordable housing throughout existing neighborhoods to balance the reliance on higher density sites for affordable housing in new annexation areas.

- **Objective:** Provide capacity for approximately 1,284 affordable housing units.
- **Timeframe:** Strive to complete the rezone program by January 31, 2025, but no later than June 30, 2025.
- **Responsible Department:** Planning and Development Services Department (Planning Division).

Program H12. Mixed Income Zoning Ordinance

The City shall adopt a Mixed Income Zoning Ordinance to require all new residential developments of more than 10 units to include a certain set aside percentage of affordable housing units. The City shall conduct a financial feasibility analysis for the Mixed Income Zoning Ordinance to evaluate a range of feasible affordable housing set aside percentages and mechanisms by which a residential housing developer may meet the required set aside percentage (e.g., in lieu fee, land donation, off-site construction). The set aside percentage shall be the highest percentage supported by the analysis that does not exceed 10 percent, and shall be no less than 5 percent even if the highest percentage supported by the analysis is less than 5 percent. The affordable housing required by the set aside percentage must be affordable to low- and very low-income households, as stipulated in the Settlement Agreement.

The In Lieu Fee analysis shall identify a per-unit or per-square-foot formula for fees sufficient to cover the need for gap financing, and to ensure that revenue generated by the In Lieu Fees is sufficient to facilitate the construction of enough affordable housing to meet the set aside percentage requirement.

- **Objective:** At least 320 low- and very low-income housing units, depending on overall housing production.
- **Timeframe:** Adopt the Mixed Income Zoning Ordinance by February 28, 2025, or as otherwise provided in the Settlement Agreement.
- **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Goal H2. Preserve and Improve the Existing Housing Stock

Preserve and improve the existing housing stock to ensure safe and sanitary housing conditions, prevent displacement, and maintain housing affordability.

H-2.1 **Affordable Housing Preservation.** Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.

H-2.2 **Housing Rehabilitation Assistance.** Assist low-income homeowners and owners of affordable rental properties in maintaining and improving residential properties through housing rehabilitation and energy retrofit programs.

H-2.3 **Code Enforcement.** Continue code enforcement efforts to identify substandard or noncompliant housing and work with landlords and property owners to preserve the existing housing stock

H-2.4 **Substandard Housing.** Provide for the removal of all unsafe, substandard dwellings that cannot be economically repaired.

H-2.5 **Mobile Home Park Preservation.** Preserve mobile home parks as an affordable housing option by continuing to enforce the Mobile Home Rent Review and Stabilization Ordinance to protect residents from displacement.

H-2.6 **No Net Loss of Housing Stock.** Ensure that sites being redeveloped for housing do not result in a net reduction in housing units, consistent with Government Code Section 66300(d).

H-2.7 **Energy Efficient Construction.** Actively implement and enforce all State energy conservation requirements for new residential construction and encourage the use of energy conserving techniques in the siting and design of new housing.

Implementation Programs

Program H13. Preserve At-risk Affordable Housing

The City shall monitor affordability agreements for existing affordable housing units and communicate with property owners regarding their long-term plans for the affordable units. A total of 260 publicly assisted units in three projects are considered at risk of conversion to market rate prior to December 31, 2033. These include: 30 units at Cottonwood Grove, 100 units at Silver Ridge, and 130 units at Lexington Square. The City will strive to preserve these at-risk units as affordable housing. If the owners are amenable to retaining the properties as affordable housing, the City shall reach out to a list of qualified non-profit affordable housing developers to determine interest in purchasing and/or managing at-risk units. If necessary and feasible, the City shall provide financial assistance (e.g., HOME, CDBG, State and Federal funding sources) to prevent the conversion of affordable housing units to market rate. The City shall require the property owners to provide at least three years notice prior to the conversion of any deed-restricted affordable rental units to market rate, as well as notice at 12 months and 6 months prior to expiration. The City shall also minimize displacement of current tenants by negotiating a relocation policy with the owner, whenever possible, and providing support and education to tenants at least 6 months prior to conversion.

- **Objective:** Minimize displacement of affordable housing residents. Preserve 260 publicly assisted rental units.
- **Timeframe:** Monitor at-risk units annually.
- **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Program H14. Mobile Home Rent Review and Stabilization

The City shall prevent displacement of mobile home park residents by monitoring and enforcing the Mobile Home Rent Review and Stabilization Ordinance. The City shall expand public outreach to mobile home park residents to increase tenant education on the ordinance by ensuring information is regularly distributed to all Clovis mobile home parks, distributing educational materials in multiple languages, and establishing a City staff ombudsman to aid residents in the process.

- **Objective:** Conserve 867 mobile homes within 5 existing mobile home parks to prevent displacement.
- **Timeframe:** Distribute information on the Rent Review and Stabilization ordinance to local mobile home parks twice a year, beginning in 2024.
- **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Program H15. Code Enforcement

The City shall encourage the use of code enforcement processes to bring substandard housing units and residential properties into compliance with city codes. The City shall refer landlords and income-eligible homeowners to all relevant housing rehabilitation programs for assistance. Promotional material will be made available in multiple languages, posted on the City's website, and available in hard copy at various community locations including but not limited to the public services counter, the Public Utilities Department, the library, and via the offices of local utility providers.

- **Objective:** Ensure that all housing units throughout the city are safe and sanitary. Provide assistance and resources to low, very low- and extremely low-income households.
- **Timeframe:** Distribute outreach and educational materials by December 2024. Provide annual updates on code enforcements received and actions taken to abate through the Housing Element Annual Report.
- **Responsible Department:** Planning and Development Services Department (Building Division).

Program H16. Housing Rehabilitation

The City shall continue to apply for CalHome funds and Community Development Block Grant (CDBG) funds, when eligible, to maintain the Home Rehabilitation Loan and Grant Program, which provides grants and/or loans to low-income homeowners, including low-income senior (60 years and older) households, to complete health, safety and other repairs on owner-occupied homes, including mobile homes. This program has proven very effective at addressing health and safety issues in the City's housing stock. The City shall continue to promote the Home Rehabilitation Program on the City website, at public counters, at mobile home parks, and to income-eligible households identified through the Code Enforcement program. Target at least 50 percent of resources in relatively lower-income areas.

- **Objective:** Prevent displacement of lower-income homeowners, particularly seniors and mobile home park residents, by providing housing rehabilitation loans and grants to 250 lower-income households including 50 very-low and 50 extremely low-income households during the planning period.
- **Timeframe:** Apply annually, or as NOFAs are released, for CalHome and CDBG funds; distribute program information annually.
- **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Program H17. Replacement Housing Program

The City shall adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions:

- currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and
- was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- occupied by low or very low-income households.

- **Objective:** To mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.
- **Timeframe:** The replacement requirement will be implemented immediately upon adoption of the Housing Element and applied as applications on identified sites are received and processed, and local policy shall be adopted by June 30, 2025.
- **Responsible Department:** Planning and Development Services Department (Planning Division).

Program H18. Energy Conservation

Promote energy conservation in residential development by advertising local, state, and federal energy conservation programs including the Fresno Energy Services program, the Energy Efficiency Retrofit Loan Program, and Home Energy Renovation Opportunity (HERO) Financing. In addition, the City shall encourage residents to participate in PG&E energy conservation services and assistance programs.

- **Objective**: Improve quality of housing throughout the city and support the State's energy goals by reducing energy consumption in residential development, while helping residents save money on housing costs.
- **Timeframe**: Distribute outreach and educational materials by December 2024. Provide annual updates on code enforcements received and actions taken to abate through the Housing Element Annual Report.
- **Responsible Department:** Planning and Development Services Department (Planning Division).

Goal H3. Affirmatively Further Fair Housing

Foster inclusive communities and remove barriers to housing for vulnerable communities including special needs populations and persons experiencing homelessness

H-3.1 **Enforce Fair Housing Laws.** Support the enforcement of fair housing laws prohibiting discrimination in lending practices and in the development, financing, sale, or rental of housing.

H-3.2 **Inclusive and Equitable Community Engagement.** Ensure inclusive community participation in all planning, public investment, and development review decision making by actively engaging all segments of the community, especially those that have historically been less engaged in City decision making, such as lower-income families, non-English speakers, and people of color.

H-3.3 **Housing Choice Vouchers.** Collaborate with the Fresno Housing Authority in its administration of Housing Choice Vouchers and development of affordable housing in Clovis.

H-3.4 **Eliminate Barriers for Persons with Disabilities and Developmental Disabilities.** Ensure local ordinances and development regulations provide equal housing opportunity for persons with disabilities and developmental disabilities.

H-3.5 **Increase Homeownership Opportunities.** Expand homeownership opportunities that create stability and wealth building for lower- and moderate-income households through down payment assistance, sweat equity programs (e.g., Habitat for Humanity), and other homeownership programs.

H-3.6 **Improve Opportunity through Neighborhood Revitalization.** Work to make all neighborhoods places of opportunity by prioritizing public improvements (such as streets and drainage, sidewalks and alleys, green spaces and parks, street trees, and other public facilities, amenities, and infrastructure) in neighborhoods with the greatest need, including neighborhoods with higher concentrations of poverty and limited existing resources and amenities.

H-3.7 **Farmworker Housing.** Support the use of available Federal, State, and local resources to provide and enhance housing opportunities for farm workers.

H-3.8 **Partnerships to Address Homelessness.** Work in partnership with local departments, agencies, and non-profit organizations in Fresno County to facilitate the provision of housing and services for the homeless and those at-risk of becoming homeless.

Implementation Programs

Program H19. Resources for Special Needs Households

The City shall encourage additional housing resources for extremely low-income residents, particularly seniors and persons with physical or developmental disabilities. The City shall provide financial support annually (e.g., CDBG, HOME), 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, and persons experiencing homelessness. The City will support the development of small group homes that serve developmentally disabled adults and will work with the nonprofit community to encourage the inclusion of units for persons with developmental disabilities in future affordable housing developments.

- **Objective:** Assist 100 extremely low-income households to reduce displacement risk, target outreach efforts in areas and neighborhoods with higher rates of poverty.
- **Timeframe:** Ongoing; support expediting applications on an ongoing basis; review budget annually; provide financial support annually, as available.
- **Responsible Department**: Economic Development, Housing and Communications Department (Housing Division).

Program H20. Housing Choice Vouchers

The City shall work with the Fresno Housing Authority to disseminate information on incentives for participating in the Housing Choice Voucher (HCV) program throughout the city, with a focus on increasing HCV housing opportunities for city residents in single-family neighborhoods and new developments. The City shall collaborate with the Housing Authority on an educational campaign to encourage landlords to actively participate in the HCV Program to affirmatively further fair housing.

- **Objective:** Increase Housing Choice Voucher participation and usage by 10 households in highest resource neighborhoods.
- **Timeframe:** Initiate educational campaign in 2024; Host first workshop by April 2025.
- **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Program H21. Analysis of Impediments to Fair Housing

The City shall continue to analyze and address fair housing issues through the five-year review and update of the Analysis of Impediments to Fair Housing Choice.

- **Objective:** Assess the City's efforts to reduce discrimination and enforce fair housing laws throughout the city.
- **Timeframe:** Initiate study in 2023, publish results of analysis by December 2025.
- **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Program H22. Distribute Fair Housing Information

In collaboration with other jurisdictions in the region, the City shall provide fair housing information to prospective home sellers, landlords, buyers, and renters. The City shall provide information and written materials on fair housing

rights, available services, and responsible agencies in English and Spanish, and/or other languages, and distribute materials at libraries, community facilities, City offices and public counters, on the City website, and to multifamily rental housing in low/mod income census tracts. If the City should receive fair housing complaints, City staff shall direct individuals to US Department of Housing and Urban Development (HUD), Department of Fair Employment and Housing, Fair Housing Council of Central California, and other housing agencies.

- **Objective:** Distribute fair housing information annually to all prospective home sellers, landlords, buyers, and renters throughout the city.
- **Timeframe:** Offer translated materials by December 2024 and continue to provide information and refer fair housing complaints on an ongoing basis.
- **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Program H23. Fair Housing Testing

The City shall continue to grow its relationship with the Fair Housing Council of Central California (FHCCC) and coordinate with FHCCC in working with rental housing owners and tenants to ensure understanding and compliance with fair housing laws. The City shall partner with FHCCC to pursue funding (e.g., HUD, CDBG, General Fund) to conduct fair housing testing for discriminatory practices in private rental housing and provide fair housing counseling training in the region.

- **Objective:** Encourage FHCCC to conduct 8-10 fair housing tests to understand local issues of housing discrimination and ensure compliance with fair housing laws, and provide fair housing training meetings/conferences.
- **Timeframe:** Conduct fair housing testing in 2024, coordinate fair housing training annually.
- **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Program H24. Homebuyer Assistance Program

The City shall continue to offer the Homebuyer Assistance program to first-time homebuyers to help purchase an existing or qualifying new home. In addition, the City will continue to promote homebuyer assistance programs provided through the California Housing Finance Agency (CalHFA). The City will advertise these programs through mailers or similar strategies in areas with high rates of lower-income and renter-occupied households, such as in Southwest Clovis, to increase awareness of housing mobility opportunities. The City shall provide materials in both English and Spanish, and/or other languages.

- **Objective:** Assist five households per year with homebuyer assistance to support stability and wealth building for lower-income households.
- **Timeframe:** Annually pursue CDBG, HOME, and other funding opportunities to maintain the Homebuyer Assistance program. Begin work with HUD and HCD to revise the program limits annually if needed due to local market conditions.
- **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Program H25. Multilingual Outreach on Affordable Housing Opportunities

The City shall continue to provide outreach to community residents to inform them of opportunities to access affordable housing. The City shall place general information regarding affordable housing programs as well as promoting specific projects on the City website, in the City newsletter, at City Hall, in the local newspaper, and through social media. The

City shall also continue to participate in annual housing fairs and other presentations and workshops to promote the City's housing programs in the community. The City shall ensure materials are available in multiple languages.

- **Objective:** Increase availability of information about affordable housing opportunities and programs. Conduct 8 workshops during the planning period.
- **Timeframe:** Prepare outreach materials in 2025 update annually as necessary.
- **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Program H26. Actions to Address Homelessness

- The City shall continue to coordinate with Fresno Madera Continuum of Care to provide capacity and strengthen the County's opportunities to locate, construct housing facilities, and provide supportive services to the area's homeless population. (**Timeframe**: Ongoing; 2023-2031).
- The City shall participate in homeless prevention activities by promoting and providing funding as available that reduce the likelihood of residents experiencing homelessness as well as shorten the time someone experiences homelessness. Explore strategies and potential programs to increase employment opportunities and/or income for very low- and extremely low- income households and those at risk of becoming homeless. (**Timeframe**: Provide funding annually, as available. Present strategies and programs to increase employment opportunities for very low- and extremely low- income households and those at risk of becoming homeless to City Council in 2025).
- The City shall work to provide an adequate supply of housing for people who are homeless or are at a risk of becoming homeless. Continue to support and improve the existing shelter for women, and the existing permanent supportive housing development, and work with local services providers to identify a site and funding opportunities to support the development of a shelter and/or transitional and supportive housing with capacity to accommodate at least 76 homeless persons. The City and non-profit service providers will continue to provide information on housing opportunities and free transit services to unhoused people living in Clovis. (**Timeframe:** Ongoing; annually maintain a database of land available for a new shelter; initiate coordination with local service providers in January 2025 and annually thereafter).
  - **Objective:** Provide supportive services to the City's most vulnerable populations by providing shelter, services and/or temporary housing assistance for at least 76 persons.
  - **Timeframe:** See above.
  - **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Program H27. Neighborhood Revitalization

The City shall work to increase opportunity for all neighborhoods throughout the city, with an emphasis on improving existing conditions in areas of greatest need. The City Council shall annually review the City Capital Investment Program (CIP) to determine what special priorities are needed for capital improvement projects required to maintain the community's older residential neighborhoods. The City shall prioritize capital improvement projects, CDBG funding, and other state and federal funding for projects that provide amenities and neighborhood improvements in neighborhoods with the greatest need, including neighborhoods with high concentrations of low-income residents and limited existing resources and amenities. Projects that advance economic mobility and opportunity, prevent residential displacement, and improve transportation and connectivity will be of the highest priority. The City shall work with volunteer organizations, such as Tree Fresno, to improve livability in older residential neighborhoods.

- **Objective:** Establish a capital-planning prioritization process to optimize the use of available resources for projects and guide an objective methodology used to produce equal and equitable outcomes, particularly in relatively lower-income neighborhoods and areas of higher concentrations of persons with disabilities. Aim

to allocate about $450,000 in CDBG funds for projects that improve infrastructure, provide amenities, or improve housing conditions in areas of greatest need and target 1-2 improvements per year in relatively lower-income areas.

- **Timeframe:** Ongoing, annually review and identify capital improvement projects and funding priorities. Pursue state and federal grant funds annually.
- **Responsible Department:** Planning and Development Services Department (Engineering Division), Public Utilities, and City Council.

Program H28. Zoning Code Amendments for Special Needs Housing

The City shall amend the zoning code to ensure compliance with State law and remove barriers to housing, as follows:

- Allow "low barrier navigation center" developments by right in mixed use zones and nonresidential zones permitting multifamily uses, consistent with Government Code Section 65662.
- Allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed use development is permitted, consistent with Government Code Section 65651(a).
- Amend the zoning code to allow emergency shelters by right in the R4 zone or another zoning district that allows residential uses consistent with Government Code Section 65583. Ensure that the zone selected to allow emergency shelters has sufficient capacity to meet the City's estimated need of 76 beds and is in proximity to transportation, amenities, and homeless services. Ensure that the definition of "emergency shelters" and that development standards and other requirements for emergency shelters comply with state law.
- Reduce parking standards for residential care homes and remove parking requirements for occupants of emergency shelters consistent with Government Code 65583.
- Amend the zoning code to permit group homes of more than six persons in all residential zones similar to other residential uses (i.e., remove the use permit requirement) subject to objective criteria and clear, specific to use regulations.
- Allow single-room occupancy (SRO) housing as a permitted use in the R4 zone and establish development standards specific to SRO housing to encourage and facilitate the use, including realistic parking standards and density equivalency standards.
- Amend the definition of "family" to remove provisions requiring that residents have established ties and control over who becomes family member.
- Rezone any remaining mobile home parks to the Mobile Home Park (MHP) zoning district that are not yet zoned MHP to support the protection of all mobile home parks in the city.
- Modify the procedure for providing reasonable accommodations to remove any unduly constraints for persons requesting an accommodation and ensure that the process protects confidential information (e.g., remove responsibility of proposing an alternative accommodation that may provide equivalent levels of benefit from the applicant, remove the finding related to potential impacts on surrounding properties, ensure requests for reasonable accommodation are considered confidentially for projects requiring discretionary approval at a public hearing).
  - **Objective:** Compliance with State law.
  - **Timeframe:** Amend the zoning code by December 2024.
  - **Responsible Department:** Planning and Development Services Department (Planning Division).

Program H29. Farmworker Housing

The City of Clovis shall review funding opportunities annually, and the City shall provide technical support and offer incentives to housing developers, such as the Fresno Housing Authority and Self-Help Enterprises as well as owners of existing farmworker housing, in the application of funds for farmworker housing. This includes HCD (e.g. Joe Serna grant program), other programs administered by California's Office of Migrant Services (OMS), and other funding sources that may become available to build new farmworker housing and rehabilitate existing farmworker housing. The City shall coordinate with other local jurisdictions in the region, as well as employers and local organizations, on regional strategies to integrate farmworker housing into affordable housing.

- **Objective:** Support and incentivize development of 80 lower-income units for farmworkers and their families. Particular focus will be given to encouraging housing mobility by facilitating development of farmworker units in higher resource neighborhoods.
- **Timeframe:** Meet with farmworker housing owners, developers, and advocates every two years starting in Spring 2025 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. Annually review the availability of funding opportunities to provide housing vouchers or other forms of rental assistance for farmworkers, and apply for funding as opportunities arise. Identify development opportunities for farmworker housing at least twice in the planning period.
- **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

2.2 Quantified Objectives

One of the requirements of State law (California Government Code Section 65583[b]) is that the Housing Element contain quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shown in Table 2-1 represent targets. They are estimates based on experience, anticipated funding levels, and housing market conditions. The quantified objectives are not designed to be minimum requirements. The quantified objectives are based largely upon implementation programs that have measurable outcomes. However, the Housing Element contains several policies and implementation programs that reduce barriers and create opportunities for affordable housing. These policies and programs are essential to meeting the City's housing needs but are more qualitative and difficult to quantify.

Table 2-1 Summary of 2023-2031 Quantified Objectives, Clovis

Program Types	*Very Low-Income Units*	*Low-Income Units*	*Moderate-Income Units*	*Above Moderate-Income Units*	*Total Units*
New Construction[1]	2,926	1,549	1,448	3,054	**8,977**
Rehabilitation[2]	200	200			**400**
Conservation and Preservation[3]	808	809			**1,617**

Notes:

[1] New Construction objective is equal to the Regional Housing Needs Allocation (RHNA).

[2] Rehabilitation objective is equal to the program objectives for Program H-13.

[3] Conservation and preservation target is based on the 260 assisted units considered "at risk" of converting to market rate, 867 existing mobile homes, and 490 housing choice vouchers, assumed to be 50/50 very low/low-income.

CHAPTER 3 | 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 presented is the pre-approved data package for Fresno County provided by the California Department of Housing and Community Development (HCD), which uses several data sources, including the 2010 and 2020 US Decennial Census, American Community Survey (ACS), and the California Department of Finance (DOF). Other sources of information in this section include the Fresno County Council of Governments (FCOG), the California Employment Development Department (EDD), the US Department of Housing and Urban Development (HUD), the US Department of Agriculture (USDA), and local economic data (e.g., home sales prices, rents, wages).

3.1 Population and Demographic Profile

Population Trends

In 2020, the population of Clovis was 120,124 people, accounting for 11.9 percent of Fresno County's total population (Table 3-1). Clovis is the second largest city in Fresno County, after the city of Fresno. Other cities in Fresno County have populations of around 25,000 or less and account for small percentages of the total county population.

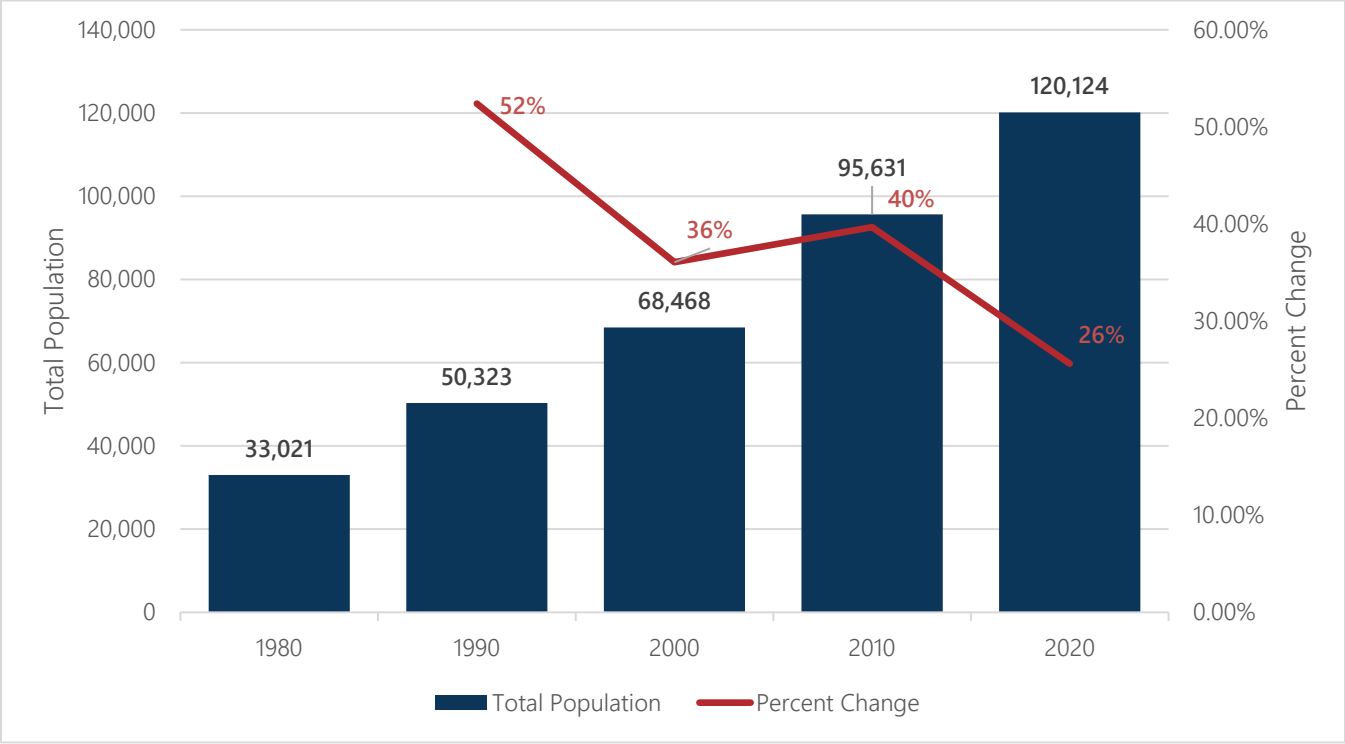
Table 3-1 Total Population by Jurisdiction, 2020

Jurisdiction	*Population*	*Percent of County Population*
Clovis	**120,124**	**11.9%**
Fowler	6,700	0.6%
Fresno (city)	542,107	53.7%
Kerman	16,016	1.6%
Kingsburg	12,380	1.2%
Orange Cove	9,649	.9%
Parlier	14,576	1.4%
Reedley	25,227	2.5%
Sanger	26,617	2.6%
Selma	24,674	2.4%
Fresno County (total)	**1,008,654**	**100%**

Source: US 2020 Decennial Census.

The city of Clovis has experienced rapid growth over the past several decades; between 1980 and 2020, the population grew by an average of over 20,000 people per decade, from a total population of 33,021 to 120,124 (shown in Figure 3-1). From 2010 to 2020, the population in Clovis grew by nearly 25,000 people. According to the California Department of Finance, Clovis was the 12th fastest growing city in California between 2021 and 2022 in terms of numeric change with a 2022 population of 123,665.

Figure 3-1 Total Population and Percent Change Over Time, Clovis, 1980-2020



Source: US Census Bureau, Census 1980, 1990, 2000, 2010; Social Explorer tables for Census 2020.

The City's population is expected to continue to grow at a rapid pace. FCOG produces population projections for the Fresno region based on economic growth and data from the DOF. The total population for Fresno County (including incorporated cities) is projected to increase from 1,018,240 in 2019 to 1,240,090 in 2050, an increase of 22 percent (see Table 3-2). Similarly, the population in Clovis (including the sphere of influence) is anticipated to increase by 24 percent, from 134,210 in 2019 to 166,160 in 2050.[1] Firebaugh and Kerman are anticipated to grow at the fastest rate (35 percent and 30 percent, respectively) while the unincorporated county is projected to grow by only 8 percent from 2019 to 2050.

[1] The population estimates provided by Fresno COG include the population within the spheres of influence. The actual population in Clovis in 2020 was 120,124, as described above.

Table 3-2 Projected Population Growth by Jurisdiction, 2019-2050					
Jurisdiction [1]	*2019*	*2020*	*2030*	*2050*	*2019-2050 Percent Change*
Clovis	**134,210**	**134,780**	**147,760**	**166,160**	**23.8%**
Coalinga	13,530	13,690	15,210	17,140	26.7%
Firebaugh	7,720	7,720	9,200	10,450	35.4%
Fowler	6,380	6,580	7,200	8,030	25.9%
Fresno (city)	592,350	596,060	647,980	728,200	22.9%
Huron	5,700	5,700	6,200	7,030	23.3%
Kerman	14,220	14,290	16,340	18,420	29.5%
Kingsburg	13,350	13,410	14,960	16,750	25.5%
Mendota	11,170	11,220	12,330	13,850	24.0%
Orange Cove	9,170	9,170	10,070	11,310	23.3%
Parlier	14,040	14,140	15,380	17,320	23.4%
Reedley	25,170	25,170	27,240	30,700	22.0%
Sanger	28,660	28,770	31,370	35,240	23.0%
San Joaquin	3,500	3,500	3,750	4,170	19.1%
Selma	26,960	27,000	30,360	34,100	26.5%
Unincorporated County	112,110	112,160	116,660	121,220	8.1%
Fresno County (total)	**1,018,240**	**1,023,360**	**1,112,010**	**1,240,090**	**21.8%**

[1] Jurisdiction includes 2017 published sphere of influence.

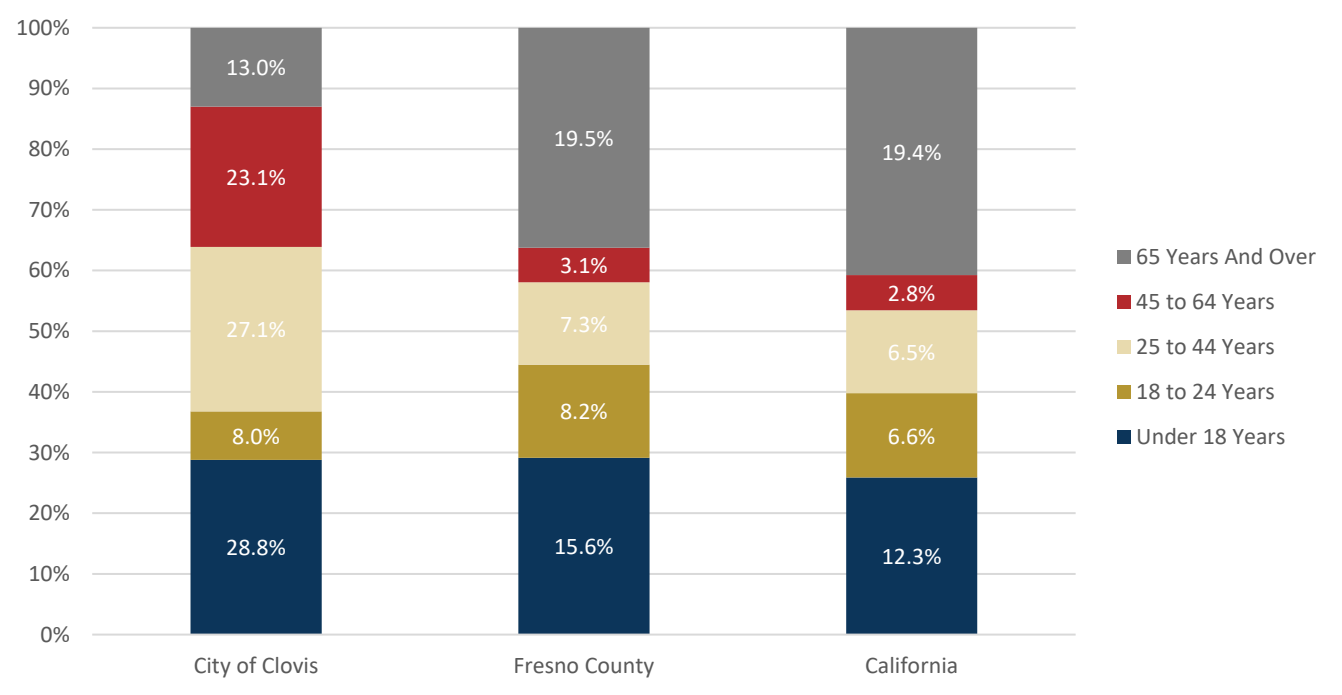
Source: Fresno Council of Governments, Fresno County 2019-2050 Growth Projections, October 2020.

Age Distribution

Although population growth strongly affects total demand for new housing, the distribution of age groups in a city can be telling of what types of housing the community needs or may need in the future. Most typically, an increase in the older population may mean there is a developing need for more senior housing options, while a high number of children and young families can point to the need for more diverse family housing and related services.

Figure 3-2 shows the population distribution by age group for the city of Clovis, Fresno County, and California. According to the US Census Bureau, both Clovis and Fresno County have a higher proportion of children under age 18 (28.8 percent and 15.6 percent, respectively) than that of California (12.3 percent). Conversely, Clovis has a lower proportion of seniors over 65 (13 percent), compared to Fresno County (19.5 percent) and California (19.4 percent).

Figure 3-2 Population by Age by Jurisdiction, 2020



Source: US. Census Bureau, ACS16-20 (5-year Estimates), Table B01001.

Racial and Ethnic Composition

As shown in Table 3-3, 49.5 percent of the population in the city of Clovis is non-Hispanic White, compared to 28.7 percent in all of Fresno County and 36.5 percent statewide. Conversely, the Hispanic or Latino population in Clovis is 32.7 percent of the population, less than that of Fresno County (53.4 percent) but similar to the percentage of Hispanic/Latino population statewide (39.1 percent). The Black population in Clovis (2.6 percent) is proportionately less than that of both Fresno County (4.4 percent) and the State of California (5.4 percent). The Asian population in Clovis (10.7 percent) is similar to Fresno County (10.4 percent) but lower than the State of California (14.6 percent).

Table 3-3 Population by Race and Hispanic Origin by Jurisdiction, 2020

Race/Ethnicity	*City of Clovis*		*Fresno County*		*California*	
	Population	*Percent*	*Population*	*Percent*	*Population*	*Percent*
White (Non-Hispanic)	55,809	49.5%	284,169	28.7%	14,365,145	36.5%
Hispanic Or Latino	36,822	32.7%	528,293	53.4%	15,380,929	39.1%
Black or African American	2,906	2.6%	43,660	4.4%	2,142,371	5.4%
American Indian and Alaska Native	240	0.2%	4,459	0.5%	131,724	0.3%
Asian	12,105	10.7%	102,986	10.4%	5,743,983	14.6%
Native Hawaiian and Other Pacific Islander	219	0.2%	1,305	0.1%	135,524	0.3%
Some Other Race	279	0.2%	1,979	0.2%	124,148	0.3%
Two Or More Races	4,283	3.8%	23,353	2.4%	1,322,199	3.4%
Total	**112,663**	-	**990,204**	-	**39,346,023**	-

Source: US Census Bureau, ACS16-20 (5-year Estimates), Table B03002.

While the Hispanic/Latino population in Clovis is proportionally smaller than other areas of the county, the number of residents in Clovis identifying as Hispanic or Latino has increased since the year 2000 at a higher rate than those identifying as non-Hispanic White (see Table 3-4). In 2000, the Hispanic or Latino population made up 20.3 percent

of the total population and the non-Hispanic White population made up 67.5 percent. By 2020, the Hispanic or Latino population made up 32.7 percent of the total population and the non-Hispanic White population made up only 49.5 percent. In addition, the non-Hispanic Black and non-Hispanic Asian populations have also increased during these same time periods.

Table 3-4 Population by Race and Hispanic Origin, Clovis (2000, 2010, and 2020)

Race/Ethnicity	2000		2010		2020		Percent Change 2010-2020
	Population	Percent	Population	Percent	Population	Percent	
Hispanic or Latino	13,876	20.3%	24,514	25.6%	36,822	32.7%	50.2%
Not Hispanic or Latino	54,592	79.7%	71,117	74.4%	75,841	67.3%	6.6%
White	46,186	67.5%	55,021	57.5%	55,809	49.5%	1.4%
Black or African American	1,207	1.8%	2,360	2.5%	2,906	2.6%	23.1%
American Indian and Alaska Native	679	1.0%	754	0.8%	240	0.2%	-68.2%
Asian	4,322	6.3%	9,965	10.4%	12,105	10.7%	21.5%
Native Hawaiian and Other Pacific Islander	75	0.1%	187	0.2%	219	0.2%	17.1%
Some Other Race	131	0.2%	153	0.2%	279	0.2%	82.4%
Two Or More Races	1,992	2.9%	2,677	2.8%	4,283	3.8%	60.0%
Total	**68,468**	--	**95,631**	--	**112,663**	--	--

Source: US Census Bureau, Census 2000, 2010, ACS16-20 (5-year Estimates), Table B03002.

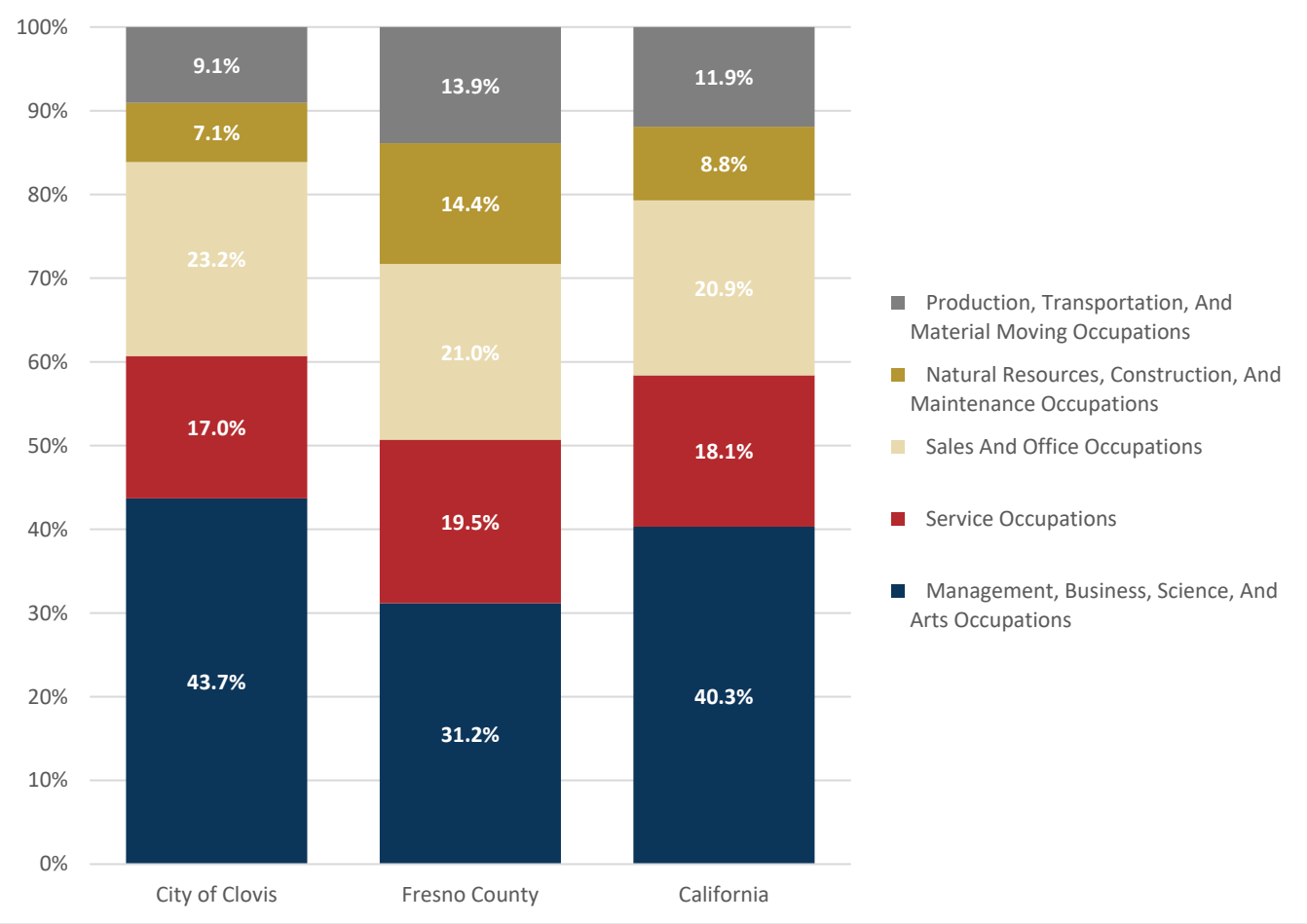
3.2 Employment Trends

Information on the local workforce and how it is changing over time can help estimate potential housing and employment needs for the future. This section describes employment trends in the city of Clovis to offer insight into the industry and occupation types within the city, Fresno County, and California. This section also provides an understating of the balance of housing and employment in Clovis.

Employment by Occupation

In 2020, management, business, science, and arts occupations accounted for the largest sector of employment across California, Fresno County and the city of Clovis. As shown in Figure 3-3 and Table 3-5, the proportion of employees occupied by this sector was higher in Clovis (43.7 percent) and California (40.3 percent) than in the county as a whole (31.2 percent). Similar to California and Fresno County, sales and office occupations were the next largest sector in Clovis, followed by service occupations (17 percent). The proportion of Clovis residents employed by production, transportation, and material moving occupations (9.1 percent) and natural resources, construction, and maintenance occupations (7.1 percent) was smaller than those of the county as a whole (13.9 percent and 14.4 percent, respectively).

Figure 3-3 Total Employment by Occupation, 2020



Source: US Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

Table 3-5 Employment by Occupation, 2020

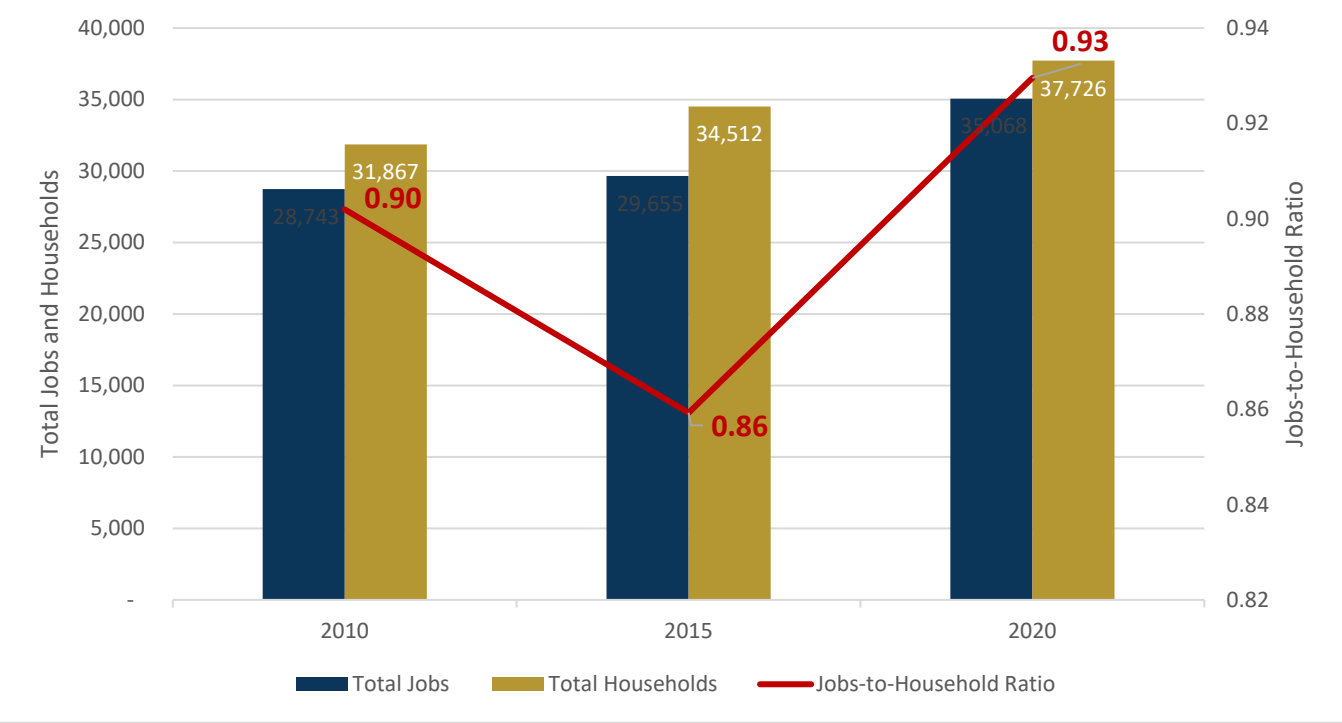
Occupation	*City of Clovis*		*Fresno County*		*California*	
	Number of Persons Employed	*Percent of Total*	*Number of Persons Employed*	*Percent of Total*	*Number of Persons Employed*	*Percent of Total*
Management, Business, Science, and Arts Occupations	22,460	43.7%	127,355	31.2%	7,517,770	40.3%
Service Occupations	8,744	17.0%	79,821	19.5%	3,376,613	18.1%
Sales and Office Occupations	11,913	23.2%	85,799	21.0%	3,903,884	20.9%
Natural Resources, Construction, and Maintenance Occupations	3,634	7.1%	58,938	14.4%	1,638,447	8.8%
Production, Transportation, and Material Moving Occupations	4,657	9.1%	56,712	13.9%	2,210,180	11.9%
Total	**51,408**		**408,625**		**18,646,894**	

Source: US Census Bureau, ACS16-20 (5-year Estimates), Table C24050.

Balance of Jobs and Housing

The location of a person's home in relation to their workplace directly impacts commute times and regional traffic. It can also impact physical, mental, and financial wellbeing. Providing a balanced job-to-housing ratio (close to 1.0) allows more people to live and work in the same city. Although Clovis is the second largest city in the county, the City of Fresno, located directly to the West, is larger and the main employment center in the county. As of 2020, there were 35,068 jobs and 51,408 employed residents in Clovis. The jobs-to-household ratio in Clovis has remained relatively stable over the last decade, from 0.9 in 2010 to 0.86 in 2015 and 0.96 in 2020 (see Figure 3-4). Improving and maintaining the balance between jobs and appropriately priced housing can help reduce commutes, alleviate traffic congestion and the associated environmental and social impacts.

Figure 3-4 Jobs-to-Household Ratio Over Time, Clovis, 2010-2020



Source: US Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25003, C24050.

Table 3-6 displays data from the US Census Bureau OnTheMap web-based mapping and reporting application, which uses data from the Longitudinal Employer-Household Dynamics Origin-Destination Employment Statistics to show where workers are employed and where they live. As shown in Table 3-6, only about 24 percent of Clovis workers live in Clovis; the remaining portion of the Clovis workforce commutes from other areas. Most workers commute from the city of Fresno, making up about 40 percent of the Clovis workforce. As for where Clovis residents work, nearly half (48.5 percent) of Clovis residents were employed in the city of Fresno in 2020, compared to about 17 percent of Clovis residents that worked in Clovis. In addition, the data from 2020 shows that of the workers earning $1,250 per month or less, 8,619 of them live in Clovis but work elsewhere ("outflow") and 7,914 of them live elsewhere and work in Clovis ("inflow").

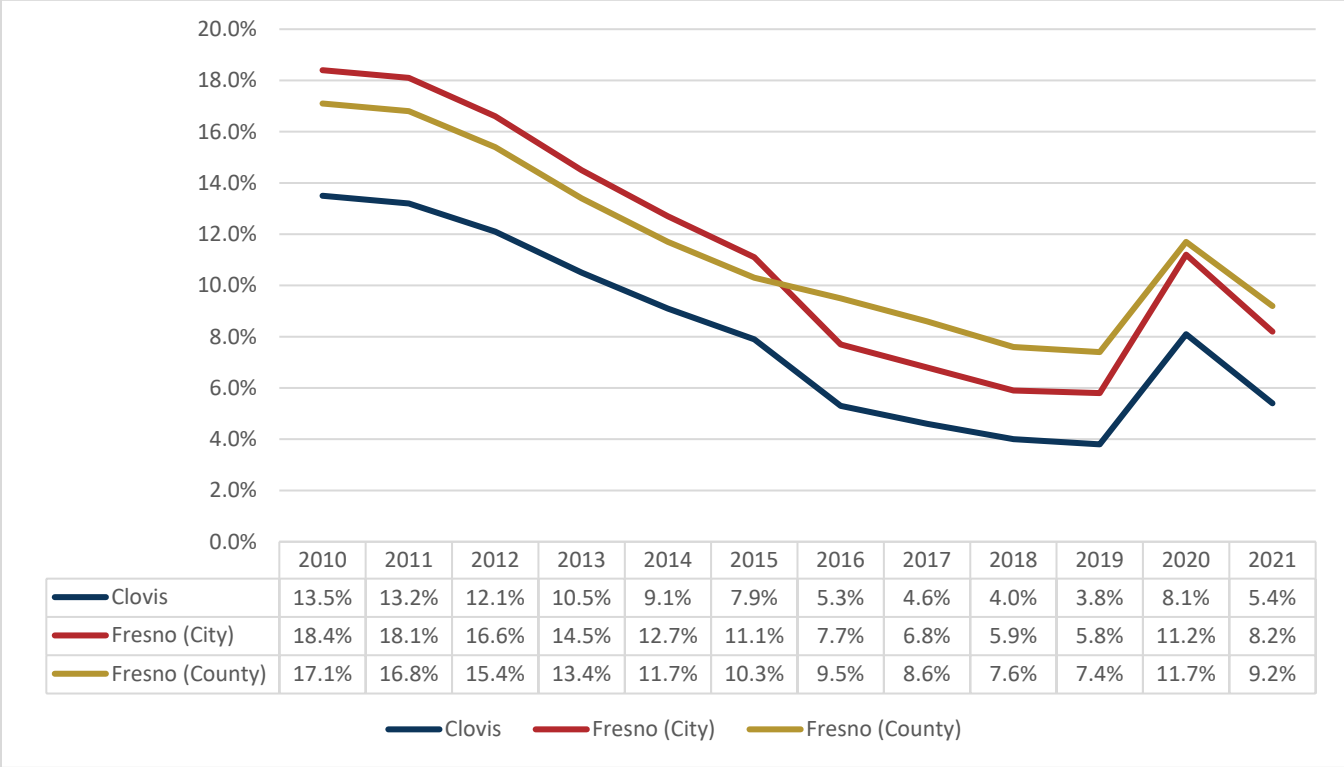
Table 3-6 Top 5 Work/Residence Destinations, Clovis, 2020					
Where Clovis Workers Live			*Where Clovis Residents Work*		
Jurisdiction	*Count*	*Share*	*Jurisdiction*	*Count*	*Share*
Total Clovis Workers	**34,788**	**100.0%**	**Total Clovis Employed Residents**	**50,688**	**100.0%**
Fresno (city)	13,992	40.2%	Fresno (city)	24,598	48.5%
Clovis	8,495	24.4%	Clovis	8,495	16.8%
Sanger	512	1.5%	Visalia	833	1.6%
Madera	394	1.1%	Madera	591	1.2%
Visalia	350	1.0%	Los Angeles (city)	539	1.1%
Other	11,045	31.7%	Other	15,632	27.4%

Source: US Census Bureau, OnTheMap, 2020.

Unemployment

Similar to statewide and national trends, the average annual unemployment rate in Clovis decreased by 8.1 percentage points between 2010 and 2021. As shown in Figure 3-5, unemployment was at its highest (13.5 percent) in 2010 and at its lowest (3.8 percent) in 2019. Jurisdictions throughout the nation experienced a sharp rise in unemployment in 2020 due to impacts of the COVID-19 pandemic. Unemployment trends in Clovis generally follow those of the county, which are now showing signs of general improvement and recovery. As of June 2022, the unemployment rate in Clovis is 3.1 percent, and the unemployment rate in Fresno County is 5.8 percent. This is comparable to the unadjusted unemployment rate of 4.0 percent for California and 3.8 percent for the nation during the same period.

Figure 3-5 Annual Average Unemployment Rates by Jurisdiction, 2010-2021



	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Clovis	13.5%	13.2%	12.1%	10.5%	9.1%	7.9%	5.3%	4.6%	4.0%	3.8%	8.1%	5.4%
Fresno (City)	18.4%	18.1%	16.6%	14.5%	12.7%	11.1%	7.7%	6.8%	5.9%	5.8%	11.2%	8.2%
Fresno (County)	17.1%	16.8%	15.4%	13.4%	11.7%	10.3%	9.5%	8.6%	7.6%	7.4%	11.7%	9.2%

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub- County areas monthly updates, 2010-2021.

Projected Job Growth

According to the 2019-2050 Growth Projections prepared by FCOG, the number of jobs in Fresno County is projected to increase from 405,300 in 2019 to 475,000 in 2050, an increase of 17 percent. As shown in Table 3-7, job growth in Clovis is projected to outpace that of the county with over 9,000 new jobs, a 25 percent increase, from 2019 to 2050. Although job growth is anticipated to occur at a slower pace than many smaller jurisdictions in the county—such as Firebaugh, Huron, and Kerman—it is still expected to outpace that of the city of Fresno, the largest job producer in Fresno County.

Table 3-7 Projected Job Growth by Jurisdiction, 2019-2050

Jurisdiction [1]	*2019*	*2020*	*2030*	*2050*	*2019-2050 Percent Change*
Clovis	**36,060**	**33,260**	**38,770**	**45,200**	**25.3%**
Coalinga	2,700	2,540	3,000	3,240	20.0%
Firebaugh	1,160	1,090	1,310	1,620	39.7%
Fowler	2,990	2,740	3,490	3,610	20.7%
Fresno (city)	257,140	237,950	272,810	299,960	16.7%
Huron	1,240	1,180	1,510	1,630	31.5%
Kerman	2,800	2,590	3,780	4,090	46.1%
Kingsburg	3,750	3,490	4,490	4,720	25.9%
Mendota	910	840	970	1,070	17.6%
Orange Cove	640	600	650	710	10.9%
Parlier	2,300	2,150	2,300	2,570	11.7%
Reedley	5,820	5,390	6,810	6,960	19.6%
Sanger	5,570	5,150	5,930	7,010	25.9%
San Joaquin	480	440	420	490	2.1%
Selma	6,540	6,090	7,530	7,930	21.3%
Unincorporated County	75,200	69,700	78,620	84,210	12.0%
Fresno County (total)	**405,300**	**375,200**	**432,400**	**475,000**	**17.2%**

Source: Fresno Council of Governments, Fresno County 2019-2050 Growth Projections, October 2020.

3.3 Household Characteristics

Household type and size, varying income levels, and the size and types of special needs populations all affect the type of housing needed by residents. This section describes the various household characteristics contributing to housing needs in Clovis and gives perspective on how to meet the needs of residents.

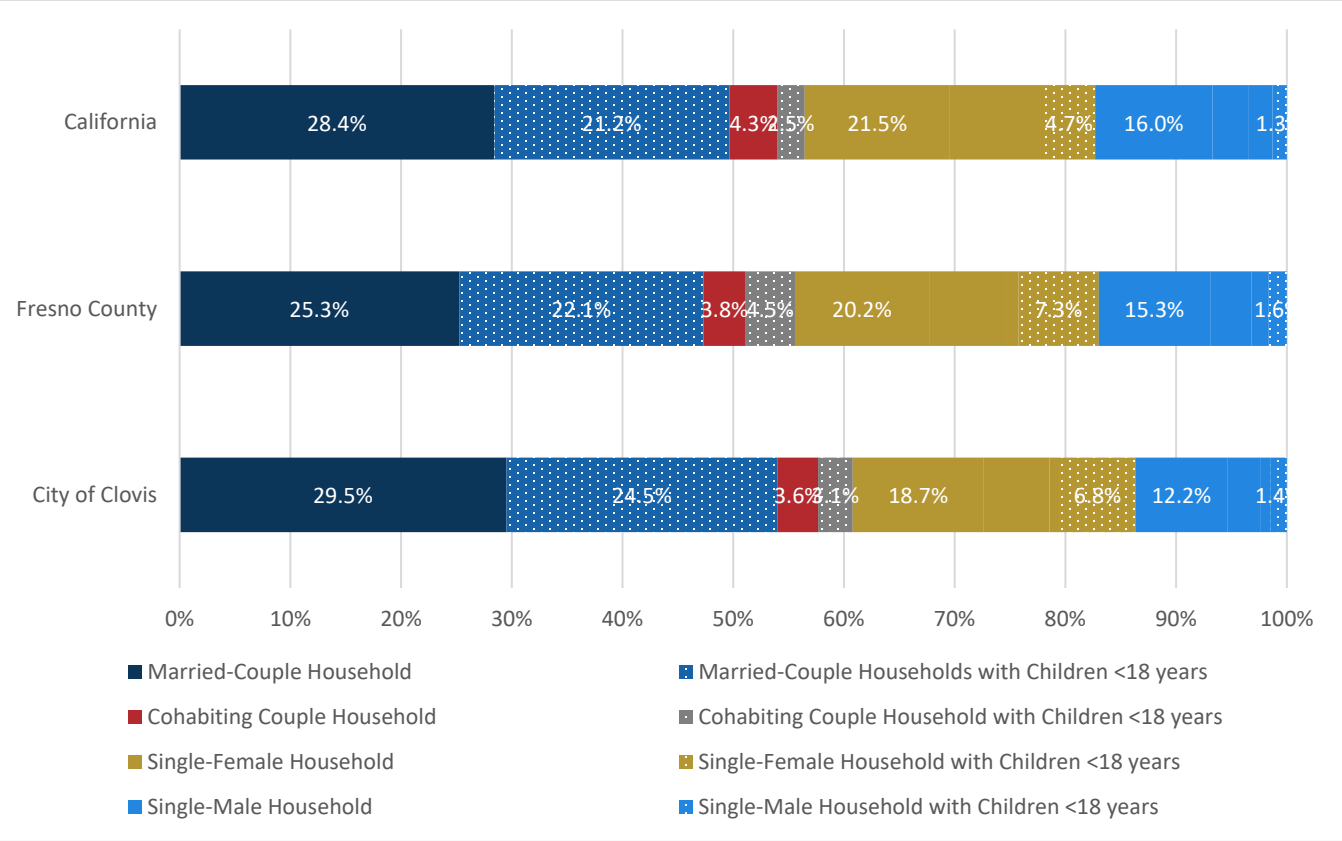
Household by Type

A household is defined as all persons living in a housing unit. For the data presented in this section, families are a type of household and include people related by blood, marriage, or adoption who live together; a single person living alone is a household; "other" types of households are unrelated people residing in the same dwelling unit; and people living in group quarters, such as dormitories or convalescent homes, are not counted as households.

As shown in Figure 3-6 below, most households in Clovis are married-couple households (54 percent), almost half of which have children. This is higher than the Fresno County proportion of married-couple households (47.3 percent) and that of California (49.7 percent). Female householders with no spouse or partner present make up the second

largest proportion of households in Clovis (25.5 percent), of which approximately one-third have children. Only 13.7 percent of total households in Clovis are single-male households, less than the proportion of single-male households in both the county and the state (17 percent).

Figure 3-6 Households by Type, 2020



Source: US Census Bureau, ACS16-20 (5-year Estimates), Table B11012

Housing Tenure

The number of homeowners compared to renters can be an indicator of the level of housing insecurity in a city or region. Generally, renters can be displaced more quickly if rent costs increase. Clovis has seen an increase in homeownership in recent decades, from 60.4 percent of housing units being owner-occupied in 2000 to 65.1 percent being owner-occupied in 2020. As shown in Table 3-8, the rate of homeownership in Clovis in 2020 (65.1 percent) was higher than the countywide rate (53.7 percent) and the statewide homeownership rate (55.3 percent). Conversely renter occupancy is much lower than the surrounding region and state. This trend indicates greater housing security in Clovis but may also reflect a limited rental housing supply.

Table 3-8 Tenure by Housing Tenure, 2020

	City of Clovis		*Fresno County*		*California*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Total Occupied Housing Units	**37,726**		**310,097**		**13,103,114**	
Owner Occupied	24,548	65.1%	166,420	53.7%	7,241,318	55.3%
Renter Occupied	13,178	34.9%	143,677	46.3%	5,861,796	44.7%

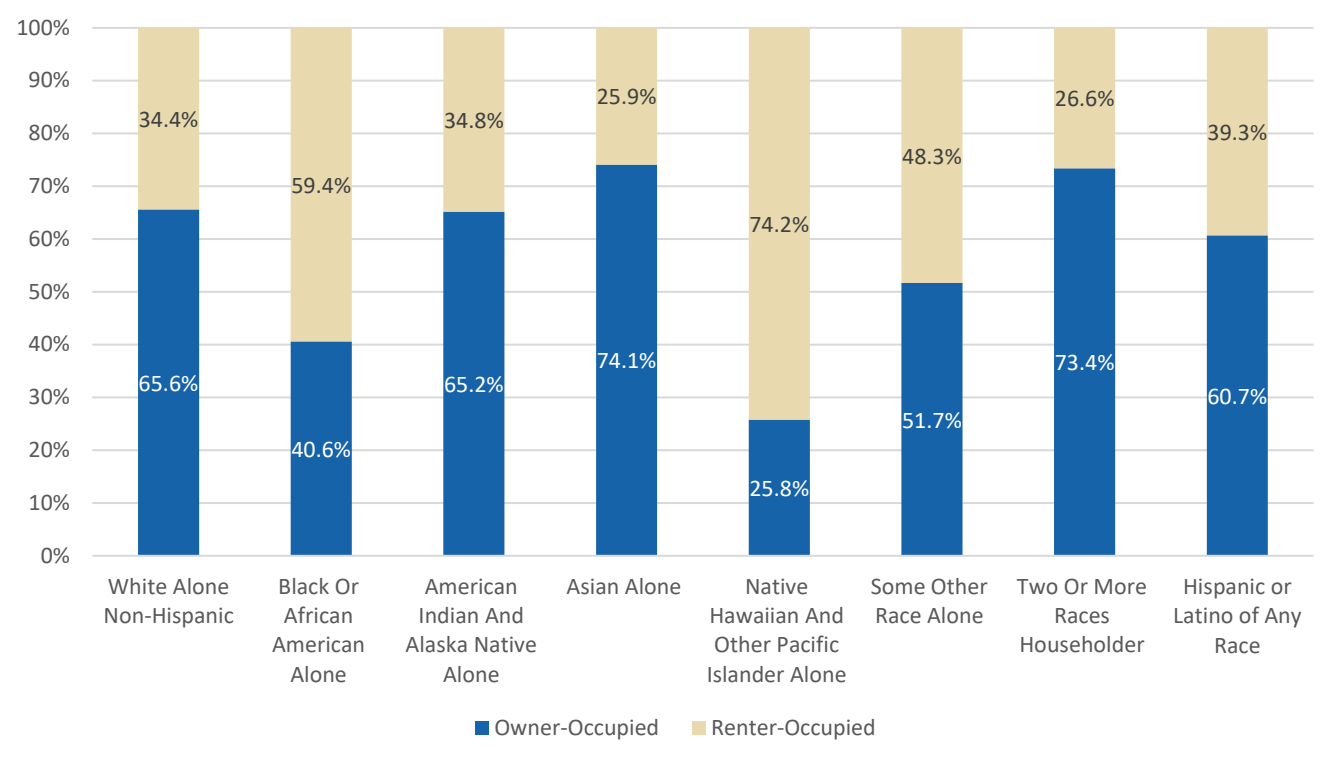
Source: US Census Bureau, ACS 16-20 (5-year Estimates), Table B25009.

Housing Tenure by Race and Ethnicity

Homeownership rates often vary across the state and throughout the country. These disparities not only reflect differences in income and wealth, but also stem from past federal, state, and local policies that limited access to homeownership for certain communities, while facilitating homebuying for white residents. Although these practices have been banned, their impacts are still evident in the Clovis area and across the nation.

Data on housing tenure by race is shown in Figure 3-7. Note that data for all racial groups, except White, are not available by Hispanic origin. In Clovis, homeownership rates were highest among Asian households (74.1 percent), two or more race households (73.4 percent), non-Hispanic White households (65.6 percent), and American Indian and Alaska Native alone households (65.2 percent). Both Native Hawaiian and Other Pacific Islander households and Black households experience the lowest rates of homeownership (40.6 percent and 25.8 percent, respectively). Homeownership rates among Hispanic or Latino households in Clovis were lower than that of Asian alone and White alone (non-Hispanic) households at 60.7 percent, but were much higher than Hispanic/Latino homeownership rates in Fresno County (45.0 percent) and California (44.9 percent).

Figure 3-7 Housing Tenure by Race or Hispanic Origin, Clovis, 2020



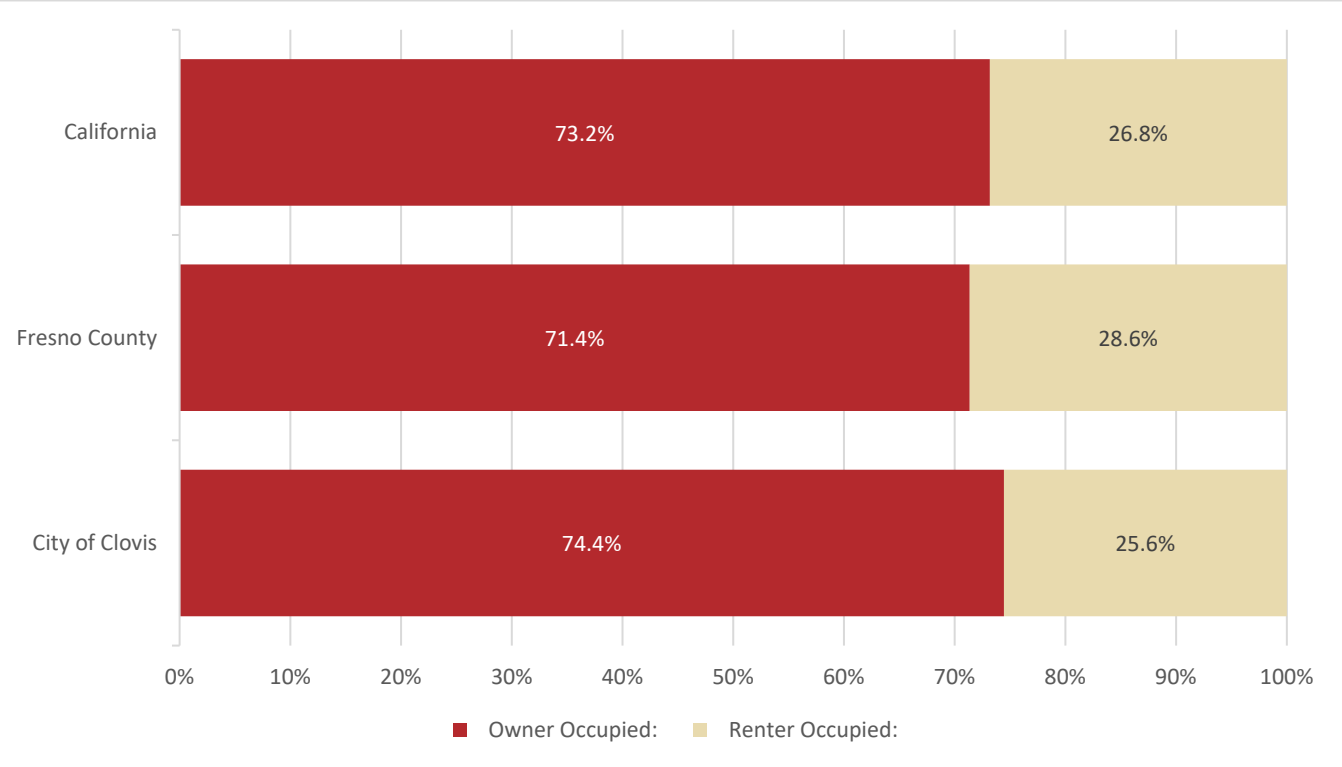
* The Census Bureau does not disaggregate racial groups by Hispanic/Latino ethnicity in the source of this information (Table B25003) so each racial category accounts for Hispanic / non-Hispanic ethnic characteristics.

Source: Source: US Census Bureau, ACS 16-20 (5-year Estimates), Table B25003

Housing Tenure By Age

Figure 3-8 depicts the proportion of senior (65 years and older) households that rent or own their home in 2020. In Clovis and across the region and the state, homeownership rates are higher among seniors than the total population. As shown below, 74.4 percent of seniors own their homes in Clovis, this proportion is slightly higher than in the county (71.4 percent), and in the state (73.2 percent). Over time the proportion of senior households that own their homes has increased. From 2010 through 2020, the rate of homeownership among seniors increased by 5.4 percent, indicating an increase in housing security for seniors in Clovis.

Figure 3-8 Senior (65 Years and Older) Household by Tenure, 2020



Source: US Census Bureau, ACS16-20 (5-year Estimates), Table B25007

Household Income Characteristics

Household income is the most important factor affecting housing opportunity, as it determines a household's ability to afford its preferred type and location of housing, and to balance housing costs with other basic needs. Income levels can vary considerably among households based on age, number of workers, education level, type of employment, and/or race and ethnicity, among other factors.

The standard income categories used by HCD are provided in Table 3-9, and include the categories of acutely low-, extremely low-, very low-, low-, median-, and moderate-income. The income levels are determined in relation to the median household income Fresno County, adjusted by household size. In 2022, the Fresno County Area Median Income (AMI) was $80,300 for a family of four.

Table 3-9 State Income Limits, Fresno County, 2022

Income Category	*Definition*	*Fresno County 2022 Income Limit by Household Size*			
		1-Person	*2-Person*	*3-Person*	*4-Person*
Acutely Low	<15 % of Fresno County AMI	$8,450	$9,650	$10,850	$12,050
Extremely Low	16-30 % of Fresno County AMI	$16,350	$18,700	$23,030	$27,750
Very Low	31-50 % of the Fresno County AMI	$27,300	$31,200	$35,100	$38,950
Low	51-80 % of the Fresno County AMI	$43,650	$49850	$56,100	$62,300
Median	81-120 % of the Fresno County AMI	$56,200	$64,250	$72,250	$80,300
Moderate	>121 % of the Fresno County AMI	$67,450	$77,100	$86,700	$96,350

AMI= Area Median Income

Fresno County 2022 Area Median Income (AMI) for a four-person household = $80,300

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

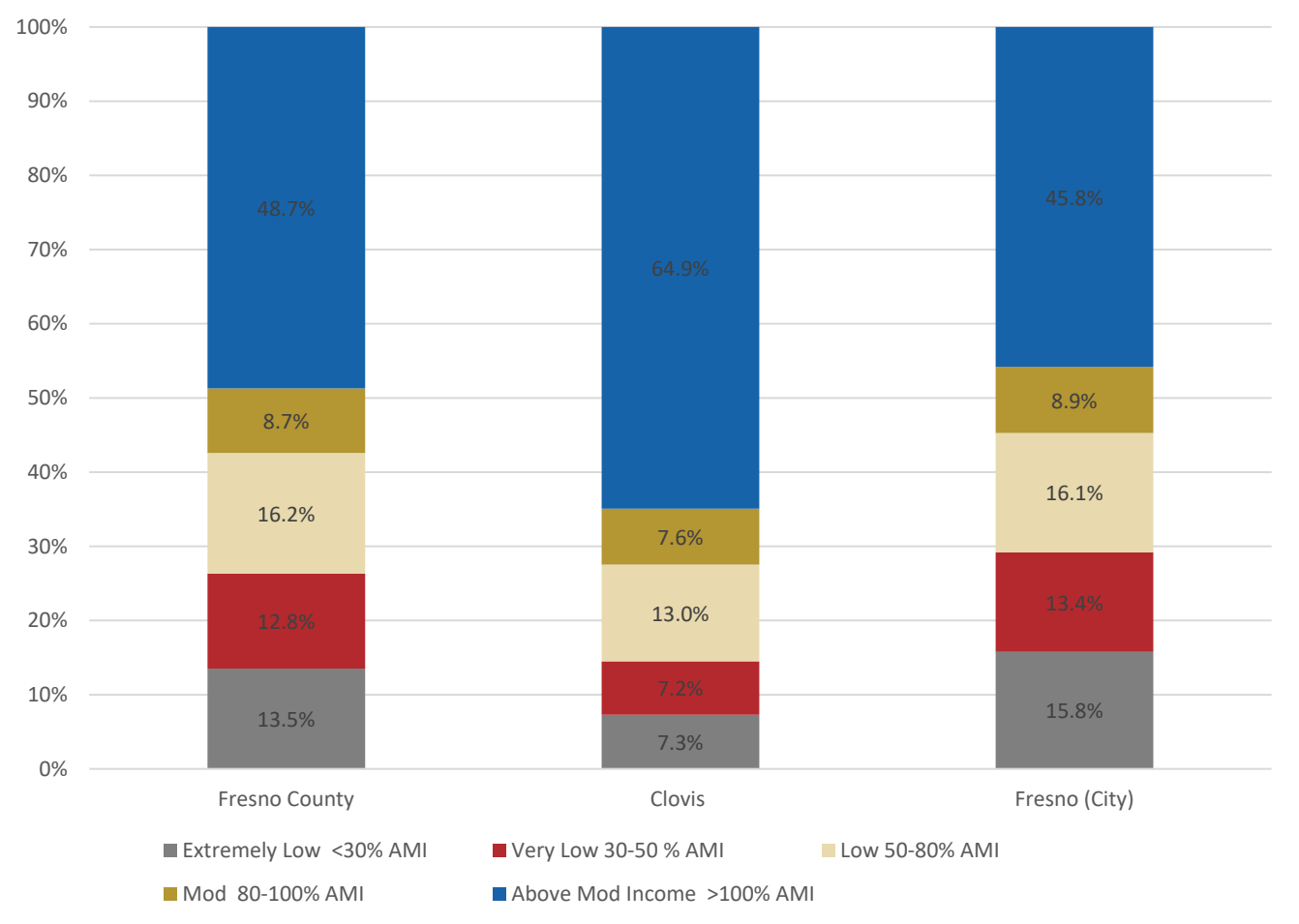
Income Distribution

Median household income has been typically higher in the city of Clovis when compared to the county and the State of California. The 2016-2020 ACS estimates the annual median household income in Clovis as $84,119, almost 1.5 times higher than that of the county ($57,109), and slightly higher than that of California ($78,672).

As shown in Figure 3-9, Clovis has more high-income households than other jurisdictions in the region. Nearly 65.0 percent of households in Clovis earn more than 100 percent of the AMI, compared to 7.3 percent making less than 30 percent of the AMI, which is considered extremely low-income. In contrast, 45.8 percent of households in the city of Fresno make more than 100 percent of the AMI, while 15.8 percent make less than 30 percent of the AMI, and 48.7 percent of households countywide make more than 100 percent of the AMI, while 13.5 percent make less than 30 percent of the AMI.

In Fresno County, 30 percent of the AMI is equivalent to an annual income of $27,750 for a family of four. Many households with single wage earners and even multiple wage earners – including food service workers, full-time students, and farmworkers – can fall into lower AMI categories due to relatively stagnant wages in many industries.

Figure 3-9 Households by Income Level, 2018



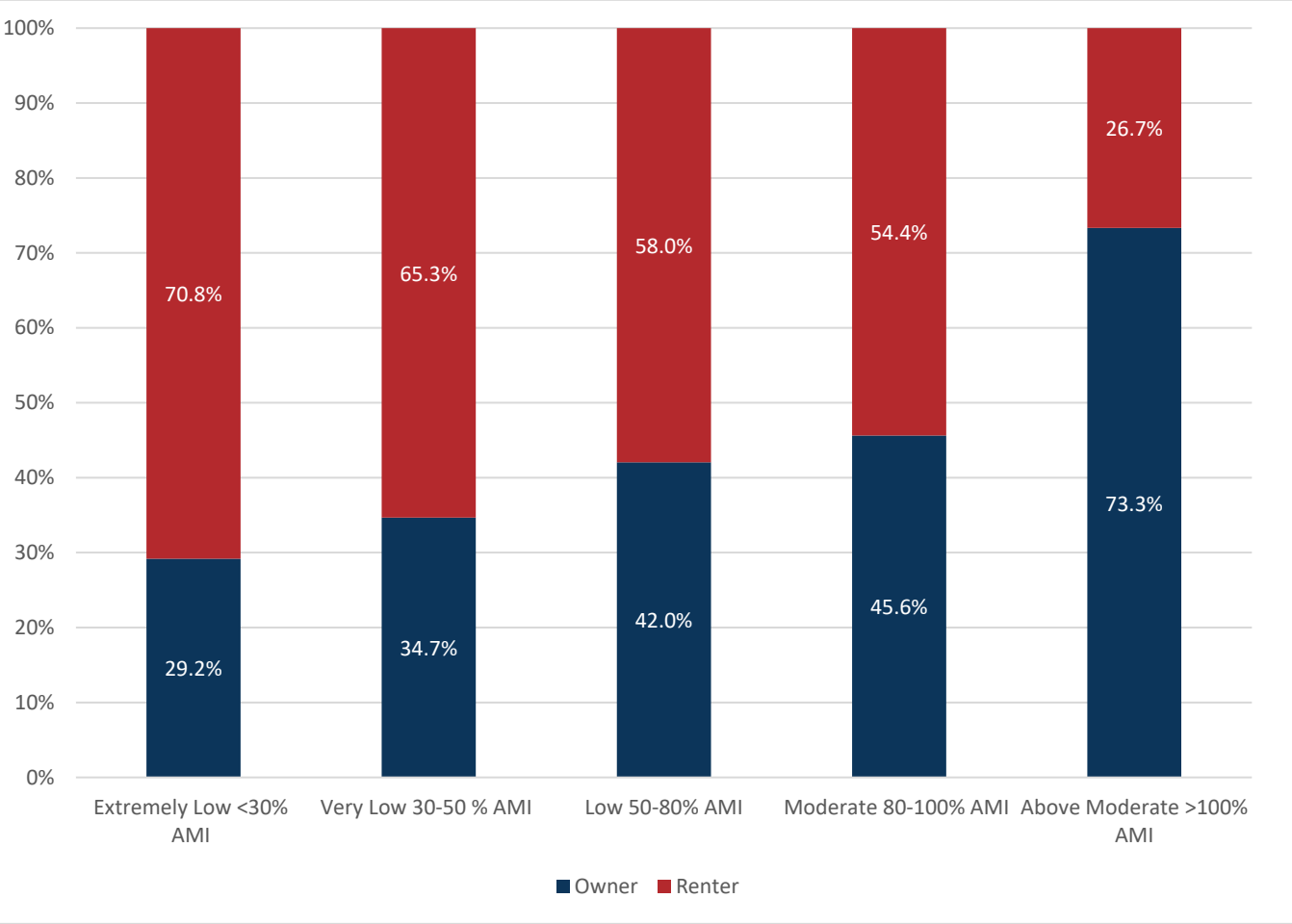
Source: US Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2014-2018.

Household Income by Tenure

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the availability of affordable housing for those households. In the city of Clovis, 73.3 percent of homeowners have a household income level at or above 100 percent AMI. In contrast, just 26.7

percent of the City's renters have a household income above the AMI (see Figure 3-10), and 29.2 percent of Clovis households with extremely low-income (less than 30 percent of the AMI) are homeowners. Most households with extremely low-income rent (70.8 percent).

Figure 3-10 Income Distribution by Tenure, Clovis, 2018



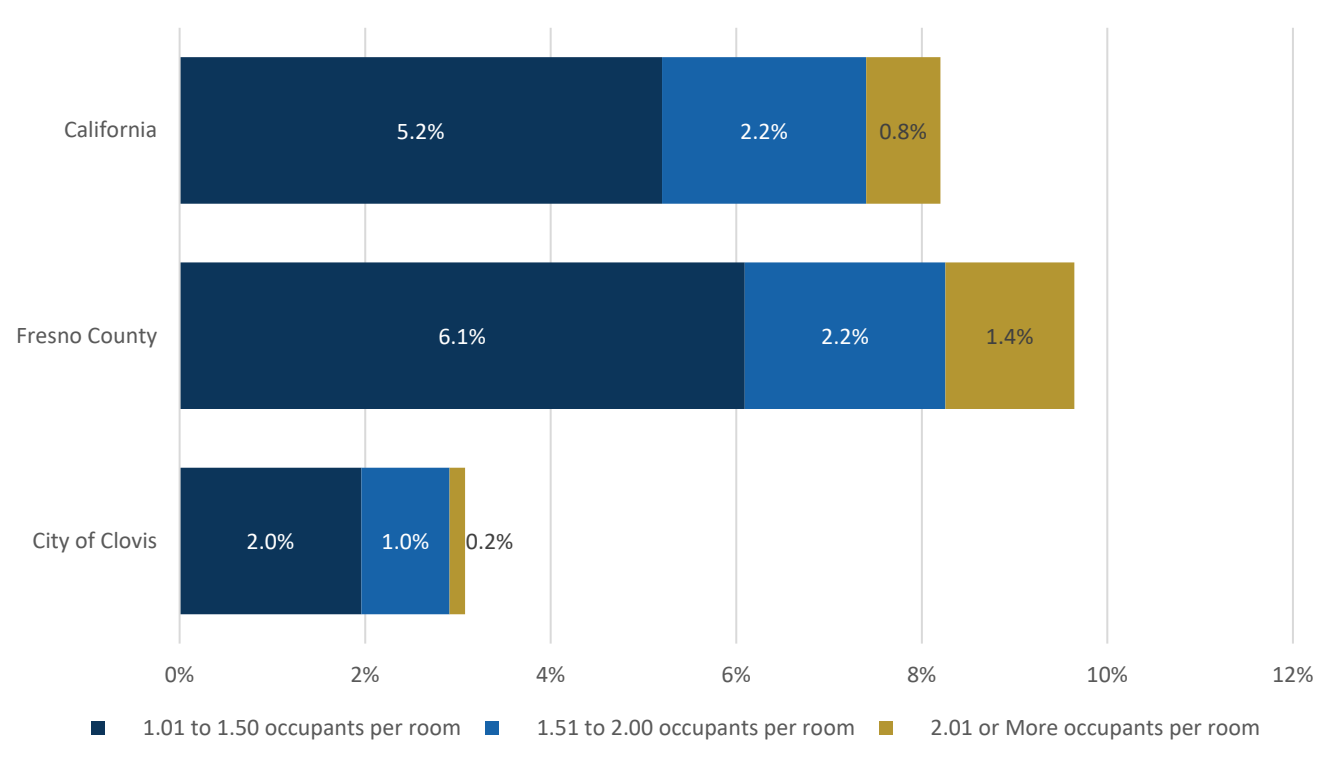
Source: US Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2014-2018.

Overcrowding

Overcrowding can occur when housing costs are so high relative to income that families double up or take in roommates or extended family members to share their housing costs. The US Census Bureau defines an overcrowded unit as being occupied by more than one person per room not including bathrooms or kitchens. Units with more than 1.5 persons per room are considered severely overcrowded. In Clovis, overcrowding is less common than in Fresno County or the State of California as only 3.2 percent of occupied housing units in Clovis are defined as overcrowded. Of these units, 2 percent have 1.01 to 1.5 persons per room and 1.2 percent have more than 1.5 persons per room, which is considered severely overcrowded (see Figure 3-11). In comparison, 9.7 percent of housing units in Fresno County are overcrowded, 3.6 percent of which are severely overcrowded, and 8.2 percent of housing units in California are overcrowded, 3 percent of which are severely overcrowded.

As described in more detail in Chapter 4, "Fair Housing Assessment," renter households have a higher rate of overcrowding (5.9 percent) compared to owner-occupied households (1.5 percent).

Figure 3-11 Percentage of Overcrowded Housing Units, 2020



Source: US Census Bureau, ACS 06-10, 11-15, 16-20 (5-year Estimates), Table B25014.

3.4 Special Needs Populations

Special needs populations include specific demographic or occupational groups that call for specific program responses. These groups may often spend a disproportionate amount of their income on housing and can often experience discrimination based on their specific needs or circumstances. The state requires that housing elements address several different special needs groups, including extremely low-income households, senior households, persons with disabilities, large families, female-headed households, people experiencing homelessness, and farmworkers.

Extremely Low-Income Households

Extremely low-income (ELI) households are those with an income of 30 percent or less of the AMI. In 2022, a family of four making $27,750 would be classified as ELI in the city of Clovis. This income equates to a wage of about $13.34 per hour for a full-time single wage-earner, less than the state minimum wage of $14.00 per hour for employers with 25 employees or less or $15.00 per hour for employers with 26 employees or more. A four-person extremely low-income household could afford a monthly housing cost of $694. As described in the "Housing Costs and Affordability" section of this chapter, the median rent in Clovis is $1,247 per month according to ACS, almost double what an ELI family could afford.

ELI households typically consist of minimum wage workers, seniors on fixed incomes, persons with disabilities, and farmworkers. This income group is disproportionately likely to live in overcrowded and substandard housing conditions. This group of households has specific housing needs that require greater government subsidies. Most ELI households will be seeking rental housing, including more deeply affordable housing types like deed-restricted units and single-room occupancy units. Some ELI households may also have large families or include household members with mental or other disabilities and special needs and require supportive services. Housing choice vouchers, which serve to subsidize rents, are one of the most prevalent programs available to ELI households; however, there is generally an insufficient number of vouchers to meet the demand. The City supports access to services through local

and countywide programs that are available to extremely low-income households, including childcare services, youth services, job/employment services, food/meal programs, health services, and other services.

In Clovis, there are 2,655 ELI households, 70.8 percent of which are renter-occupied, and 29.2 percent of which are owner-occupied. As shown in Table 3-10, approximately 80 percent of ELI households pay more than 30 percent of their income on housing and approximately 73 percent pay more than 50 percent of their income on housing. Generally, renter-occupied ELI households experience higher rates of overpayment, or cost burden, than owner-occupied ELI households.

Table 3-10 Extremely Low-Income Households Overpaying by Tenure, Clovis, 2018

	Owner Occupied	*Percent*	*Renter Occupied*	*Percent*	*Total*	*Percent*
ELI Households with Cost Burden (paying more than 30% income on housing)	595	76.8%	1,525	81.1%	2,115	79.7%
ELI Households with Severe Cost Burden (paying more than 50% of income on housing)	520	67.1%	1,415	75.3%	1,935	72.9%
ELI Households with at least One Housing Problem	595	76.8%	1,555	82.7%	2,150	81.0%
Total Number of ELI Households	**775**	-	**1,880**	-	**2,655**	-

Source: US Housing and Urban Development, CHAS 2014-18 (5-Year Estimates).

Note: Local jurisdictions must supplement HUD's overpayment data with current data that reflect local market conditions.

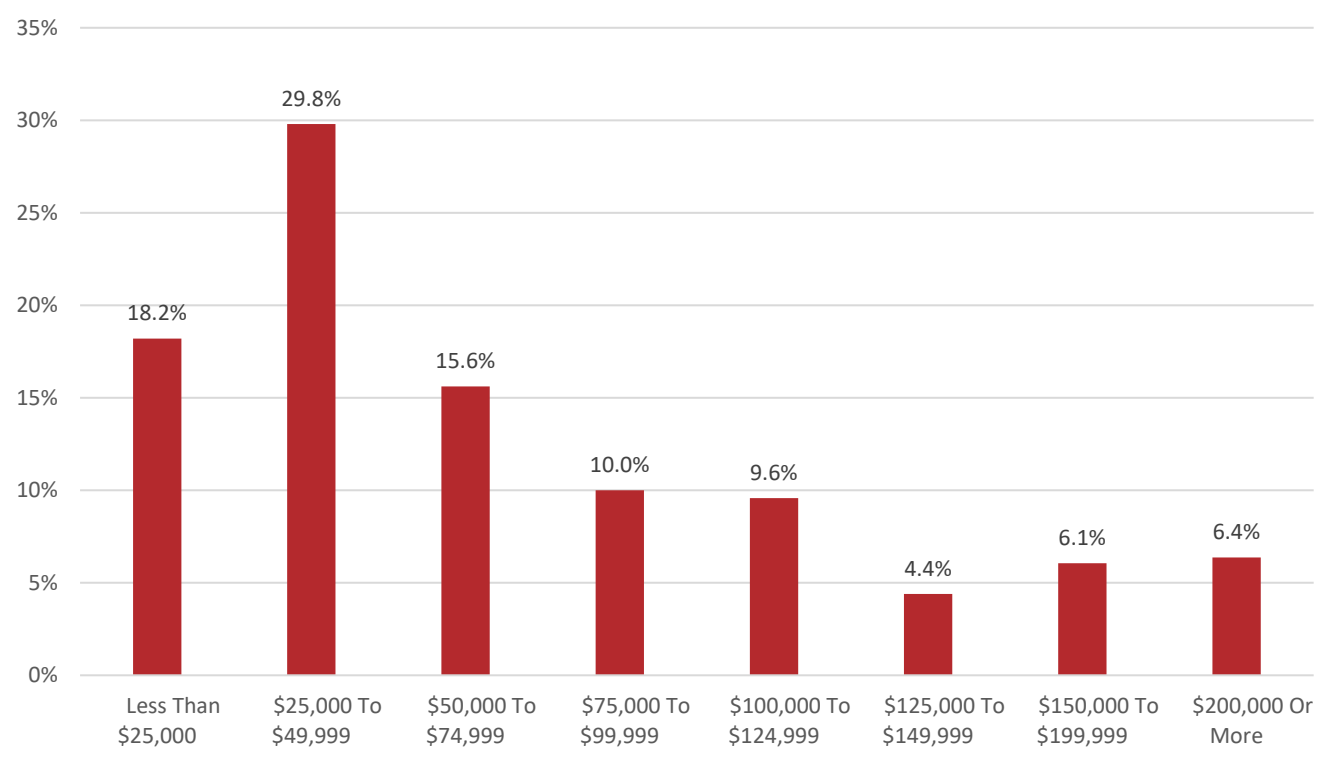
In recent years rising rents, higher incomes and credit standards imposed by landlords, and insufficient government assistance has exacerbated the problem. Without adequate assistance this group has a high risk of homelessness. Virtually all ELI households are expected to need aid, including housing cost subsidies and social services. State law requires the City to identify the projected need for ELI housing. To calculate the projected housing needs for ELI households, the City assumed that 50 percent of the very low-income housing need (see the "Regional Housing Needs Allocation" section for more details) is equal to the ELI housing need. As such, in Clovis, there is a projected need for 1,436 ELI housing units during the 2023-2031 planning period.

Senior Households

Senior households, defined as households headed by someone 65 or older, often experience a combination of factors that can make accessing or keeping affordable housing a challenge. As discussed in Section 3.1, "Population and Demographic Profile," persons 65 years and older made up 17.3 percent of the total Clovis population in 2020. Consistent with the housing tenure for the total Clovis population, most seniors, or 74 percent, are homeowners. Homeownership amongst the Clovis senior population is slightly higher than that of Fresno County (71.4 percent) and California (73.2 percent).

Figure 3-12 shows the distribution of senior households by income in Clovis, and highlights that nearly 50 percent of senior households have incomes that are less than $50,000 annually and are considered lower-income households. About 16 percent have incomes between $50,000 and $74,999 and 10 percent of senior households in Clovis have a household income of $75,000 to $99,999. The remaining senior households have incomes that are greater than $100,000, with 6.4 percent of seniors with incomes of $200,000 or more.

Figure 3-12 Senior (65 Years and Older) Households by Household Income, Clovis, 2020



Source: US Census Bureau, ACS16-20 (5-year Estimates), Table B19037.

Most seniors experience some changes in their housing needs as they age, although the degree to which housing needs change and the type of changes that seniors need as they age vary substantially from one individual to the next. Some examples of senior housing needs include:

- Accessibility Improvements. Many individuals develop a need for physical adaptations to their homes, such as entry ramps or shower grab bars, to improve accessibility and accommodate new physical limitations.
- Access to Transit. For many seniors, having access to public transportation and other services becomes more important as they age due to decreased mobility or increased difficulty with driving.
- Financial Assistance. Seniors with low incomes may need financial assistance to afford rent, property taxes, mortgage payments, or home repairs.
- Long-Term Care. Seniors with more serious medical needs or physical limitations may require in-home care or assisted living as they age.

There are a range of potential living arrangements that seniors may seek out as their housing needs change with age, depending on their specific needs, financial resources, and other factors. These can include remaining in their own homes, potentially with adaptability features or financial assistance; independent living for seniors, which may be market-rate or affordable; and various types of assisted living and skilled nursing facilities with services on-site.

Existing Resources for Elderly Residents

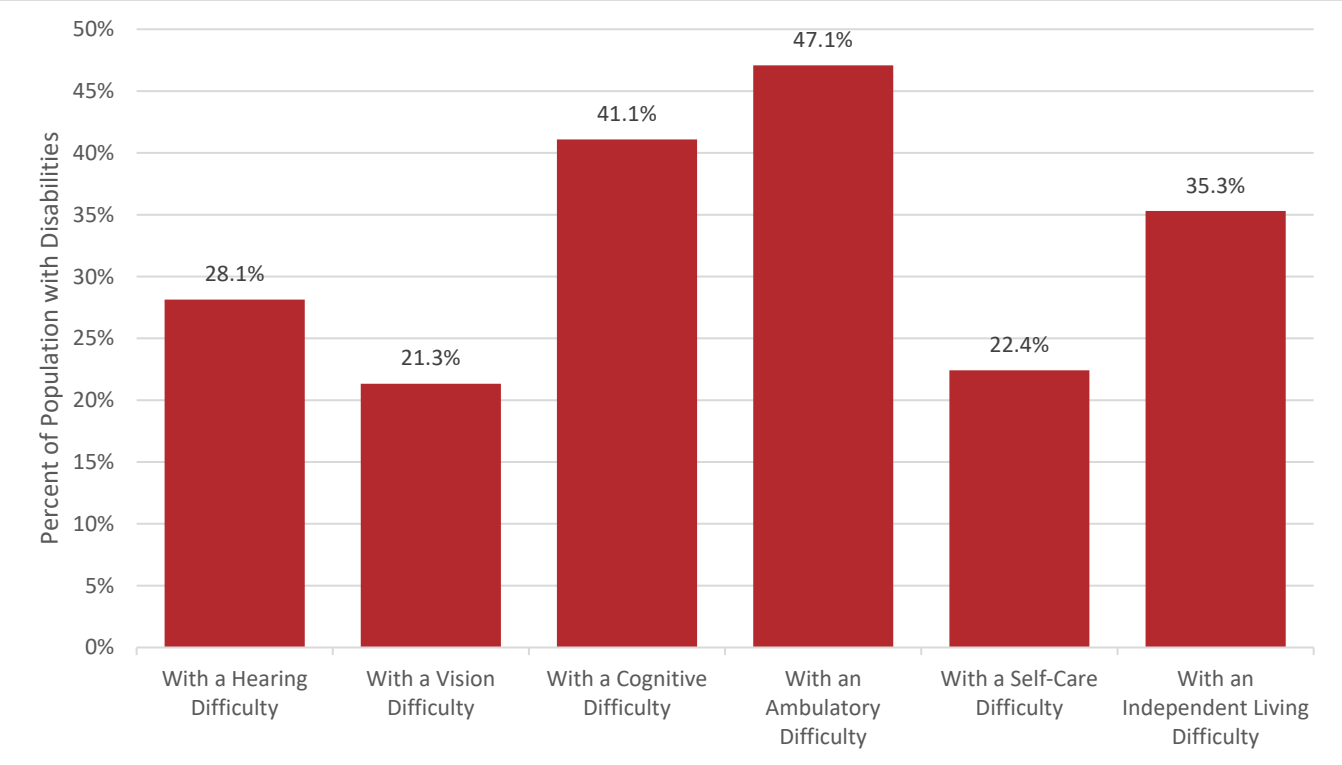
As of 2023, Clovis has three affordable senior housing developments with 233 rental units restricted to lower-income seniors (see Table 3-20 for more information). According to community care licensing data from the California Department of Social Services, there are 75 licensed residential care homes for seniors with nearly 850 beds. In addition, the City's Senior Center offers a variety of educational, recreational, and health-related services for older adults, including advocacy services to help seniors access housing or legal counseling. The City leverages Community Development Block Grant (CDBG) and CalHome funds for a Housing Rehabilitation program that provides grants to

low-income households to make needed repairs and eligible modifications, including weatherization, which allows seniors in older homes to make the necessary repairs to age in place. In addition, Clovis seniors have access to several regional support programs that connect adults with disabilities and seniors with resources such as Adult Protective Services operated by the Fresno County Senior Resource Center and the Fresno/Madera Area Agency on Aging.

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 broadly defined by the US Census Bureau as a long-lasting condition that impairs an individual's mobility, ability to work, or ability to perform self-care. Persons with disabilities include those with physical, mental, developmental, or emotional disabilities. Many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk of housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Approximately 11 percent of Clovis residents have one or more disability, lower than the proportion of the countywide population with disabilities (13.1 percent), and slightly higher than the state population with disabilities (10.7 percent). As shown in Figure 3-13, the most common disabilities are ambulatory difficulties and cognitive difficulties, representing 47 and 41 percent of the total population of persons with disabilities, respectively.

Figure 3-13 Disability by Type for Population with a Disability, Clovis, 2020



Source: US Census Bureau, ACS16-20 (5-year Estimates), Table B18102 - B18107.

Persons with Development Disabilities

State law also requires housing elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that

begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, mild to severe mental retardation, and other cognitive or physical impairments. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

According to the data from California Department of Developmental Services, 1,259 residents in Clovis had a developmental disability in 2021. A developmental disability could include any of the residents reporting an ambulatory difficulty, independent living difficulty, cognitive difficulty, self-care difficulty, or hearing and vision difficulty as shown in Figure 3-13. Of the population with a developmental disability, children under the age of 18 make up nearly 52 percent (or 652 individuals), while adults account for 48 percent (or 607 individuals). The most common living arrangement for individuals with developmental disabilities in Clovis is the home of a parent /family /guardian (see Table 3-11).

Table 3-11 Population with Development Disabilities by Place of Residence, Clovis, 2020

DDS Data on People with Developmental Disabilities - Residence	*City of Clovis*	*Fresno County*	*State*
Home of Parent /Family /Guardian	1,011	8,602	309,381
Independent /Supported Living	85	931	27,881
Community Care Facility	84	666	23,728
Intermediate Care Facility	34	230	6,188
Foster /Family Home	40	369	8,288
Other	5	114	4,792

Source: DDS Quarterly Consumer Report, December 2021.

Housing Needs and Programs for Persons with Disabilities

Persons with disabilities in Clovis have different housing needs depending on the nature and severity of the disability. Those with physical disabilities generally require more modifications to their housing units, such as wheelchair ramps, elevators or lifts, wide doorways, accessible cabinetry, and modified fixtures and appliances. If a disability prevents a person from operating a vehicle, then being close to services and access to public transportation are particularly important. If a disability prevents someone from working or limits their income, the cost of housing and costs of needed 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 people living with disabilities rely solely on Social Security income, which is insufficient to afford market rate housing.

Living arrangements for people with disabilities depends on the severity of the disability. Many people live independently with other family members. To maintain independent living, people with disabilities may need special housing design features, income support, and in-home supportive services for persons with medical conditions. Special design and other considerations for people with disabilities include single-level units, availability of services, group living opportunities, and distance to accessible transit. While regulations adopted by the state require all ground floor units of new apartment complexes with five or more units to be accessible to persons with disabilities, single-family units have no accessibility requirements.

The California Department of Developmental Services provides community-based services to individuals with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The City of Clovis, along with other jurisdictions in Fresno County, is serviced by the Central Valley Regional Center, which provides a point of entry to services for people with developmental disabilities.

Clovis residents have access to services provided by Fresno County and other regional providers. The Fresno County Senior Resource Center, which operates the Adult Protective Services program, assisting both disabled adults and seniors with all requests for assistance. In addition, the Arc of Fresno and Madera Counties, located in the City of

Fresno, provides personalized support to people with intellectual and developmental disabilities that require assistance to maintain independent lifestyles including adult day programs, community living services, certified benefit planning, and employment support. Locally, the City operates Round Up, a paratransit service for Clovis residents with disabilities who have difficulty accessing the fixed-route transit service. Round Up's service area includes Clovis as well as a limited area of the City of Fresno. Rides requested outside of the service area can be coordinated with Fresno Handy Ride. In addition, the City leverages CDBG and CalHome funds to operate a Housing Rehabilitation program that provides grants to low-income homeowners to make necessary repairs and modifications, which may be used for accessibility improvements or other modifications needed to support continued independent living and aging in place.

Female-Headed Households

Single-parent households typically need services, such as childcare and affordable health care. Female-headed households with children, in particular, tend to have lower incomes than two-parent families, which limits their housing options and access to private services such as childcare services and recreational activities for their children. The 2016-2020 ACS reported 9,632 female-headed households in Clovis, accounting for 25.5 percent of all households. Of the female-headed households in Clovis, 26.7 percent live with their children. As shown in Figure 3-6 above, Clovis has a lower percentage of female households with children (6.8 percent) than Fresno County (7.3 percent), but a higher percentage than that of California (4.7 percent).

Table 3-12 below shows the poverty status of female-headed households with children, no spouse present. In Clovis, almost 24 percent of female-headed households with children fall below the federal poverty line, a substantially smaller proportion than in the county (44 percent) and the statewide proportion, 31 percent. In comparison, the poverty rate of all households in Clovis is approximately 6 percent, which is much lower than that of female-headed households with children (i.e., 23.7 percent).

Table 3-12 Female-Headed Households with Children, No Spouse Present, by Poverty Status, 2020

	City of Clovis		*Fresno County*		*California*	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Below Poverty Line	896	23.7%	16,010	44.3%	300,472	31.0%
Above Poverty Line	2,890	76.3%	20,123	55.7%	667,869	69.0%
Total	**3,786**		**36,133**		**968,341**	

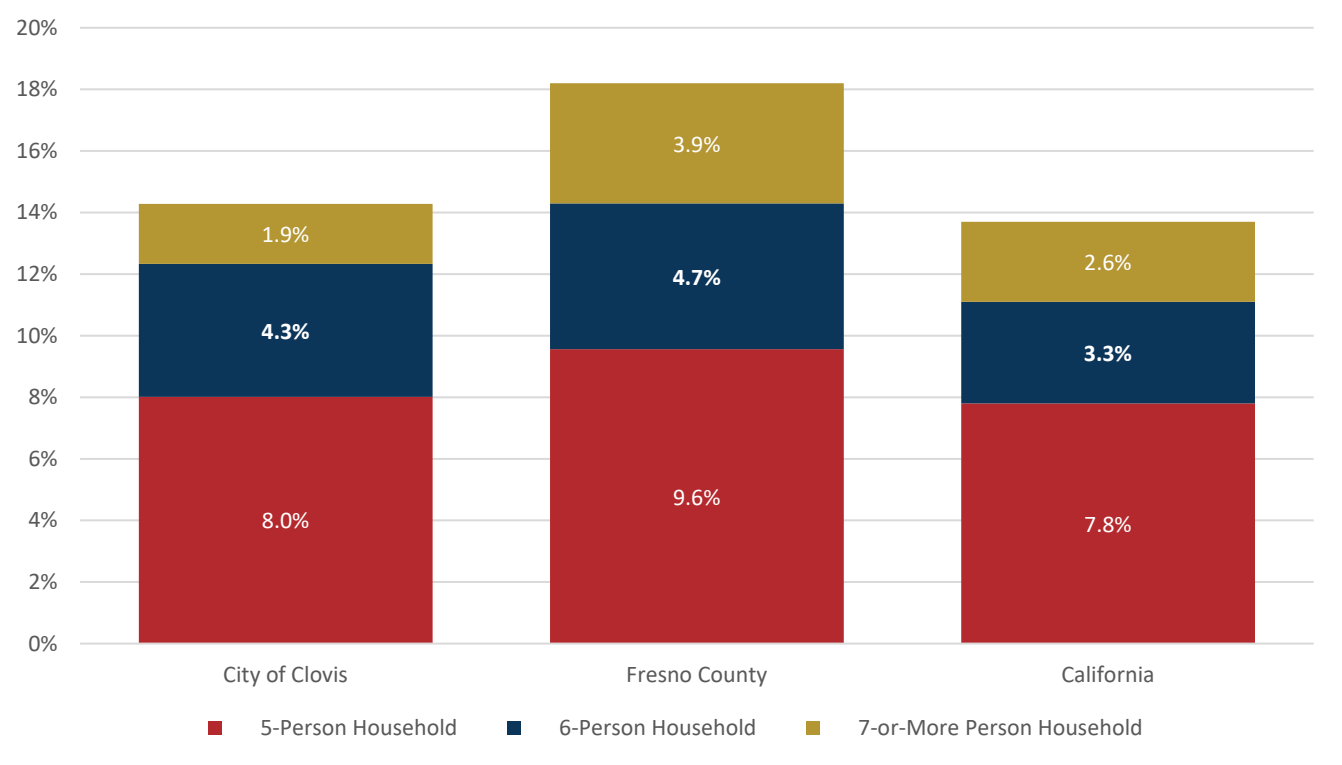
Source: US Census Bureau, ACS16-20 (5-year Estimates), Table B17010

Large Households

Large households, defined as households with five or more members, often have different housing needs than smaller households. If a city does not include larger housing options, large households could end up living in overcrowded conditions. In addition, a lack of larger apartment units could cause large households who rent to face overcrowding and more housing insecurity. Approximately 5,388 households, or 14.3 percent of total Clovis households, are large households with 5 or more members. Most large households, 69.2 percent, are owner occupied, and 30.8 percent are renter occupied. Figure 3-14 shows large households by size in Clovis, Fresno County, and California. Clovis has a slightly higher percentage of large households than the state but has a lower percentage of large households than the county.

Large households are generally served by housing units with three or more bedrooms. Of the 37,726 total occupied housing units in Clovis, about 27,895 units, or 74 percent, have three bedrooms or more. However, most large units are occupied by homeowner households and only 5,442 units with three bedrooms or more are occupied by renter households. Based on this data, there are adequate units for large households who are able to purchase a home, however large households seeking to rent face greater difficulty finding a home that can meet their needs.

Figure 3-14 Percentage of Large Households, 2020



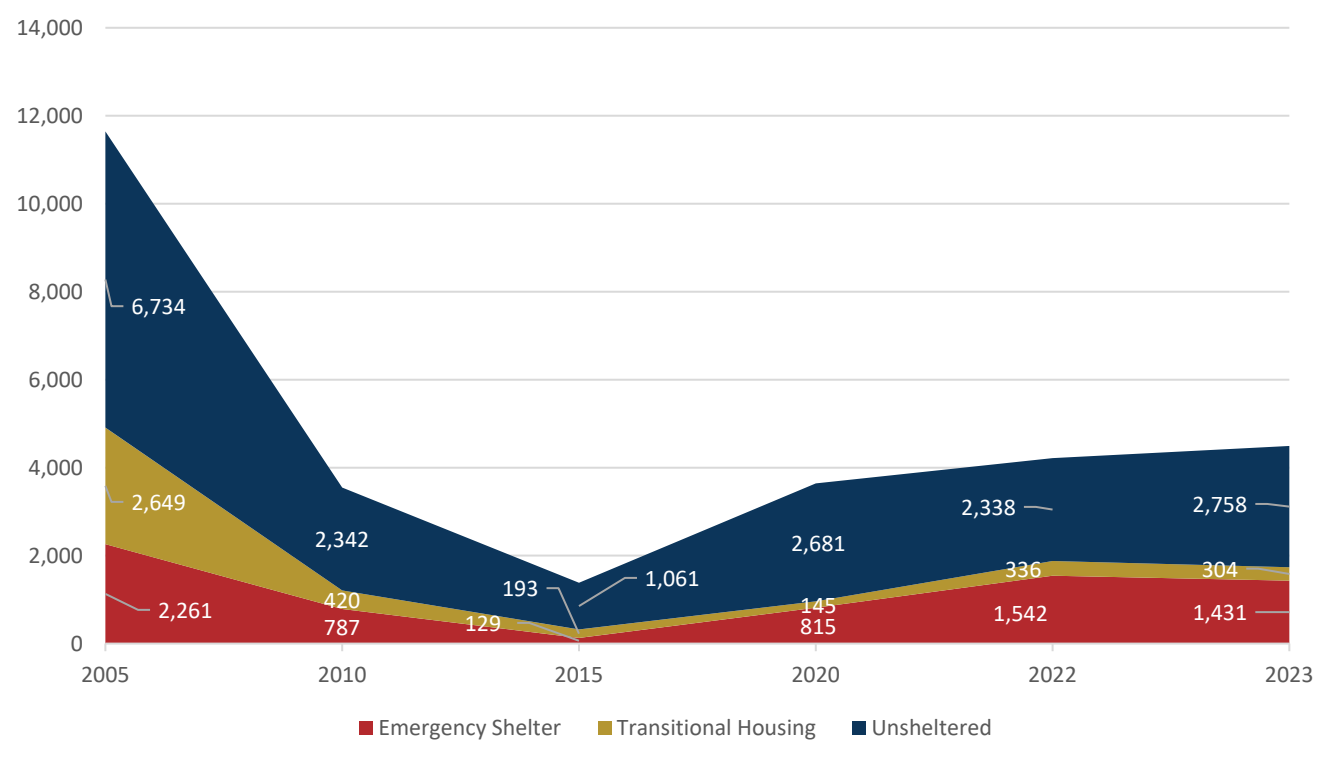
Source: US Census Bureau, ACS 16-20 (5-year Estimates), Table B25009

Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting the lack of affordable and accessible housing and supportive services. Housing insecurity is a serious issue, and although there are a range of social, economic, and psychological factors, the limited development of affordable housing is one of the main factors contributing to homelessness.

The Fresno-Madera Continuum of Care (FMCoC) conducts two annual surveys to understand homelessness in the Fresno and Madera region. The Point-in-Time Count (PIT) measures how many people are experiencing homelessness and the Housing Inventory Count (HIT) measures how many units of housing assistance (e.g., emergency shelters) are available. The most recent PIT was conducted on January 24, 2023, and showed that 4,493 people experience homelessness in Fresno and Madera Counties, a 6.6 percent increase from the 2022 PIT. As shown in Figure 3-15, homelessness decreased dramatically in the late 2000s but has been on the rise since 2015. Of the 4,493 people experiencing homelessness in 2023, 2,758 were unsheltered, 1,431 were in emergency shelters, and 304 were in transitional housing.

Figure 3-15 Fresno City and County/Madera County CoC- Homelessness by Type Over Time, 2005-2023



Source: US HUD, CoC Homeless Populations and Subpopulations Reports (2005, 2010, 2015, 2020, 2022, 2023).

The 2023 PIT found that most people experiencing homelessness in the region, 3,207 people, reside in the City of Fresno and identified only 605 people experiencing homelessness in the remaining portions of Fresno County, including 76 people experiencing homelessness in the zip codes that include the City of Clovis (see Table 3-13).

Table 3-13 Estimated Number of People Experiencing Homelessness by Jurisdiction, 2023

Location	*Total*
Clovis (Zip Codes: 93611, 93612, 93613, 93619)[1]	76
Fresno (city)	3,207
Fresno County (outside of the city of Fresno)	605
Madera (city)	541
Madera County (outside of city of Madera)	140
Total	**4,216**

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

[1] Zip code area includes area outside the city of Clovis limits with the City of Fresno and unincorporated Fresno County. 2023 City-specific estimates are not available.

The 2023 PIT findings also show that approximately 86 percent of people experiencing homelessness in the Fresno and Madera region were single adults or couples, and 14 percent were people in family households that included children. Most people were between the ages of 18 and 64 (85 percent), while 9 percent were under the age of 18 and 6 percent were 64 or older. Approximately 63 percent of people experiencing homelessness were male; more than half of the region's unhoused identified as Hispanic/Latino; 33 percent identified as having a serious mental illness; 19 percent identified as survivors of domestic violence; and 6 percent were identified as veterans. About 33

percent of people experiencing homelessness were "chronically homeless" (i.e., experienced homelessness for one year or longer) and had at least one disabling condition.

Addressing the specific housing needs for the unhoused population remains a priority throughout the state, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction, and those dealing with traumatic life circumstances.

There are three major types of facilities that provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent supportive housing. These types of facilities are defined below:

- Emergency Shelter provides overnight shelter and fulfills a client's basic needs (i.e., food, a place to sleep, shower, and/or restroom facilities) either on-site or through off-site services. The permitted length of stay can vary from one day to six months, depending upon whether the shelter is short-term or long-term. Current best practices for addressing homelessness include shifting away from the use of emergency shelters and toward homelessness prevention and rapid-rehousing. This shift has been occurring within the county.
- Transitional Housing is a residence that provides housing for up to two years. Residents of transitional housing are usually connected to rehabilitative services, including substance abuse treatment, mental health care, employment services, individual and group counseling, and life skills training.
- Permanent Supportive Housing refers to permanent service-enriched affordable housing that is linked with on-going supportive services (on-site or off-site) and is designed to allow formerly homeless clients to live at the facility on an indefinite basis.

While there are no emergency shelters within Clovis, the Marjaree Mason Center operates one safe house in Clovis for victims of domestic violence. The shelter can house up to 30 people. In addition, there are another 73 permanent supportive housing beds at Butterfly Gardens that recently were completed and are now fully occupied by individuals with disabilities and at-risk of homelessness.

The Fresno Madera Continuum of Care also coordinates services to the area's homeless population. Its member agencies are responsible for the Fresno & Madera Regional 10-year Plans to End Homelessness, through: homeless prevention activities, outreach and assessment, emergency housing, transitional housing, health and mental healthcare access, and supportive services. The Continuum of Care also ensures availability of supportive permanent and affordable housing. As homeless is often a cross-jurisdictional issue, there are a variety of resources and programs that are available regionally for people experiencing homelessness, including:

- Multi-Agency Access Program (MAP Point): Traveling food truck and fixed locations that provide linkage to government resources and services (e.g., housing, behavioral health, physical health, food linkages, and transportation), and also provide all intake processing for applicants seeking housing assistance through agencies as part of the FMCoC, at no cost to residents of Fresno County. This program is funded by Fresno County Department of Behavioral Health and operated by Kings View Corporation.
- Projects for Assistance in Transition from Homelessness (PATH): Street outreach for people experiencing or at-risk of homelessness and offers referrals to housing resources, medical care, mental health counseling, and social services. This program is funded by Fresno County Department of Behavioral Health and operated by Kings View Corporation.
- Fresno County Behavioral Health WARM Line: Available during weekday business hours for non-emergency emotional and coping support for residents throughout Fresno County, operated by Fresno County Department of Behavioral Health.
- Multi-Agency Response to Community Homelessness (MARCH): Countywide collaboration to address homelessness through coordination of resources regionally and cross-jurisdictionally, engagement of the community, and collection of private funding to support community-specific programs.

- Turning Point of Central California: Offers mental health and rehabilitation services including full-service partnership and assertive community treatment programs to adults and children diagnosed with mental illness or who at-risk of being hospitalized, homeless, and/or incarcerated.
- Fresno County Department of Social Services Homeless Assistance: Offers temporary and permanent housing, and arrears payments for families eligible for CalWorks once during a 12-month period.
- Catholic Charities: Operates short-term shelters, community thrift stores and food pantries to provide basic necessities to individuals and families experiencing homelessness. Also offers services that provide rent and mortgage payment assistance, DMV ID vouchers, application assistance for CalFresh and food stamps, application assistance for PG&E discounts and immigration services, and senior companionship.
- Emergency Housing Vouchers: Assists persons experiencing, or at-risk of becoming, or recently homeless and those fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking. Operated by Fresno Housing Authority and Fresno-Madera Continuum of Care.
- United Way: Offers emergency informational services to connect persons in need with Homeless Prevention Programs, food and shelter services, help with landlord-tenant conflicts, and referrals to legal services.
- Central California Food Bank. Operates Groceries2Go program which provides grocery boxes of shelf-stable food items through an appointment-based system, CalFresh enrollment assistance, fresh produce distribution via mobile pantry and neighborhood market programs, meal delivery to seniors, and distribution of food acquired through partnership with USDA to community partners operating local food banks.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal or permanent agricultural labor. Farmworkers are generally considered a special housing needs group due to their limited income and often-unstable nature of their employment. Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers face unique challenges securing affordable housing due to a combination of limited English language skills, very low household incomes, and difficulty qualifying for rental units or home purchase loans.

There are generally 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, including housing affordable to extremely low-income households for seasonal workers who do not work in the off-season.
- Migrant Farmworkers: Temporary residents who 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: Temporary residents who enter the United States 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.

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. Data collected as part of the USDA Census of Agriculture indicates that the composition of farmworker households has changed since 1996 to include more families and fewer individuals. As a result, farmworker housing needs have likely shifted from primarily seasonal housing for migrant workers (such as dormitory-style housing available during peak labor activity in May through October) towards more permanent affordable housing for low wage working families, although there remains a need for both housing types.

Farmworker Population

Official estimates of farmworker populations vary widely depending on the data source and are generally available at a countywide or regional level. Estimates by government agencies based on traditional data collection tend to underestimate the true numbers. Government agencies that track farm labor do not consistently define farmworkers

(e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business or field). Further, farmworkers may be difficult to count due to their mobility, shared housing situations, and distrust of authorities. Many farmworkers may be undocumented residents, who are less likely to participate in traditional data collection methods.

As shown in Table 3-14, the 2017 USDA Agricultural Census reported 2,540 farms and estimated 37,819 farmworkers in Fresno County. Most farmworkers were seasonal (55.4 percent), working less than 150 days per year. 2020 ACS estimates that there were 36,163 people in Fresno County (8.8 percent of the overall workforce) employed in the Agriculture, Forestry, Fishing and Hunting, and Mining industries. However, this ACS data does not accurately capture the farmworker population as it includes employment in various non-agricultural industries and excludes farm labor contractors, which significantly underestimates the number of farmworkers. It is estimated that roughly 60 percent of the workers on the state's crop farms are farm labor contractors.[2] Estimations based on tax, wage, and employment data collected from employers by California EDD indicate that Fresno County's total farm labor employment in 2021 was 96,300 farmworkers.

Table 3-14 Hired Farm Labor, Countywide, 2017

Labor Term	*Number of Farm Operations*	*Number of Workers*
Year-Round Labor (150 days or more)	1,557	16,876
Seasonal Labor (Less than 150 days)	1,753	20,943
Total[1]	**2,540**	**37,819**

Source: USDA Agricultural Census, Table 7, 2017.

[1] 770 farming operations reported hiring both permanent and seasonal workers.

According to occupational data from California EDD, the median wage for farmworkers statewide in 2022 was $14.72 per hour or $30,625 annually. Farmworkers in the Fresno region had a slightly lower median wage of $14.52 per hour or $30,202 annually, which is considered between low- and very low-income based on HCD's household income limits for Fresno County. Seasonal farmworkers (employed in farm labor less than 150 days per year) who do not find supplemental income during the off-season are often considered extremely low-income.

There is little data available on farmworkers in Clovis. The 2017 Agricultural Census estimates that there were 351 active farm operations within the 93611, 93612, 93613, and 93619 zip codes covering Clovis and the surrounding area. Of these, 254 farm operations are located in the 93619 zip code), which includes mostly unincorporated land to the north and east of the City of Clovis limits. As of 2023, there is very little active agricultural land within the City's limits. Active agriculture occurs along the City's periphery, including sites in the Northwest Urban Center actively under annexation by the City to be developed with urban uses. According to 2020 ACS estimates, 1.1 percent of the City's workforce is employed in the Agriculture, Forestry, Fishing and Hunting, and Mining industries (approximately 661 residents). As described above, there are limitations in using this ACS data as an approximation for the farmworker population. However, Clovis' share of workers employed in that category of industries is smaller than all other Fresno County jurisdictions, which suggests that Clovis also has a comparatively smaller population employed in agriculture. 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, Fresno County surveyed 240 farmworkers and 170 farm employers throughout the county. 37.0 percent of respondents reported being citizens, 38.2 percent reported being permanent residents, 16.2 percent identified their status as undocumented workers, 6.3 percent did not respond, and 1.3 percent had H-2A visa status. Approximately 99.6 percent of farmworkers surveyed were Hispanic/Latino and 81.7 percent of respondents reported a monthly income less than $2,500 (corresponding to an extremely low-income household of four). There was only 1 respondent to the Survey who reported working in the Clovis area; no respondents reported living in the City. Refer to Chapter 4 for an in-depth analysis of survey findings in relation to local and regional fair housing issues.

[2] Rural Migration News Blog 230. UC Davis, July 2021.

Resources for Farmworkers

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 and manages three year-round housing complexes exclusively located for farm laborers in the Cities of Mendota, Orange Cove, and Parlier. Both seasonal and year-round units are restricted to legal US residents who earn at least $5,752.50 annually from farm labor. The cost of managing and maintaining the complexes is subsidized by state and federal funding sources.

The HCD Employee Housing Facilities Permit Services database reports that there are 36 dedicated employee housing units in Clovis reserved for workers with H-2A visa. These units are privately-funded and provided by employers as a requirement of the H-2A visa program. An additional 30 units are reserved exclusively for farmworkers at Willow Family Apartments.

The following is a list of organizations that provide resources and support to Central Valley farmworkers that can be accessed by Clovis residents:

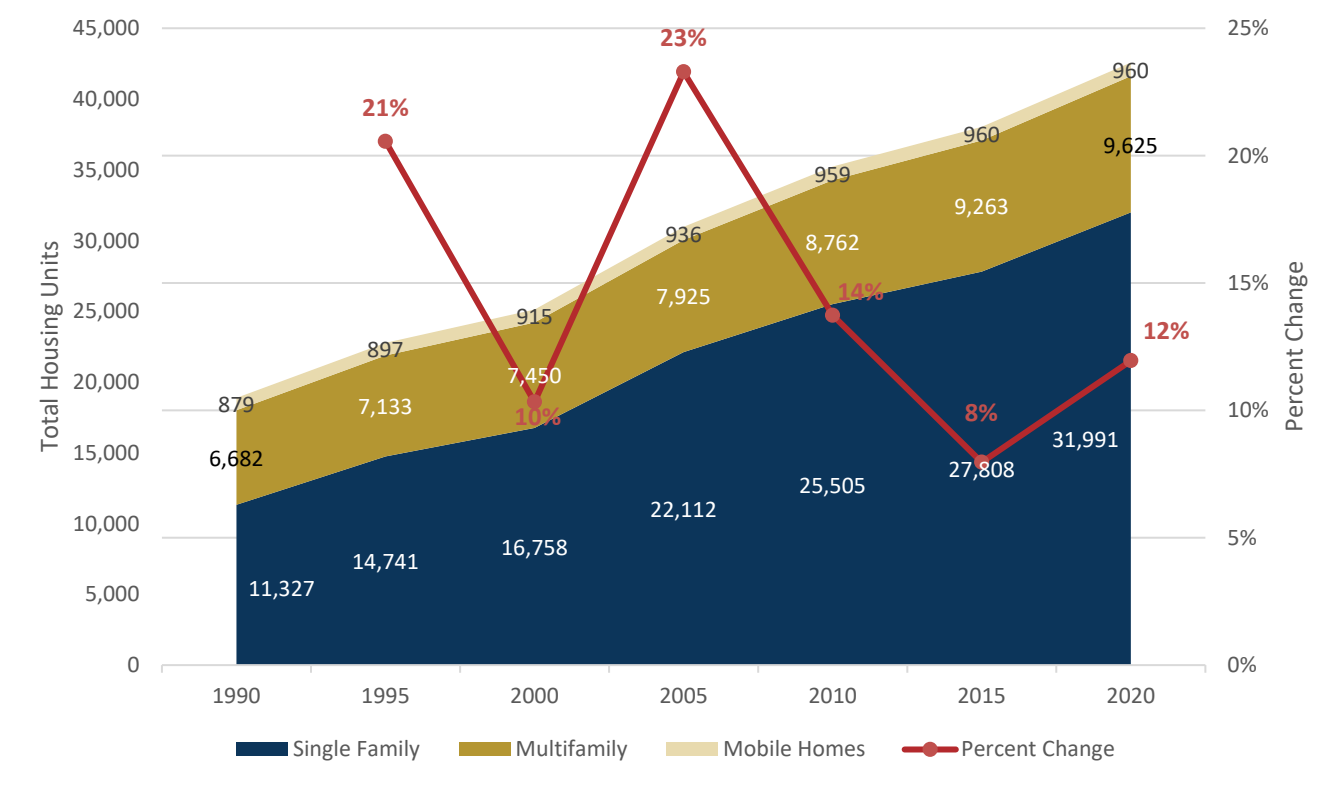
- **Binational Central California:** Provides services related to immigration, health care, and educational resources.
- **United Farm Workers Foundation:** Provides assistance related to immigration status filings including Deferred Action for Childhood Arrivals, family-based petitions, naturalization/citizenship; representation before the Board of Immigration Appeals, legislative advocacy, and referrals to other support services.
- **California Farmworker Foundation:** Provides services related to education, workforce development, health care, immigration, and community wellness.
- **California Rural Legal Assistance:** Provides legal counseling and representation in matters of housing advocacy, immigration law, removal defense, impact litigation, labor and employment, pesticide and work safety, sexual harassment prevention.
- **Green Raiteros:** Provides transportation assistance, workforce development and small business support.
- **Rural Mobile Health:** Offers medical services and screenings at no cost.
- **Centro La Familia:** Offers domestic violence assistance, sexual assault and human trafficking services, consumer and family advocacy, CalFresh outreach and education, telecommunications education and assistance in multiple languages, and immigration support services.
- **Central California Legal Services:** Provides legal counseling and support.
- **Fair Housing Council of Central California:** Provides fair housing advocacy and tenant support.
- **Cultiva La Salud:** Provides services related to promoting health equity for disadvantaged communities including free food distribution, grocery assistance, and health care outreach.
- **Self-Help Enterprises:** Provides services related to housing including the development and management of affordable housing for farmworkers and other low-income residents, financial and technical assistance for home-building or rehabilitation, as well as fair housing advocacy and tenant support and education.

3.5 Housing Stock Characteristics

This section describes the housing stock in the city of Clovis, including an analysis of development trends, housing conditions, housing prices, and affordability.

The number of housing units in Clovis has more than doubled since 1990, from 18,888 units to 42,576 units in 2020. Housing growth was highest in the early 2000s but dropped during the recession in the late 2000s and early 2010s. Since 2015, housing production has increased and in 2020 the rate of housing growth surpassed 2000 levels. Figure 3-16 shows the total number of housing units and percent change over time for Clovis.

Figure 3-16 Total Housing Units, Clovis, 1990-2020



Source: Department of Finance, Table E-5 Population and Housing Estimates for Cities, Counties, and the State, 2022.

Housing Unit Types

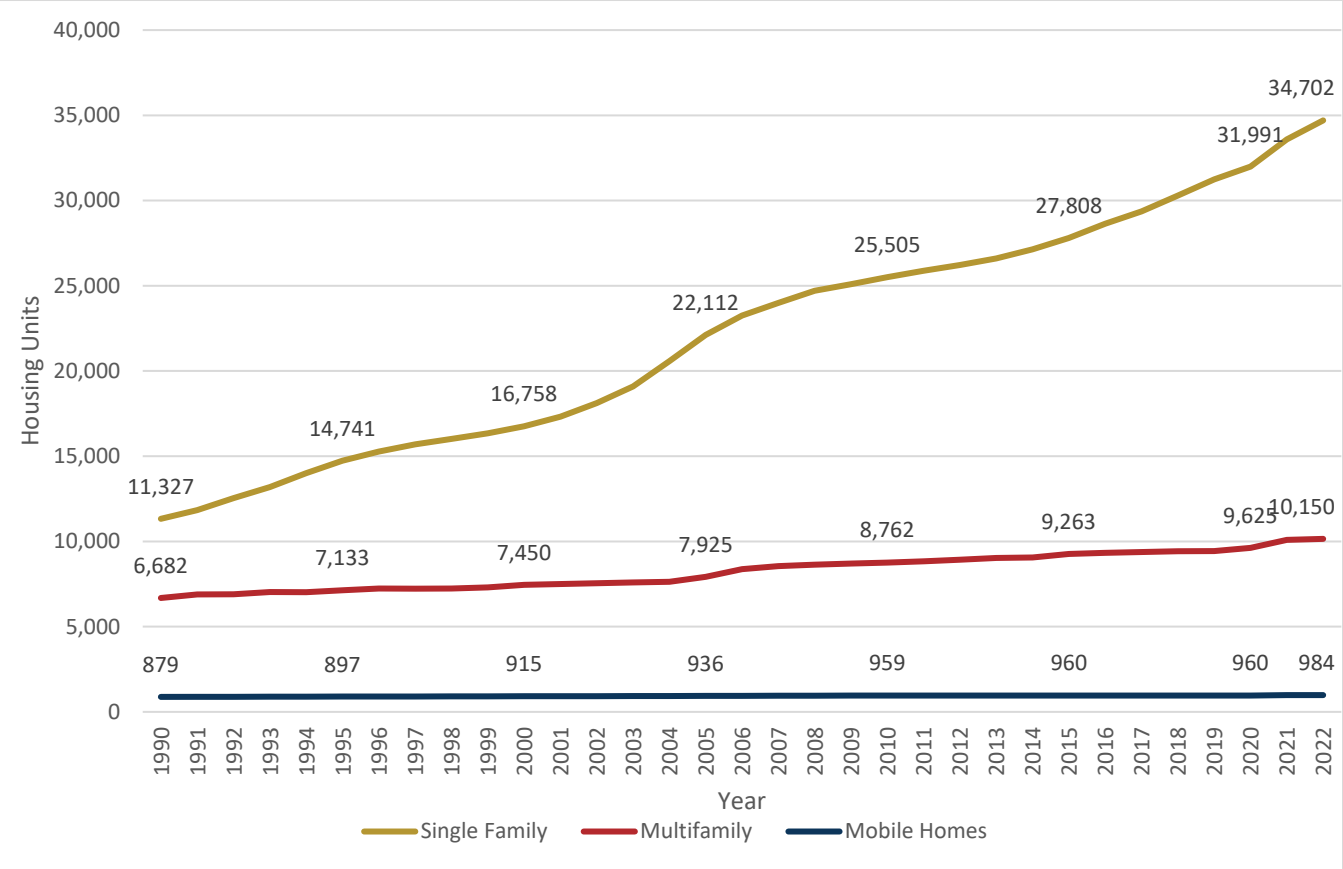
Of the 45,835 housing units in Clovis in 2022, detached single-family homes make up the largest proportion, accounting for nearly 75 percent. This proportion of detached single-family homes is higher than that of Fresno County (68 percent), and substantially higher than that of California (57 percent). The proportion of multifamily homes with 5 or more units in Clovis (14 percent) is slightly less than that of Fresno County (16 percent). However, both Clovis and Fresno County have a substantially smaller proportion of multifamily units than California as a whole (24 percent). Clovis also has a lower proportion of mobile homes (2.1 percent) than both Fresno County (4.3 percent) and the state (3.9 percent). Table 3-15 shows housing units by type in Clovis, Fresno County, and California.

Table 3-15 Total Housing Units by Type, 2022						
	City of Clovis		*Fresno County*		*California*	
	Housing Units	*Percent of Total Units*	*Housing Units*	*Percent of Total Units*	*Housing Units*	*Percent of Total Units*
Total	**45,835**		**343,513**		**14,583,998**	
Single-family, Detached	33,919	74.0%	233,817	68.1%	8,341,577	57.2%
Single-family, Attached	783	1.7%	7,594	2.2%	1,010,851	6.9%
Multifamily, 2 to 4 units	3692	8.1%	34,288	10%	1,168,669	8.0%
Multifamily, 5 or more units	6458	14.1%	53,118	15.5%	3,500,674	24.0%
Mobile Home	984	2.1%	14,695	4.3%	562,223	3.9%

Source: Department of Finance, E-5 Population and Housing Estimates for Cities, 2022.

Figure 3-17, below, shows the number of housing units in Clovis by type from 1990 through 2022. As shown, the growth in single-family units substantially outpaced that of multifamily units and mobile homes. The number of single-family homes has tripled since 1990 while the number of multifamily units has increased by only 52 percent and mobile homes have increased only just 12 percent.

Figure 3-17 Total Housing Units by Type Over Time, Clovis, 2010-2020

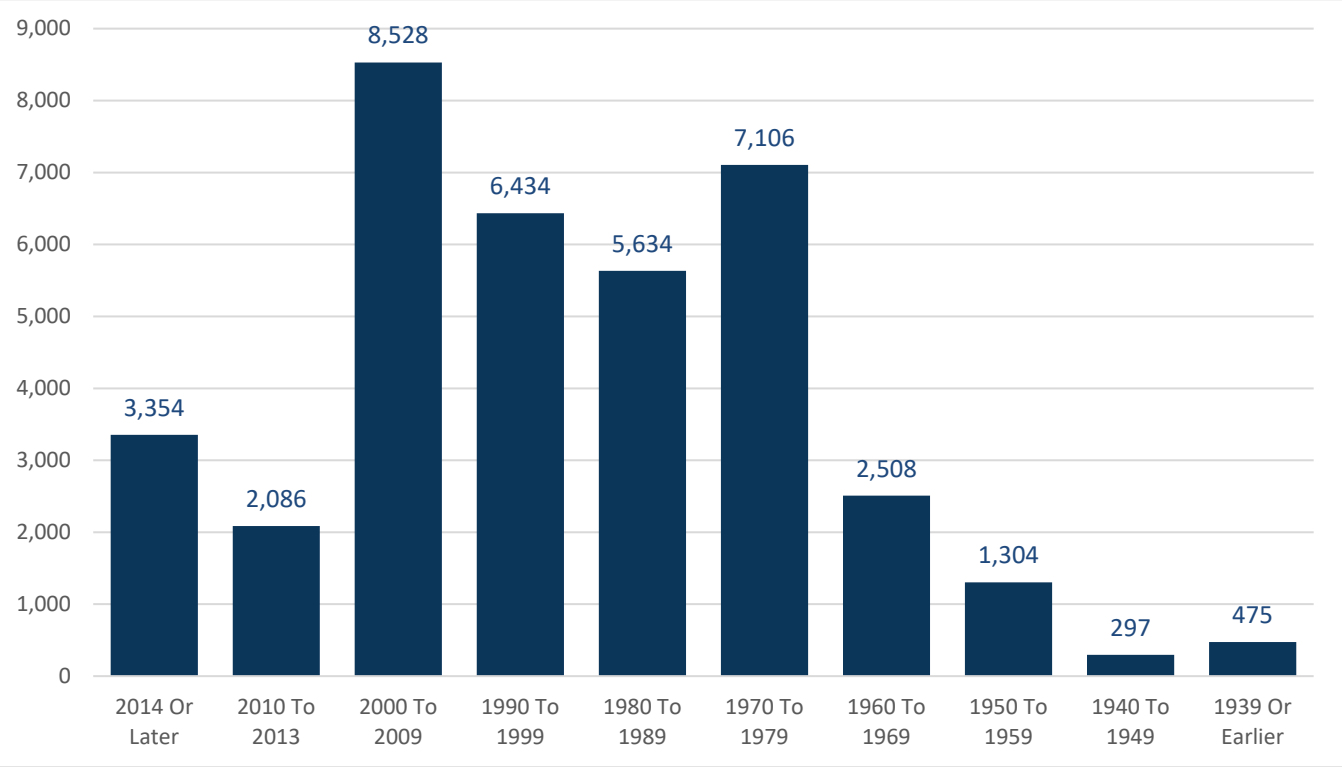


Source: Department of Finance, E-5 Population and Housing Estimates for Cities, 2021. 2022.

Housing Age

The age of a community's housing stock can provide a general indicator of overall housing conditions. In general, housing units over 30 years of age are likely to exhibit signs of rehabilitation needs, such as new roofing, foundation work, and new plumbing. Approximately 54 percent of the Clovis housing stock was built in 1990 or later. The largest proportion of the housing stock (8,528 units) was built in the early 2000s (see Figure 3-18). One-third of homes in Clovis were built between 1970 and 1989 and may need repair during the Housing Element planning period. In addition, approximately 12 percent of homes were built before 1970. If not already rehabilitated, these homes will likely need repair.

Figure 3-18 Total Occupied Housing Units by Year Built, Clovis, 2020

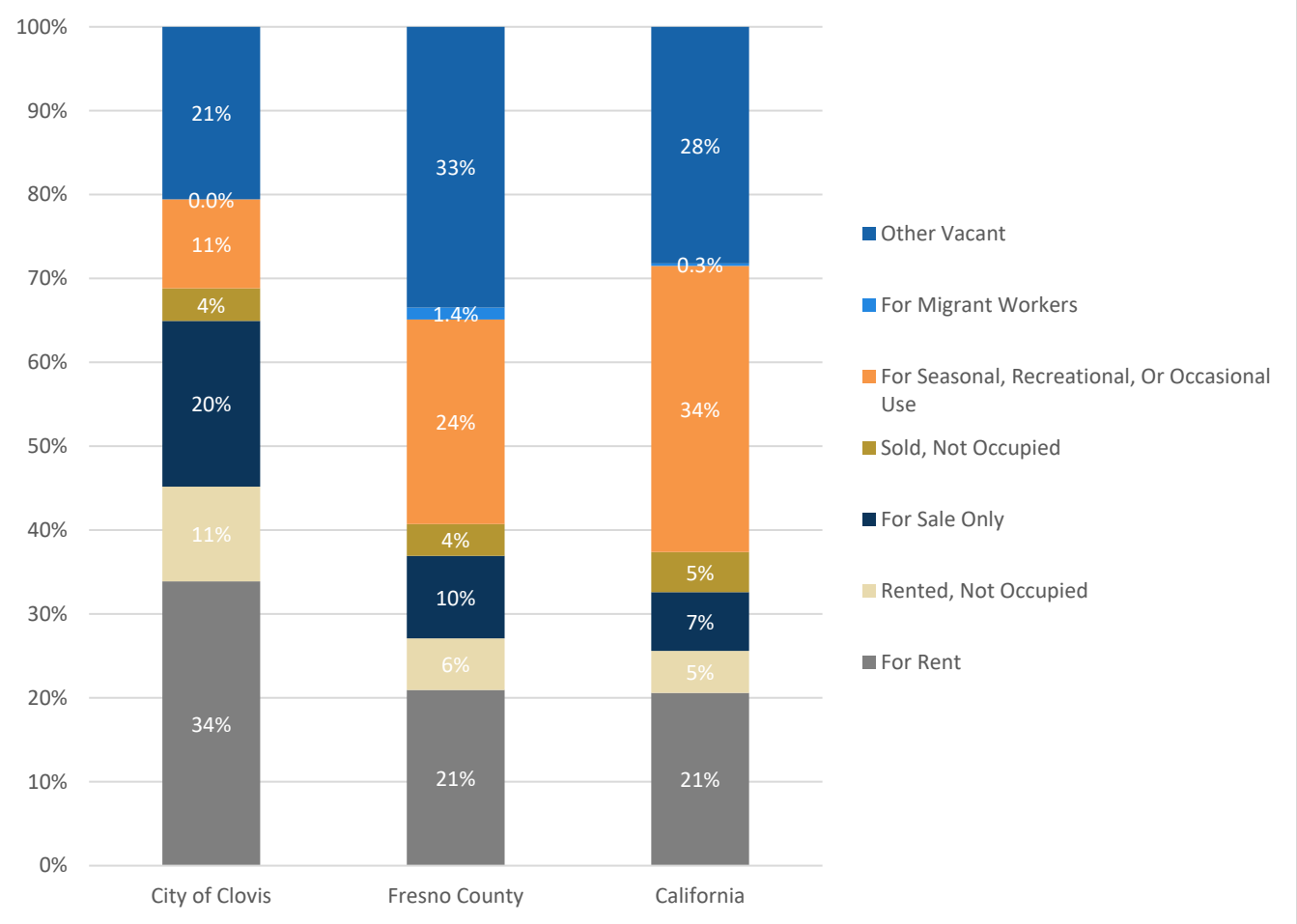


Source: US Census Bureau, ACS 16-20 (5-year Estimates), Table B25036.

Vacancy Rate

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. As of 2020, 4.2 percent of housing units, or 1,649 units, were vacant; much lower than the Fresno County vacancy rate of 7 percent and the California vacancy rate of 7.8 percent. The lower overall vacancy rate in Clovis is due in part to the smaller number of units that are for seasonal or recreational use as well as the higher proportion of ownership housing, which tends to have a lower vacancy rate compared to rental housing. Of the vacant units in Clovis, 34 percent are identified as available for rent, 20 percent are identified as for sale, and 10 percent are held vacant for seasonal, recreational or occasional use (see Figure 3-19). In Clovis, the ownership housing vacancy rate is about 1.6 percent, while the rental housing vacancy rate is 5.4 percent.

Figure 3-19 Percent of Total Vacant Units by Type, 2020



Source: US Census Bureau, ACS 16-20 (5-year Estimates), Table B25004.

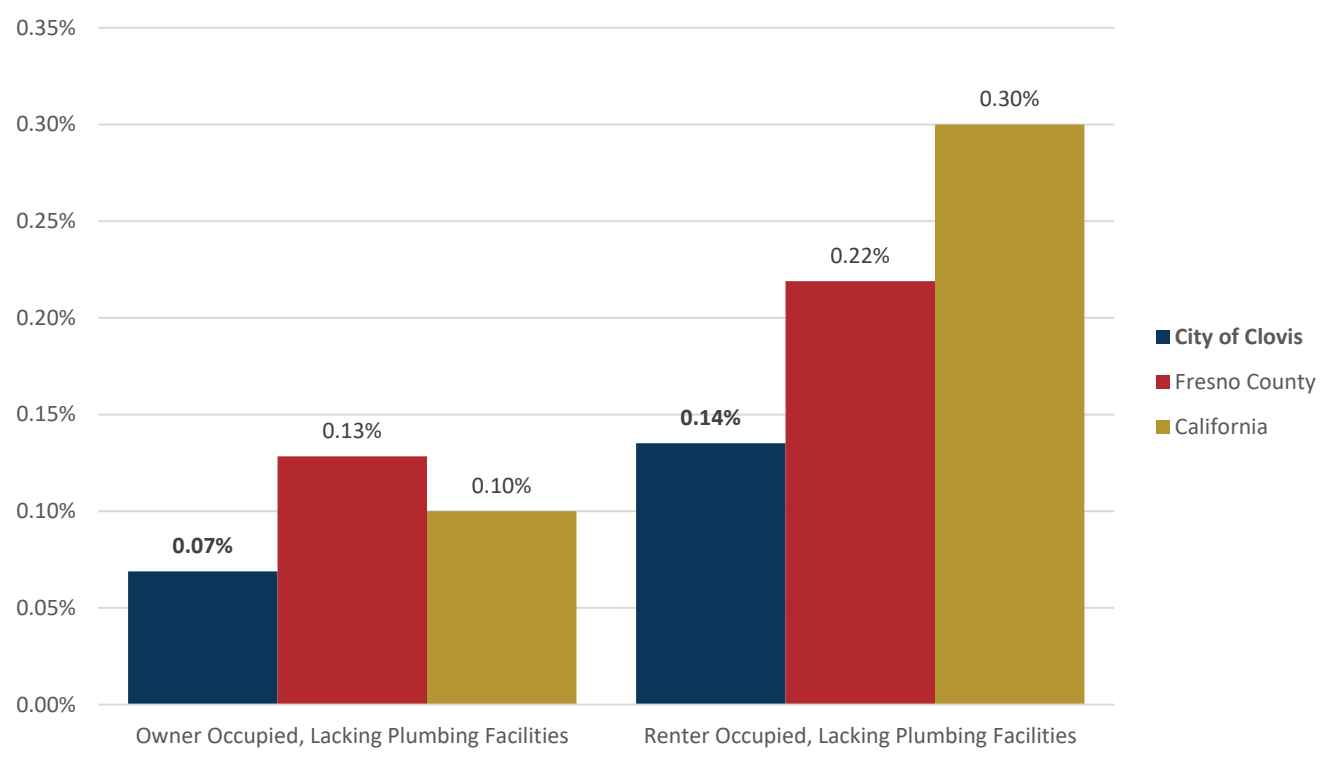
Note: The US Census provides the following definitions:

- For Seasonal, Recreational, or Occasional Use: These are vacant units used or intended for use only in certain seasons or for weekends or other occasional use throughout the year. Seasonal units include those used for summer or winter sports or recreation, such as beach cottages and hunting cabins. Seasonal units also may include quarters for such workers as herders and loggers. Interval ownership units, sometimes called shared-ownership or timesharing condominiums, also are included here.
- For Migrant Workers: These include vacant units intended for occupancy by migratory workers employed in farm work during the crop season. (Work in a cannery, a freezer plant, or a food-processing plant is not farm work.)
- Other Vacant: If a vacant unit does not fall into any of the categories specified above, it is classified as "Other vacant." For example, this category includes units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner.

Substandard Housing Conditions

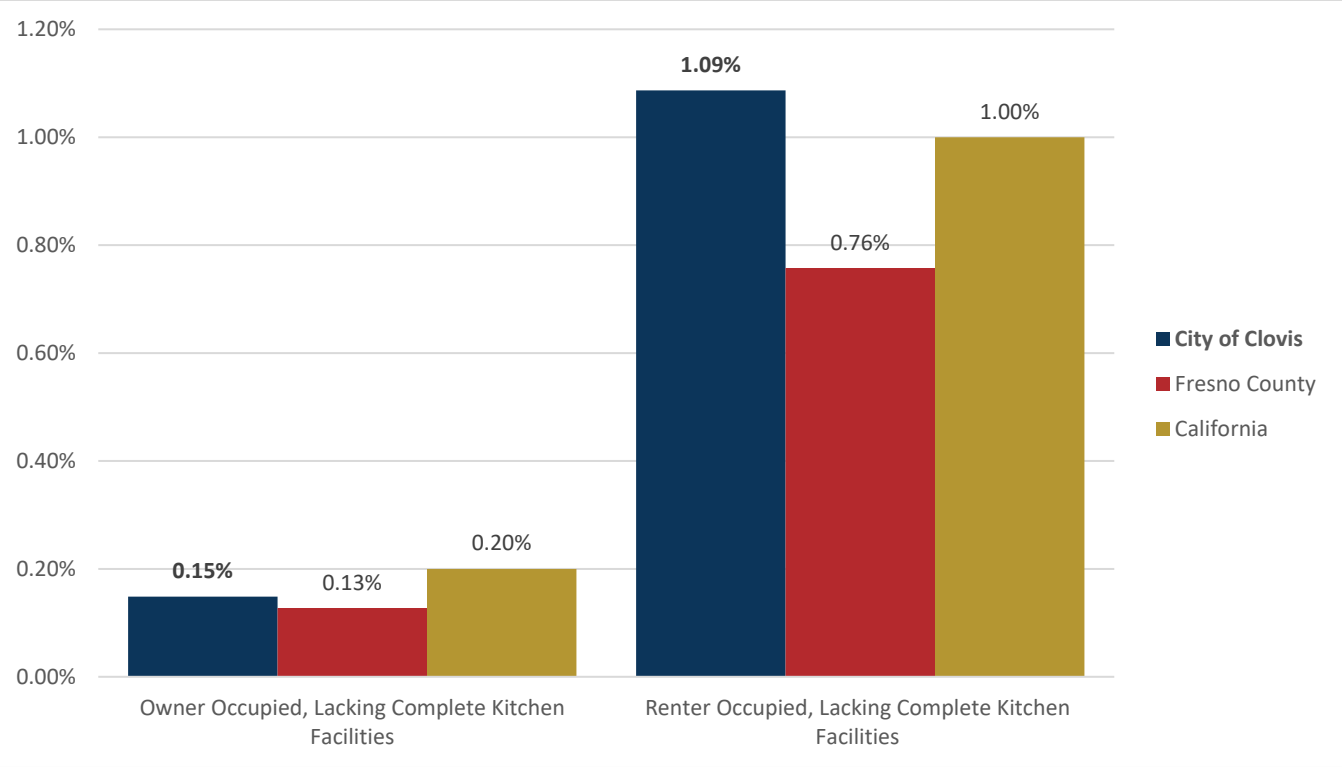
Generally, there is limited data on the extent of substandard housing issues in a community. The ACS provides some sense of substandard housing conditions, as shown in Figure 3-20 and Figure 3-21. There are lower percentages of housing units lacking complete plumbing facilities in Clovis compared to the county and state. Similarly, the percentage of owner-occupied housing units lacking complete kitchen facilities is nearly 0 percent, less than that of the region and state. However, just over 1 percent of renter-occupied housing units in Clovis lack complete kitchen facilities, slightly higher than both the county and the state.

Figure 3-20 Occupied Housing Units Lacking Complete Plumbing Facilities by Tenure, 2020



Source: US Census Bureau, ACS 16-20 (5-year Estimates), Table B25049.

Figure 3-21 Occupied Housing Units Lacking Complete Kitchen Facilities, 2020



Source: US Census Bureau, ACS 16-20 (5-year Estimates), Table B25053.

Housing Conditions Survey

In July 2020, the City of Clovis conducted a survey to assess the extent of housing rehabilitation needs in Clovis in response to Goal 3 of the City's 2015-2023 Housing Element. The City surveyed 6,059 randomly selected properties, representing approximately 20 percent of the total housing units in Clovis. The survey focused on the condition of roofing, siding, and windows or doors for single-family residential units and did not include any multifamily residential units. The survey also looked at the condition of curbs, sidewalks, and porches or stairs. Note that units with missing portions or no sidewalk were included in the poor rating. Each category was rated as good, medium, or poor. Note that units with missing portions or no sidewalk were included in the poor rating. Overall, the survey found that homes in Clovis are in good condition, with scores of 90 percent or higher in all categories (see Table 3-16).

Table 3-16 Clovis Housing Conditions Survey Results, 2020

All Groups	*Good (housing units)*	*Medium (housing units)*	*Poor (housing units)*	*Average Score*
Roof	4,878	1,092	89	93%
Windows	5,457	562	37	97%
Siding	4,905	1,072	81	93%
Curbs	6,027	28	4	100%
Sidewalk	5,258	50	751	91%
Porch/Stairs	5,901	139	19	99%
Total Housing Units Surveyed		**6,059**	**Overall Score**	**96%**

Source: City of Clovis, *Housing Survey Report,* July 2020.

As anticipated, the survey found that older homes built in 1960 or earlier had some of the lowest scores, while newer homes built in 2001 or later tended to have the highest scores. The survey did not provide a score of the condition of units overall, rather the survey focused on individual aspects of a home (i.e., roof, window, siding). One unit may have been recorded as having poor roof conditions and poor siding conditions. Therefore, to avoid double counting the same unit, this analysis focuses on roof conditions. The survey identified 89 housing units with roofs in poor condition making up approximately 1.5 percent of all units surveyed. Applying this percentage to the total number of housing units in Clovis (45,835) would suggest that around 690 units might require rehabilitation.

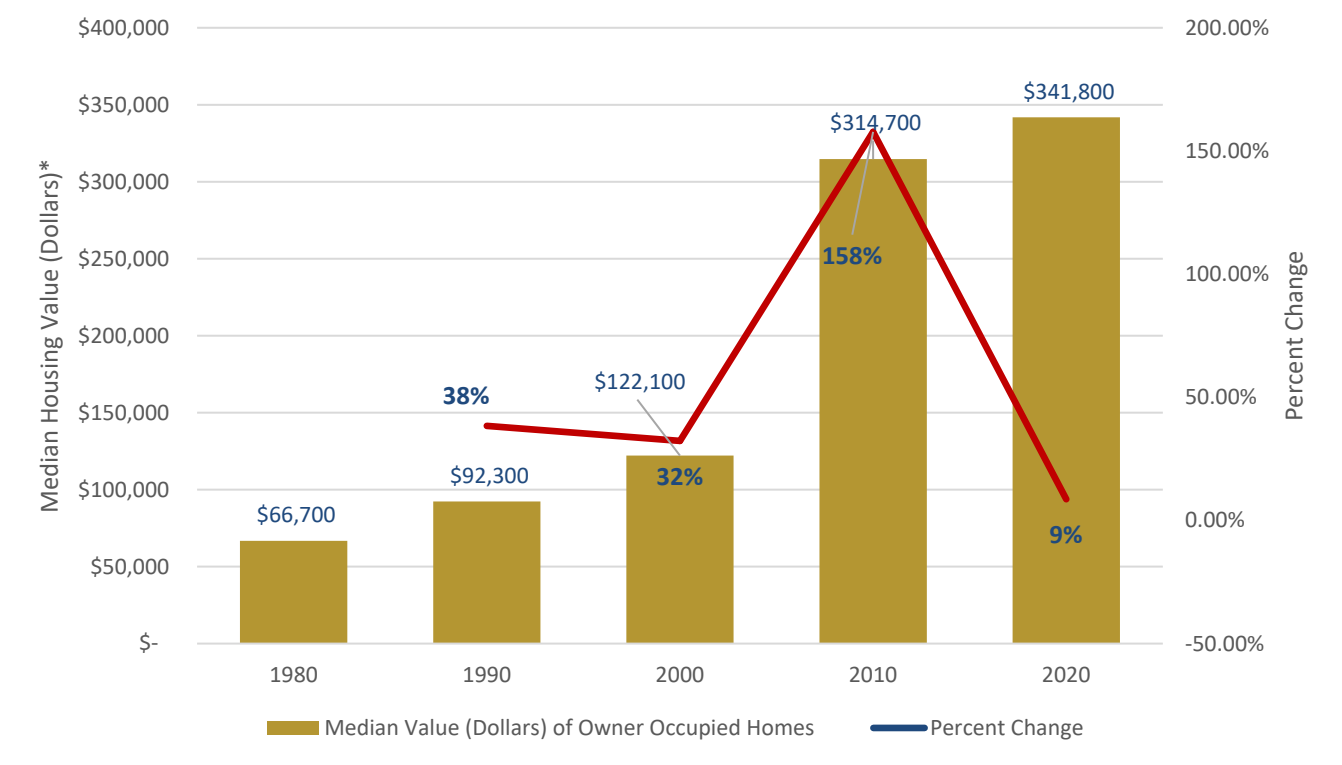
3.6 Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Clovis residents.

Home Values and Market Trends

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages, and job outlook, coupled with the land and construction costs. Data from the ACS, shown in Figure 3-22 below, indicates that median home values have increased since 1980 with the largest increase in home value occurring from 2000 to 2010 (i.e., a 158 percent increase). From 2010 through 2020, home values continued to rise although at a much slower rate. As of 2020, the ACS estimates the median home value in Clovis at $341,800. The 2020 median home value in Clovis is higher than the Fresno County median home value of $271,000, but much lower than state median home value of $538,500.

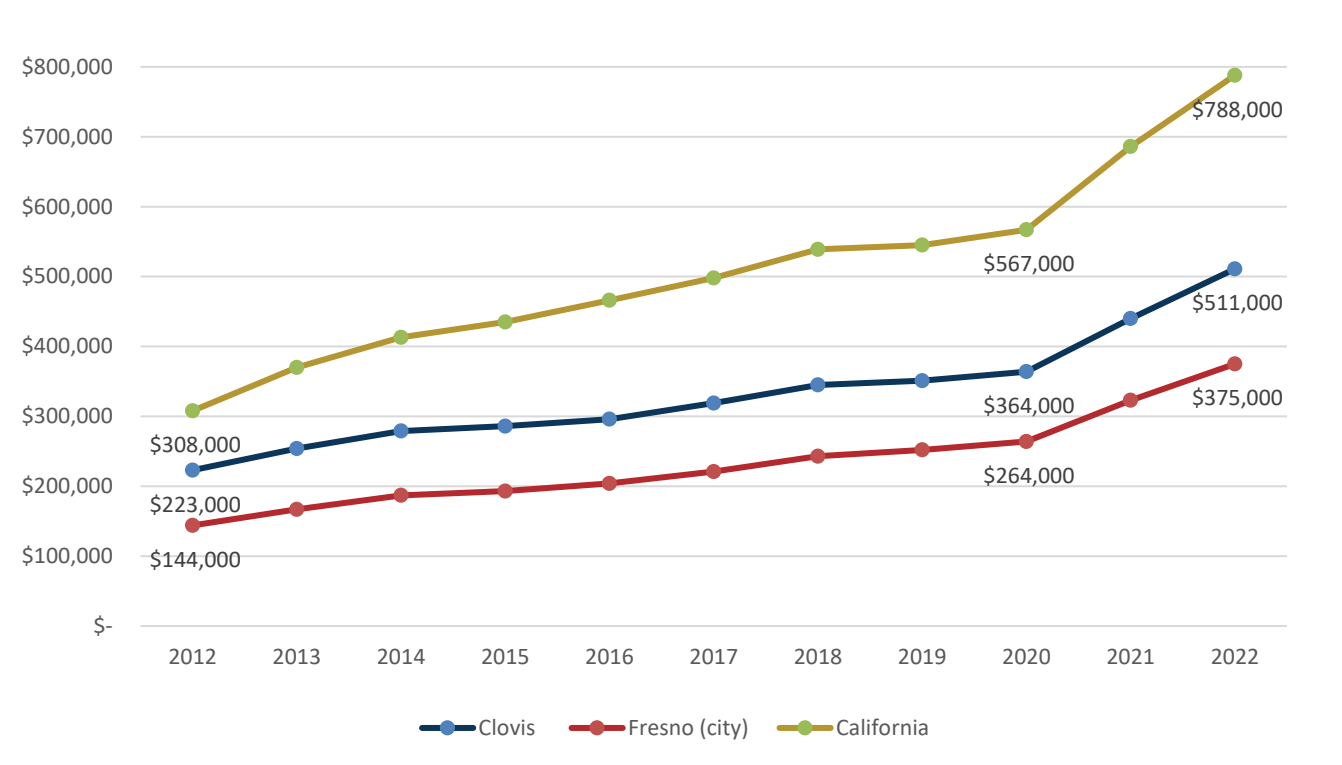
Figure 3-22 Median Housing Value and Percent Change Over Time, Clovis, 1980-2020



Source: US Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

Home values have continued to rise since 2020. Figure 3-23 shows the Zillow Home Value Index from 2012 to 2022 and indicates a substantial increase in home values from 2020 through 2022. As of July 2022, the Zillow Home Value Index for Clovis is $511,511. This increase in home values since 2020 mirrors trends seen in both the City of Fresno and California as a whole and reflects changes to the economy and housing needs in response to the coronavirus pandemic.

Figure 3-23 Zillow Home Value Index, 2022



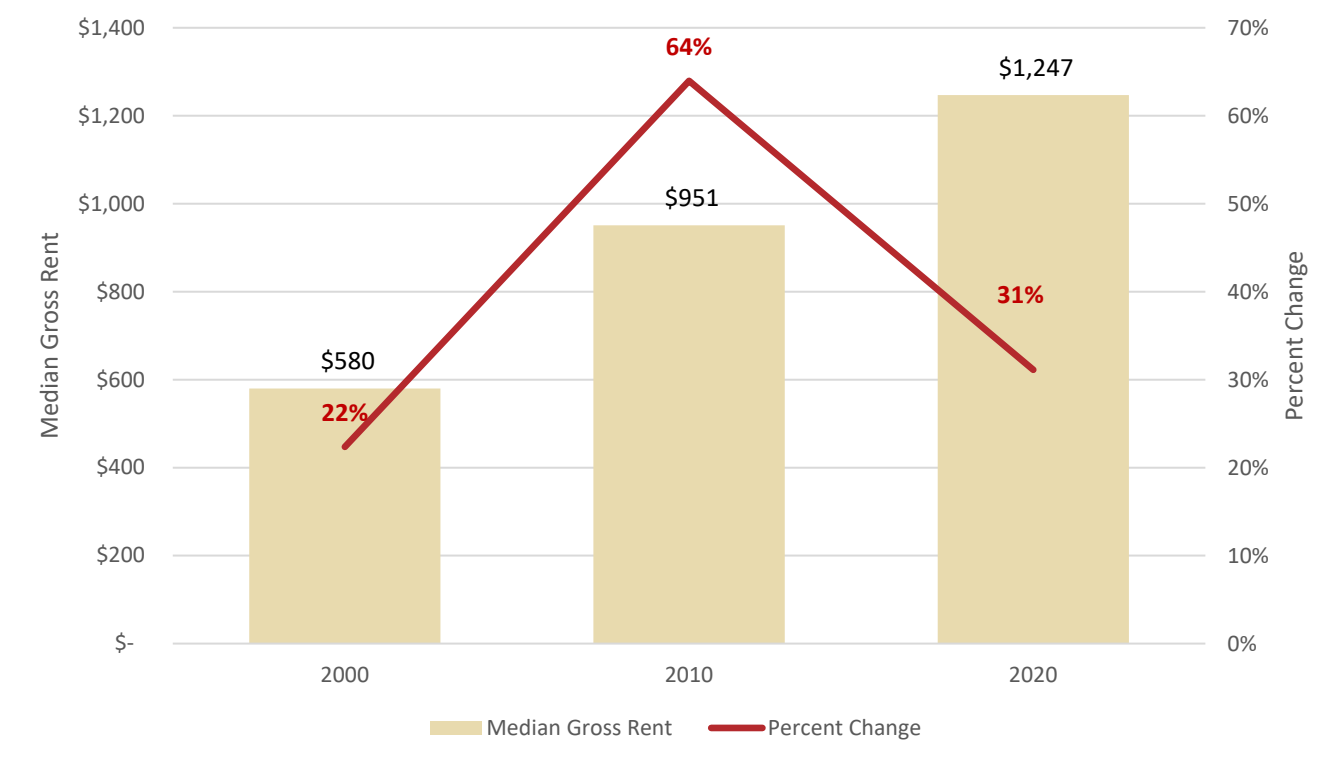
Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow.

Source: Zillow, Zillow Home Value Index (ZHVI), July 2022.

Rent Values and Trends

Rents in Clovis are higher than rents in the region, but lower than the statewide average. According to the 2020 ACS, median rents are $1,247 in Clovis, $1,209 in Fresno County, and $1,586 in California as a whole. Between 2010 and 2020, Clovis saw a 31 percent increase in rents, from $951 to $1,247 (see Figure 3-24), although the rate of rent increase from 2010 to 2020 is lower than the decade prior.

Figure 3-24 Median Gross Rent and Percent Change Over Time, Clovis, 1980-2020



Source: US Census Bureau, Census 1980(ORG STF3), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25064.

Zumper provides more current data on rent prices in Clovis. As shown in Table 3-17, rents in Clovis have continued to increase from the 2020 ACS estimates. As of February 2023, average rents for smaller units range between $1,450 for a studio apartment to $1,594 for a two-bedroom unit. Rent prices for larger units (3 or 4 bedrooms) range between $2,295 and $2,596 on average. Note: the large percentage increase in the studio rental rate may be due to a small sample size, as studio units are relatively rare in Clovis.

Table 3-17 Average Rent, Clovis, 2022-2023

Unit Type	*Average Rent (February 2023)*	*Average Rent (February 2022)*	*% Change from 2022*
Studio	$1,450	$1,100	32%
One Bedroom	$1,428	$1,659	-14%
Two Bedroom	$1,594	$1,644	-3%
Three Bedroom	$2,295	$2,206	4%
Four Bedroom	$2,596	$2,397	8%

Source: Zumper Data accessed at https://www.zumper.com in February 2023.

Housing Affordability

The affordability of housing in Clovis can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. This information can reveal who can afford what size and type of housing.

Housing is classified as "affordable" if households pay no more than 30 percent of their income for rent (including a monthly allowance for water, gas, and electricity) or monthly homeownership costs (including mortgage payments, taxes, and insurance). Since above moderate-income households do not generally have problems finding affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income.

This section describes the ability of households at different income levels to pay for housing based on HCD 2022 income limits. Table 3-18 shows the 2022 HCD income limits for Fresno County. The AMI for a four-person household in the county was $80,300 in 2022. Income limits for larger or smaller households were higher or lower, respectively, and are calculated using a formula developed by HUD.

Table 3-18 HUD/HCD Income Limits based on Persons per Household, Fresno County, 2022

Income Categories	*Persons per Households*					
	1	*2*	*3*	*4*	*5*	*6*
Acutely Low (15% AMI and lower)	$8,450	$9,650	$10,850	$12,050	$13,000	$14,000
Extremely Low (16-30% AMI)	$16,350	$18,700	$23,030	$28,750	$32,470	$37,190
Very Low-Income (31-50% AMI)	$27,300	$31,200	$35,100	$38,950	$42,100	$45,200
Low-Income (51-80% AMI)	$43,650	$49,850	$56,100	$62,300	$67,300	$72,300
Median Income (100% AMI)	$56,200	$64,250	$72,250	**$80,300**	$86,700	$93,150
Moderate-Income (81-120% AMI)	$67,450	$77,100	$86,700	$96,350	$104,050	$111,750

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

Table 3-19 shows maximum affordable monthly rents and maximum affordable purchase prices for homes using 2022 State income limits for extremely low- to moderate-income households in Fresno County (including Clovis). Because mortgage interest rates have been increasing in recent years, Table 3-19 shows affordable purchase prices at two different interest rates: 4.5 percent and 7 percent. As shown in Table 3-19, a three-person household with an annual income of $56,100 is classified as low-income in 2022. A household with this income could afford to pay a monthly gross rent (including utilities) of up to $1,403 or could afford to purchase a home priced at or below $223,968 with an interest rate of 4.5 percent or $172,577 with an interest rate of 7 percent.

Market-rate rents for apartments in Clovis are generally higher than the rental rates that low-income households can afford and are significantly higher than what very low- or extremely low-income households can afford. However, market-rate rents are generally affordable to moderate-income households. A moderate household of 4 persons could afford to purchase a home priced at or below $448,768 with an interest rate of 4.5 percent or $345,795 with an interest rate of 7 percent. This is less than the Redfin July 2022 median home sale price of $475,000. While home prices were generally affordable to moderate-income households in recent years when interest rates were closer to 3 or 4 percent, with the recent increase in interest rates, median priced homes are now out of reach for moderate-income households. However, ownership housing in Clovis is generally more affordable than most other areas of California.

Table 3-19 Ability to Pay for Housing Based on HCD Income Limits, Fresno County, 2022							
Number of Persons		*1*	*2*	*3*	*4*	*5*	*6*
Extremely Low-Income Households at 30% of Median Family Income							
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]	4.5% interest	$65,274	$74,656	$91,943	$110,786	$129,630	$148,474
	7% interest	$50,297	$57,526	$70,846	$85,366	$99,886	$114,405
Very Low-Income Households at 50% of Median Family Income							
Income Level		$27,300	$31,200	$35,100	$38,950	$42,100	$45,200
Max. Monthly Gross Rent [1]		$683	$780	$878	$974	$1,053	$1,130
Max. Purchase Price [2]	4.5% interest	$108,990	$124,560	$140,130	$155,500	$168,076	$180,452
	7% interest	$83,981	$95,979	$107,976	$119,820	$129,510	$139,046
Low-Income Households at 80% of Median Family Income							
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]	4.5% interest	$174,264	$199,016	$223,968	$248,721	$268,682	$288,644
	7% interest	$134,278	$153,351	$172,577	$191,650	$207,031	$222,412
Moderate-Income Households at 120% of Median Family Income							
Income Level		$67,450	$77,100	$86,700	$96,350	$104,050	$111,750
Max. Monthly Gross Rent [1]		$1,967	$2,249	$2,529	$2,810	$3,035	$3,259
Max. Purchase Price [2]	4.5% interest	$314,161	$359,108	$403,822	$448,768	$484,632	$520,497
	7% interest	$242,075	$276,708	$311,162	$345,795	$373,430	$401,065

Notes: Incomes based on HCD State Income Limits for 2022; FY 2022 AMI: $80,300.

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

[2] Assumes 95 percent loan (i.e., 5 percent down payment) and 30-year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 21 percent of total monthly payments.

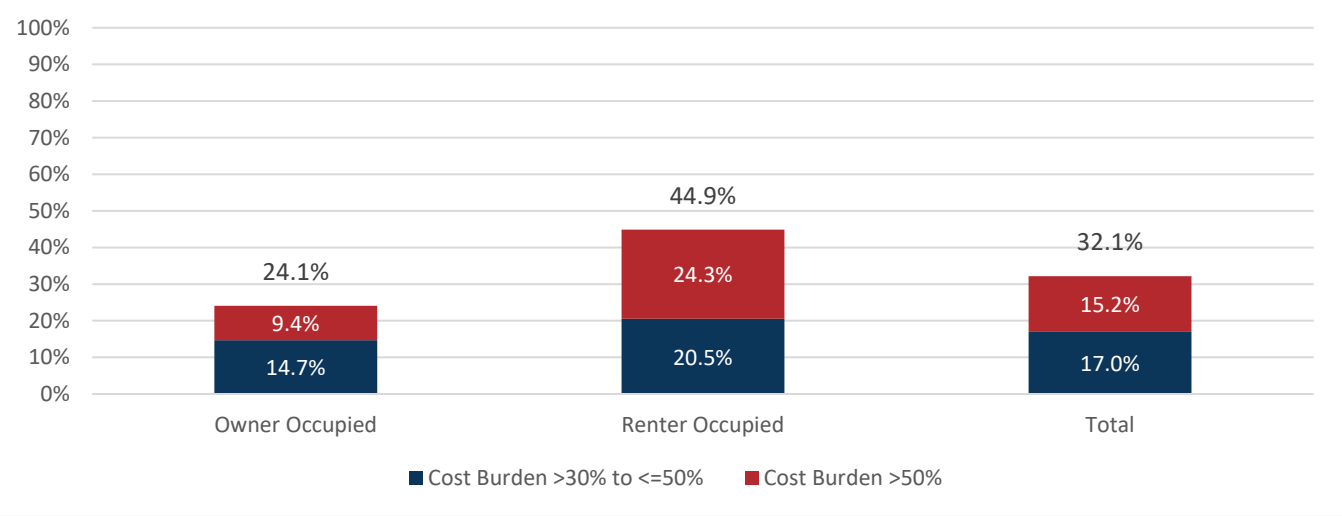
Source: CA Department of Housing and Community Development (HCD), 2022 and Ascent, 2022.

Overpayment

Overpayment, also known as housing cost burden, is a critical issue for many households of various income levels. Overpayment occurs when households spend more than 30 percent of gross monthly income on housing. Severe overpayment or cost burden occurs when housing costs represent more than 50 percent of gross monthly income. Lower-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Paying too much for housing puts lower-income households at higher risk of displacement, eviction, or eventually homelessness.

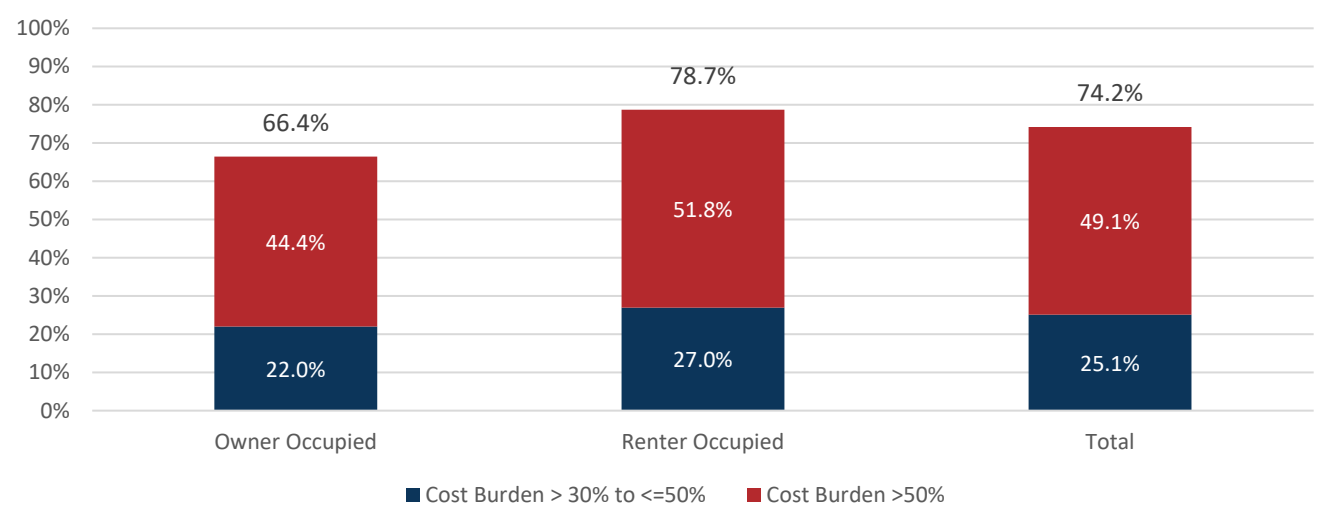
Figure 3-25 shows approximately 32 percent of households in Clovis experience high housing costs relative to their household incomes. Overpayment is more common in renter-occupied households than in owner-occupied households, with about 45 percent of renter households experiencing overpayment, 24 percent of which experience severe overpayment. Only about 24 percent of owner households experienced overpayment, 9 percent of which experienced severe overpayment. Overpayment is more prevalent in lower-income households, with 74 percent of lower-income households (earning less than 80 percent of AMI) experiencing overpayment (see Figure 3-26).

Figure 3-25 Overpayment by Tenure, Clovis, 2018



Source: US Housing and Urban Development, CHAS 2014-18 (5-Year Estimates).

Figure 3-26 Lower-Income Households Overpaying by Tenure, Clovis, 2018



Source: US Housing and Urban Development, CHAS 2014-18 (5-Year Estimates).

3.7 Assisted Housing at Risk of Conversion

State housing element law requires an analysis of the potential for rent-restricted low-income housing units to convert to market-rate housing within 10 years from the start of the planning period, and to propose programs to preserve or replace any units at risk of conversion, also known as "at-risk units." This section presents an inventory of all affordable rental housing in Clovis and identifies those units at risk of conversion by 2033.

Assisted Housing Inventory

Table 3-20 presents the inventory of publicly-assisted affordable rental housing in Clovis. As of 2022, there are 582 rent-restricted affordable units in 9 housing developments. Table 3-20 indicates the affordability levels for each development. Of the rent-restricted units, 260 units (45 percent) are at risk of expiration and conversion to market rate by 2033. The projects with expiring affordable units are Cottonwood Grove (30 units), Silver Ridge (100 units), and Lexington Square (130 units).

Cottonwood Grove is an apartment community with 150 total units, of which 30 are rent-restricted affordable to very low- and extremely low-income households. The affordability restriction on the affordable units is set to expire in 2033. Silver Ridge is a senior housing development for persons 62 years of age or older. Of the 100 total units in the development, all are rent restricted to very low- and extremely low- income senior households, making 50 percent or less than the AMI. The affordability period for these units is projected to expire in 2029.

Lexington Square is located just east of Fresno State University. All 130 units in the development are rent-restricted affordable to households making 60 percent or less of the AMI and are set to expire in 2029. In addition, Sierra Ridge, which has 180 mixed-income units, has 37 affordable units that expired on December 31, 2022 (before the start of the planning period). The City has been in contact with the property managers, and they do not intend to preserve any of the affordable units; therefore, Sierra Ridge was not included in Table 3-20 below. The Sierra Ridge project was funded with tax-exempt bonds. The City had no formal relationship with the project. The project sought funding from the State of California and was regulated by the State of California. Clovis was made aware of the expiration of affordability requirements and engaged the ownership of the complex when it was apparent they were not complying with the state noticing and timing requirements. The State of California engaged and the proper noticing was conducted with additional time allotted. The City also engaged the Fresno Housing Authority about funding strategies to assist impacted occupants. Vouchers were discussed, but to date, the owner has limited the increase in rent and the impacted occupants have not pursued vouchers to City staff's knowledge.

Table 3-20 Inventory of Assisted Affordable Units, Clovis, 2022

Name	*Address*	*Age Restrictions*	*Affordability Level*	*# of Units*	*# of Affordable units*	*Affordable Units Expiration (At Risk – Y/N)*
Cottonwood Grove	732 N. Clovis Ave		50% AMI	150	30	2033 (Yes)
Coventry Cove	190 N. Coventry		50% AMI	140	28	2059 (No)
Hotchkiss Terrace	51 Barstow Ave.	62+	50% AMI	74	74	2059 (No)
Roseview Terrace	101 Barstow Ave.	62+	50% AMI	59	59	2065 (No)
Silver Ridge	88 N. Dewitt Ave.	62+	80% AMI	100	100	2029 (Yes)
The Willows	865 W. Gettysburg		60% AMI	77	77	2060 (No)
Lexington Square	1300 Minnewawa		60% AMI	130	130	2029 (Yes)
Magnolia Crossing	22, 32, 42 Sierra Ave.	62+	80% AMI	48	24	2072 (No)
Solivita Commons	725 W. Alluvial		60% AMI	60	60	2076 (No)
			Total	**838**	**582**	
			"At-Risk" Units		**260**	

Source: City of Clovis, 2022.

Preservation of At-Risk Rental Units

This section evaluates the affordable rental units in Clovis at risk of converting to market-rate rents by 2033. As presented in Table 3-20, Clovis has 260 rental units which are projected to expire during this period, of which 100 units are senior housing.

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Once the affordability period expires, these households will need additional help to stay in their homes. Typically, it is faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing. Preservation and replacement options typically include provision of tenant rental assistance; acquisition or construction of replacement units; or transfer of ownership to a non-profit. Each of these options is described below.

Acquisition or Transfer of Ownership

Transferring ownership of an at-risk project to a non-profit housing provider is generally one of the least costly ways to ensure that the at-risk units remain affordable for the long term. By transferring property ownership to a non-profit organization, affordability restrictions can be secured, and the project would become potentially eligible for a greater range of governmental assistance.

This preservation option, however, is not feasible for all of the at-risk affordable units in Clovis since the at-risk units in Cottonwood Grove are located within larger market-rate developments, and it is not likely that the for-profit companies would be willing to sell the property.

Rental Assistance

Rent subsidies are another potential method for preserving affordability. Through a variety of funding sources, the City could potentially provide rental vouchers similar to those provided through the Housing Choice Vouchers program (formerly Section 8). The level of subsidy required to preserve at-risk affordable housing through rent subsidies is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a lower-income household. Table 3-21 shows this calculation to estimate the rent subsidies required to preserve 260 affordable units. Based on the estimates and assumptions shown in Table 3-21, approximately $308,750 annually would be required to preserve the expiring affordable units or $9,262,500 for 30 years of subsidy.

Table 3-21 Estimated Cost to Subsidize Rents, Clovis, 2022

	Per Unit Affordable Rent[1]	*Unit Size*			*Total*
		1BR[4]	*2BR*	*3BR*	
A	Low-Income Rent (80% AMI)	$1,169	$1,324	$1,480	
B	Very Low-Income Rent (50% AMI)	$731	$829	$926	
C	Average (A & B)	$950	$1,077	$1,203	
D	Per Unit Fair Market Rent[2]	$904	$1,137	$1,607	
E	Monthly Per Unit Subsidy (D–C)	$0	$60	$404	
F	Annual Subsidy/Unit (E * 12)	$0	$725	$4,850	
	Total "At Risk" Units[3]	**130**	**78**	**52**	**260**
	Total Annual Subsidy	**$0**	**$56,550**	**$252,200**	**$308,750**

[1] Affordable rent calculation is based on 1.5 persons per bedroom.

[2] 2022 HUD Fair Market Rent.

[3] Assumes 50% of total "At Risk" units are 1-bedroom, 30% are 2-bedroom, and 20% are 3-bedroom.

[4] No subsidy is needed because the per unit fair market rent is below the amount affordable to lower-income households for a 1-bedroom unit.

AMI = Area Median Income

Source: US Housing and Urban Development, Fair Market Rents 2022; Ascent 2022.

Another way rent subsidies could be structured is as a rent buy-down. This would involve the City providing a one-time assistance loan to the property owner to cover the present value of the decrease in rents associated with the extended affordability term compared with market rents achievable on the units. This approach offers a benefit to the owner in that they receive cash upfront from the loan, providing funds for rehabilitation improvements.

Construction of Replacement Units

New construction is often more expensive than acquisition and rehab. The cost of developing housing depends upon a variety of factors, including density, size of the units, location, land costs, and type of construction. According to a report by the Terner Center[3], the average cost statewide to develop a Low-Income Housing Tax Credit funded affordable housing development was $480,000 per unit in 2019. While lower than the rest of the state, inland areas (including the Central Valley) experienced the greatest percent increase in development costs since the recession. According to the report, the average cost to build an affordable unit in the greater inland area was about $400,000 per unit in 2019. Assuming an average cost of $400,000 per unit, it would cost an estimated $104 million to replace the 260 at-risk units. Any new affordable housing development would require public subsidy.

Comparison of Preservation Options

The cost of new construction of replacement units is highest at approximately $118.8 million. In comparison, the annual costs of providing rental subsidies to preserve the 297 assisted units are relatively low ($308,750 annually or $9,262,500 over 30 years).

Entities Qualified to Preserve At-Risk Units

HCD maintains a list of organizations interested in participating in the state's Opportunity to Purchase and Right of First Refusal program. The entities registered for Fresno County are listed in Table 3-22.

Table 3-22 Qualified Entities, Fresno County, December 2021

Organization	*City*
Fresno Housing Authority	Fresno
ACLC, Inc	Stockton
Better Opportunities Builder, Inc.	Fresno
Fresno Co. Economic Opportunities Commission	Fresno
The East Los Angeles Community Union (TELACU)	Los Angeles
ROEM Development Corporation	Santa Clara
Self-Help Enterprises	Visalia
Volunteers of America National Services	Sacramento
L + M Fund Management LLC	Westchester, NY

Source: California Department of Housing and Community Development (HCD), December 2021.

Potential Financial Resources

Table 3-23 lists available funding sources that may be available for the preservation of affordable housing in Clovis. These include programs from federal, state, and private resources.

[3] The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program. Terner Center for Housing Innovation. U.C. Berkeley. March 2020. https://ternercenter.berkeley.edu/wp-content/uploads/2020/08/LIHTC_Construction_Costs_2020.pdf

Table 3-23 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
State Programs		
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
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 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
Private Resources/Lender/Bank Financing		
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

Table 3-23 Financial Resources		
Program Name	*Description*	*Eligible Activities*
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
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

Source: FCOG Draft Multi-Jurisdictional Housing Element 2023-2031.

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CHAPTER 4 | Assessment of Fair Housing

4.1 Introduction

Community amenities and access to opportunities are not always equitably accessible or attainable due to different social, economic, or cultural barriers. Because of this, it is important the City of Clovis ensures that sites for housing, particularly lower-income units, are available throughout the City and that residents have fair and equitable access to amenities and opportunities. This chapter provides an assessment of the City's plans for fair housing, including lower-income units, with specific consideration of access to jobs, good education, health services, and transportation.

Affirmatively Furthering Fair Housing

Government Code Chapter 15 Section 8899.50, signed into law in 2018 under Assembly Bill (AB) 686, requires all public agencies in California to "administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and take no action that is materially inconsistent with its obligation to affirmatively further fair housing." Thus, cities and counties are required to take deliberate actions to address disparities in housing needs, access to opportunity, and settlement patterns for protected populations. Consistent with Government Code Section 65583, housing elements are required to address the following components:

1. Inclusive and Equitable Outreach: Local jurisdictions must make a diligent effort to equitably include all community stakeholders in the housing element participation process.
2. Assessment of Fair Housing: All housing elements must include an assessment of integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty and affluence, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.
3. Analysis of Sites Inventory: Local jurisdictions must evaluate and address how particular sites available for housing development will meet the needs of households at all income levels. The housing element must analyze and conclude whether the identified sites improve or exacerbate fair housing issues in the community.
4. Identification of Contributing Factors: Based on findings from the previous steps, housing elements must identify, evaluate, and prioritize the contributing factors related to fair housing issues.
5. Policies and Actions to Affirmatively Further Fair Housing: Local jurisdictions must adopt fair housing policies and actions that are significant, meaningful, and sufficient to overcome identified patterns of segregation and affirmatively further fair housing (AFFH). The housing element should include metrics and milestones for evaluating progress and fair housing results.

Assessment of Fair Housing

This chapter serves as an assessment of fair housing practices in the City of Clovis and has been prepared pursuant to Government Code Section 65583(c)(10). It examines existing conditions and demographic patterns within the City, including concentrated areas of poverty, concentrated areas of low- and median- income housing, and areas of low and high opportunity. Information on Clovis is also compared to regional trends, describing settlement patterns across the Central Valley. The analysis is primarily based on data from the American Community Survey (ACS), the Department of Housing and Community Development (HCD) AFFH Tool, and the City's Analysis of Impediments to Fair Housing Choice (2019).

In addition, the City of Clovis, as an entitlement jurisdiction, is required to prepare and submit an Assessment of Fair Housing (AFH) to US Department of Housing and Urban Development (HUD). This requirement replaced the Analysis of Impediments to Fair Housing Choice that the City has prepared to satisfy HUD requirements in the past. The AFH

is a mechanism by which HUD ensures that jurisdictions receiving federal financial assistance are taking meaningful actions to affirmatively further fair housing. Similar to the required analytical components of the Housing Element Assessment of Fair Housing, HUD requires that the AFH evaluate who lacks access to opportunity and inequities among protected class groups, patterns of integration and segregation, and mechanisms by which racially or ethnically concentrated areas of poverty can transform into areas of opportunity. The City of Clovis will prepare and submit an AFH in compliance with the requirements of federal law.

4.2 Notes on Geospatial Analysis

In this report, "neighborhoods" are approximated by census tracts. Census tracts are statistical geographic units defined by the US Census Bureau for the purposes of disseminating data. Throughout this report, neighborhood-level segregation measures are calculated using census tract data. However, where available, some of the analysis uses data derived from a smaller geographic scale (i.e., census block groups) to better show spatial difference in which different groups live. Census block groups are subdivisions of census tracts. Fresno County is used as the primary point of comparison for regional trends. References to the "Central Valley" refer to the San Joaquin basin within Fresno County.

4.3 Fair Housing Enforcement and Outreach

Fair housing enforcement and outreach capacity is related to a locality's and fair housing groups' ability to disseminate information related to fair housing, providing outreach and education to inform community members of fair housing laws and rights. In addition, enforcement and outreach capacity includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing. The Fair Employment and Housing Act (FEHA) and the Unruh Civil Rights Act are the primary fair housing laws in the State of California. State law further extends anti-discrimination protections in housing to several classes that are not covered by the federal FHA of 1968, including prohibiting discrimination on the basis of sexual orientation.

California's Department of Fair Employment and Housing (DFEH) has statutory mandates to protect the people of California from housing-based discrimination pursuant to the California FEHA, Ralph Civil Rights Act, and Unruh Civil Rights Act.

- FEHA prohibits discrimination and harassment on the basis of race, color, religion, sex (including pregnancy, childbirth, or related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, military or veteran status, national origin, ancestry, familial status, source of income, disability, and genetic information, or because another person perceives the tenant or applicant to have one or more of these characteristics.
- Unruh Civil Rights Act (Civ. Code, § 51) prohibits business establishments in California from discriminating in the provision of services, accommodations, advantages, facilities and privileges to clients, patrons and customers because of their sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, or immigration status.
- Ralph Civil Rights Act (Civ. Code, § 51.7) guarantees the right of all persons within California to be free from any violence, or intimidation by threat of violence, committed against their persons or property because of political affiliation, or on account of sex, race, color, religion, ancestry, national origin, disability, medical condition, genetic information, marital status, sexual orientation, citizenship, primary language, immigration status, or position in a labor dispute, or because another person perceives them to have one or more of these characteristics.

Fair housing outreach and education is imperative for people experiencing discrimination, so they know when and how to seek help. In Fresno County, local housing, social services, and legal service organizations include the Fair Housing Council of Central California, Central California Legal Services, California Rural Legal Services, and the Leadership Counsel for Justice and Accountability. Below is a more detailed description of fair housing services provided by local housing, social services, and legal service organizations.

- **Fair Housing Council of Central California.** The Fair Housing Council of Central California is a professional, non-profit, civil rights organization dedicated to the elimination of discrimination in housing and the expansion of housing opportunities for all persons. The Fair Housing Council accomplishes its goal through the advocacy of equal housing opportunities, assisting victims of housing discrimination and enforcing compliance with fair housing laws, including the Community Reinvestment Act and the Equal Credit Opportunity Act. It provides a multifaceted program of private enforcement, education and outreach, research and advocacy to affirmatively further the goal of equal housing opportunity in the San Joaquin Valley.
- **Central California Legal Services.** Central California Legal Services Inc. is a private, not-for-profit, public interest law firm established to provide free civil legal assistance to low-income individuals, families, organizations, and communities.
- **California Rural Legal Services.** California Rural Legal Assistance, Inc. is a nonprofit law firm serving low-income residents of California's rural areas and small cities.
- **Leadership Counsel for Justice and Accountability.** The Leadership Counsel for Justice and Accountability (Leadership Counsel) advocates at the local, regional, and statewide levels on the overlapping issues of land use, transportation, climate change, safe and affordable drinking water, housing, environmental justice, equitable investment, and government accountability. Based in the San Joaquin and Eastern Coachella Valleys, Leadership Counsel services include community organizing, research, legal representation, and policy advocacy.

The City demonstrates compliance with fair housing laws and other related laws through the following:

- The City complies with SB 330 (Gov. Code, Section 65589.5), relying on regulations set forth 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 demonstrates compliance with Density Bonus Law (Gov. Code, Section 65915-65918) through its density bonus ordinance. The City has included Program H7 (Density Bonus Ordinance) to monitor density bonus law and update the ordinance as needed to be consistent with recent State law.
- The City will comply with No-Net-Loss (Gov. Code, Section 65863) through identifying a surplus of sites available to meet the RHNA allocation and tracking the remaining capacity as projects are approved on sites in the inventory (Program H2).

In June 2019, the team preparing the Analysis of Impediments to Fair Housing Choice in Clovis conducted a review of rental housing advertisements to identify fair housing violations or impediments. All advertisements were examined for language that indicates that housing would not be made available to persons in protected classes. A total of 450 listings on Craigslist and Zillow were reviewed and no fair housing impediments or violations were identified.

Fair Housing Complaints

The City complies with federal and state fair housing laws, which are enforced by HUD and the California Department of Fair Employment and Housing (FEH). Both the City and Fresno County refer discrimination complaints to FEH, which dual files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO) as part of the Fair Housing Assistance Program. In Fresno County, the most common types of housing discrimination complaints between 2006 and 2020 were discrimination on the basis of disability or race (see Table 4-1). Of the total number of the race discrimination complaints, the vast majority of complaints were based on discrimination on the basis of Black or African-American race (62 complaints out of 72 race discrimination complaints).

Table 4-1 Housing Discrimination Complaints Filed with HUD, Fresno County, 2006-2020	
Basis of Complaint	*Number of Complaints*
Race	72
Color	7
National origin	28
Disability	136
Familial status	38
Religion	5
Sex	24
Retaliation	39

Source: HUD FHEO 2020

Similarly, discrimination on the basis of disability was the most common type of housing complaint filed with FHEO in the City between 2015 and 2019, as shown in Table 4-2 below. FHEO reported that 12 complaints were filed in the City during this time period. As of September 2019, eight cases were closed within the five-year reporting period, six were determined to not have cause, two were settled, and the remaining four have not been closed.

Table 4-2 Housing Discrimination Complaints Filed with HUD, City of Clovis, 2015-2019					
Filing Date	*Status*	*Closure Date*	*Closure Reason*	*Basis*	*Issues*
4/21/15	Closed	3/14/16	No cause determination	Religion	Discriminatory refusal to rent; Discriminatory advertising, statements and notices
9/24/15	Closed	7/1/16	No cause determination	Disability	Failure to make reasonable accommodation
10/27/15	Open	N/A	N/A	Disability	Using ordinances to discriminate in zoning and land use
1/27/16	Closed	1/6/17	No cause determination	Familial status	Discriminatory refusal to rent and negotiate for rental; discriminatory advertising, statements and notices
4/5/16	Open	N/A	N/A	Disability	Using ordinances to discriminate in zoning and land use
11/7/16	Closed	8/16/17	No cause determination	Disability	Discriminatory refusal to rent; discriminatory advertising, statements, and notices
3/22/17	Closed	4/20/17	Conciliation/ settlement successful	Disability	Discriminatory advertising, statements and notices; discriminatory terms, conditions, privileges, or services and facilities; discriminatory acts under Section 818
5/18/17	Closed	5/18/18	No cause determination	National origin, Disability	Discriminatory advertising, statements, and notices; discriminatory terms, conditions, privileges, or services and facilities; discriminatory acts under Section 818
8/2/18	Closed	10/18/18	Conciliation/ settlement success	Religion	Discriminatory terms, conditions, privileges, or services and facilities
9/25/18	Closed	11/26/18	No cause determination	Race	Discrimination in terms/conditions/privileges relating to rental; other discriminatory acts
3/14/19	Open	N/A	N/A	Sex, Retaliation	Other discriminatory acts
3/14/19	Open	N/A	N/A	Retaliation	Discriminatory acts under Section 181 (coercion, etc.)

Source: City of Clovis Analysis of Impediments to Fair Housing Choice, 2019.

Martinez v. City of Clovis et al.

In 2019, Central California Legal Services (CCLS), on behalf of a local citizen, filed suit in the Fresno County Superior Court against the City of Clovis alleging that the City's Housing Element was out of compliance with state law by failing to meet a commitment in the 2016 Housing Element to provide an adequate supply of suitably zoned land for lower-income housing development.[1] The complaint also alleged that the inadequate supply of land zoned for affordable housing is discriminatory towards people based on race and income, in violation of both federal fair housing law and state law. The Superior Court ruled in favor of the plaintiff, finding that the City's application of the Regional Housing Needs (RHN) zoning overlay did not sufficiently meet the City's obligation to provide suitably zoned land for housing affordable to lower-income households. The Court, however, did not find that the City's housing policy violated federal fair housing law or that its actions were discriminatory. The City contended that its Housing Element is in full compliance with all regulations governing affordable housing and filed an appeal with the Fifth District Court of Appeal.[2]

In April 2023, the appellate court partially affirmed the Superior Court's ruling that the City's use of a zoning overlay was not sufficient to meet the City's Fourth Cycle carryover lower-income housing rezone allocation. However, the appellate court remanded the plaintiffs' claims of discrimination and violations of City's obligation to affirmatively further fair housing for further proceedings in the Superior Court. The City filed a petition for review of the appellate court's ruling, and on July 19, 2023, the California Supreme Court sent notice indicating that the City's petition was denied. On July 20, 2023, the Court of Appeal issued its Remittitur returning the case back to the Fresno County Superior Court to conduct further proceedings consistent with the Court of Appeal opinion. A status conference with the Superior Court was held on December 5, 2023.

On February 20, 2024, City Council and the plaintiffs reached a settlement agreement ending legal proceedings of the case. To address the action items from the Settlement Agreement (Appendix B), the Housing Element includes several implementation programs related to the following:

- Establishment of a Local Housing Trust Fund with a commitment to contribute at least $1.8 million to support affordable housing development;
- Dedication of City-owned sites to the development of affordable housing;
- Rezoning of small infill parcels throughout the City to accommodate approximately 1,300 multifamily housing units;
- Adoption of a Mixed Income Zoning Ordinance to require a certain percentage of housing units in new housing development projects be affordable to lower-income households; and
- Creation of a development impact fee deferral program, deferring the payment of significant portions of the City development impact fees for qualifying affordable housing projects.
- Increase the minimum density in the R-3 zone from 15 units/ acre to 20 units/ acre.

Fair Housing-Related Outreach

As discussed in Chapter 1, "Introduction," the City conducted extensive community outreach through the Housing Element update process to obtain input from a diverse array of community members and stakeholders. Community workshops were held in person, and live translation services were made available to reduce language barriers. Community engagement notifications and flyers, community workshops, and the online survey were provided in English and Spanish. In addition, the project website enabled language translation in the web browser and included accessibility features for those who are visually impaired. Notes and summaries from community workshops were uploaded to the project website. During the housing element update process, community members expressed concerns related to fair housing issues: rising cost of housing for both renters and prospective homebuyers, availability of affordable housing and housing for seniors, homelessness, and a perceived lack of opportunity for community input. Additional details on the community engagement opportunities, including the online survey results, are available in Chapter 1.

[1] *Desiree Martinez v. City of Clovis, et al.*, Fresno County Sup. Ct. Case No. 19CECG03855
[2] Fifth District Court of Appeal Case No. F082914

4.4 Patterns of Residential Integration and Segregation

Race and Ethnicity

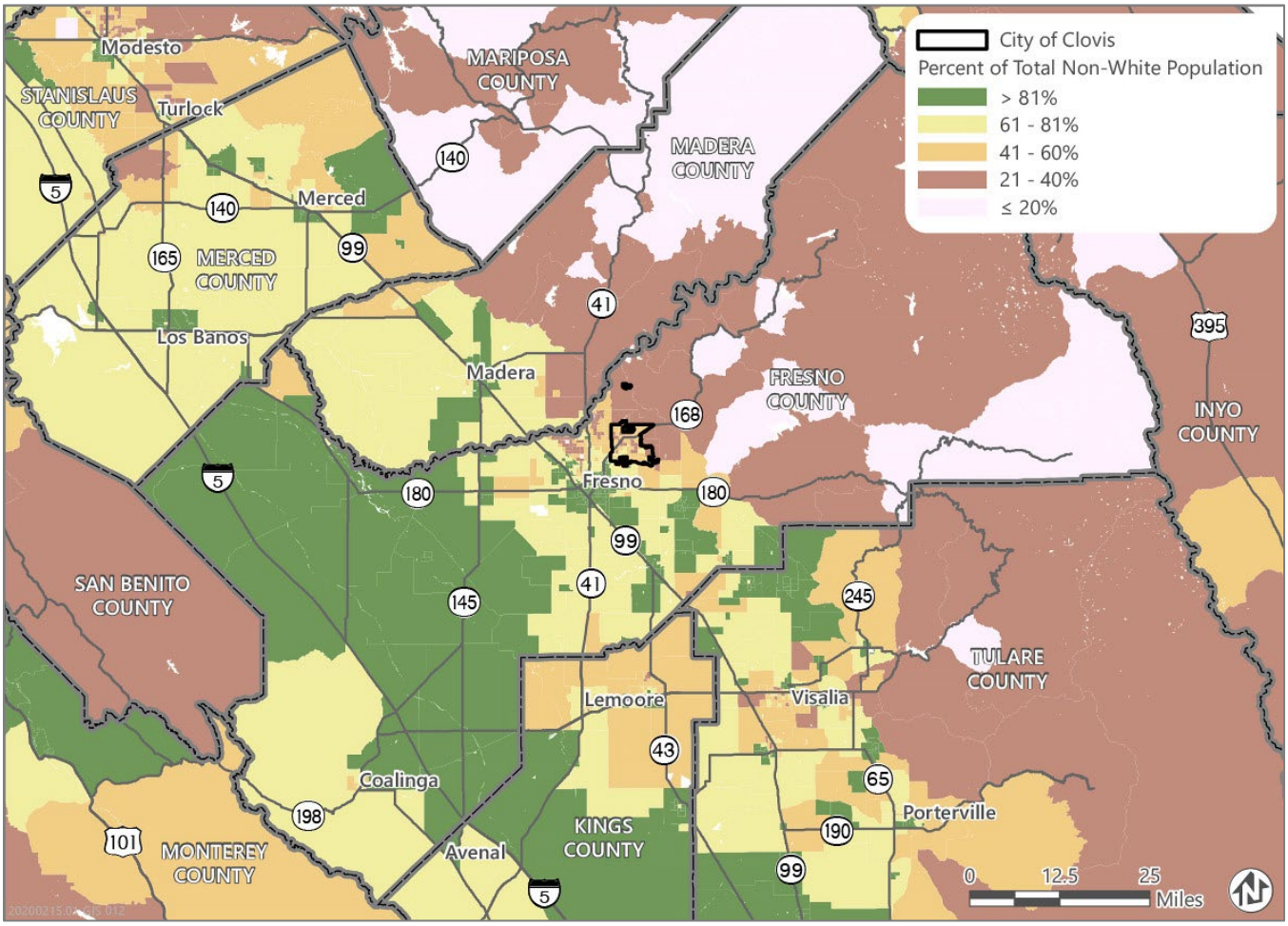
Fresno County has grown in diversity in recent decades and has higher shares of Hispanic/Latino (53.4 percent) and Asian residents (10.4 percent) than the national average (18.4 percent and 5.7 percent respectively) according to ACS estimates. Figure 4-1 shows the spatial distribution of non-White populations by block group in the region. Generally, patterns of settlement indicate most of Fresno County is predominantly non-White, with large clusters of block groups in the City of Fresno and areas adjacent to State Route (SR) 5 and SR 99 reporting more than 81 percent of their population as non-White. As shown in Figure 4-2, Hispanic residents tend to make up a majority of the population in these areas, either by a sizeable or predominant margin. In contrast, White residents tend to make up a majority of the population in the areas extending east of the City of Fresno to the county's eastern border, either by a sizeable or predominant margin.

As of 2020, the City of Clovis has a population of over 120,000, with a sizable growth of 138 percent of its total population since 1990. According to ACS data, the largest racial group in Clovis' population is non-Hispanic White (49.5 percent). One third of residents were Hispanic/Latino (32.7 percent) and roughly one in ten residents were Asian (10.7 percent). Clovis' non-Hispanic Black or African American and American Indian and Alaska Native residents comprises 2.7 percent and 1 percent of the City's population, respectively. As of 2017, 12 percent of the City's population was foreign-born.

Figure 4-3 shows the concentrations of the total non-White population by block group in Clovis. Unlike Fresno County, there are no block groups where non-White residents make up more than 81 percent of the population. However, there are several block groups in the southern area of the City where the total non-White population makes up between 61 percent and 81 percent of the population, particularly in Historic Helm Ranch and Cougar Estates. As shown in Figure 4-4, these census tracts are consistent with areas where the non-Hispanic White population is the predominant racial/ethnic group by the slimmest margins in the City (by less than 10 percent) White residents outnumber non-White residents by the most significant margins in several block groups particularly in the northern and eastern areas of the City, such as the Dry Creek, Heritage Grove, Valencia Grove and Loma Vista neighborhoods.

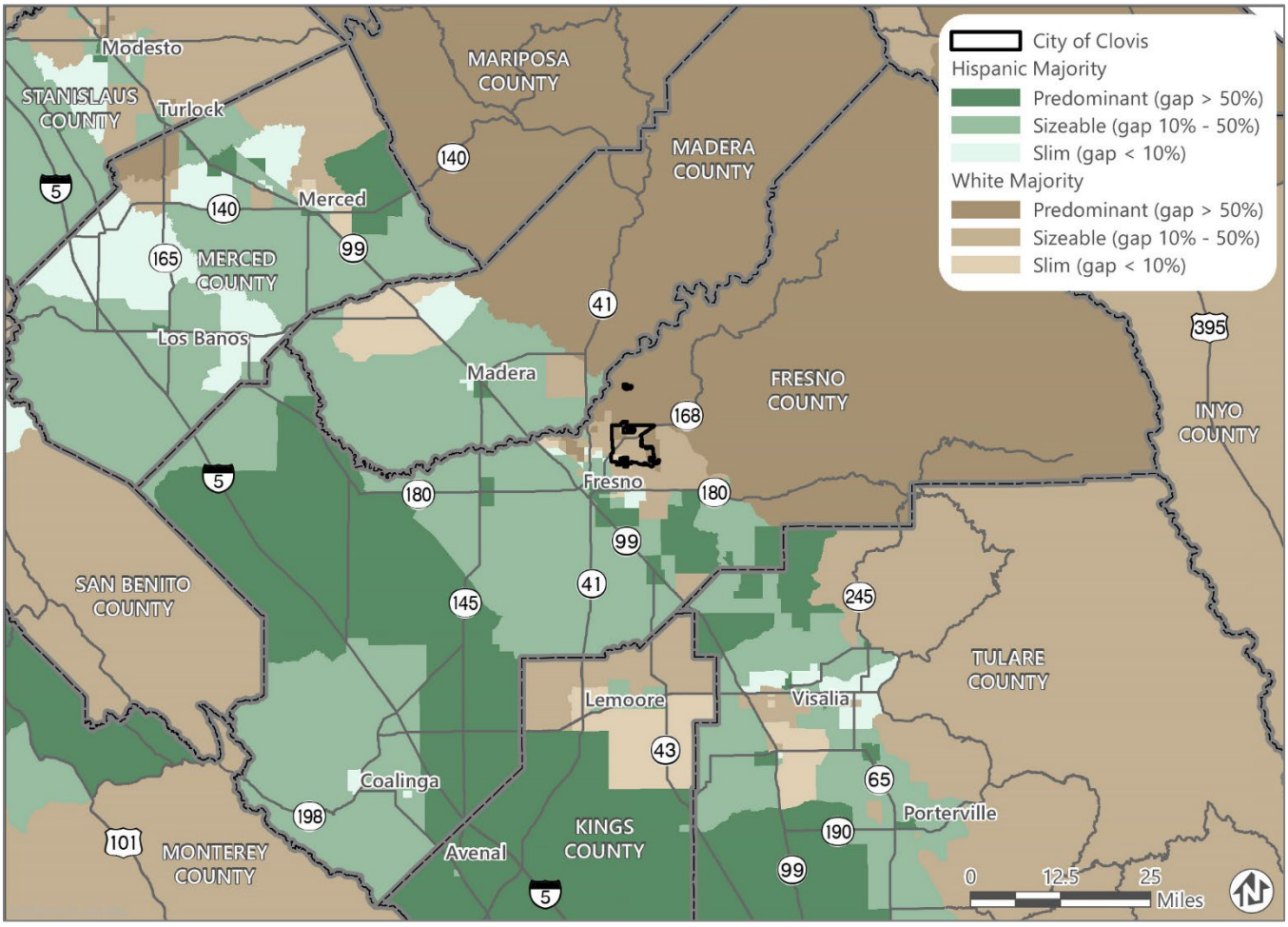
Although Clovis remains less diverse than Fresno County as a whole, the City has experienced significant changes in the demographic composition of its population. Between 1990 and 2020, following statewide trends, the non-White share of the City's population has increased steadily, while the percentage of non-Hispanic White residents has decreased from two-thirds (67.5 percent) in 1990 to half (49.5 percent) of the City's population in 2020. The City's Asian population experienced the largest increase in the relative share of the City's total population, from 6.3 percent in 1990 to 10.7 percent in 2020. Clovis' growing diversity is reflected in Figure 4-5 which shows 2010 and 2018 Diversity Index scores by block group in the City. The Diversity Index summarizes racial and ethnic diversity, where 100 reflects perfect diversity and 0 reflects complete homogeneity. This index score approximates the likelihood that two randomly selected people within geographic area are from the same racial or ethnic background. Figure 4-5 indicates that the City has become more diverse as a whole over time, with areas of higher diversity consistent with areas with a predominantly non-White population.

Figure 4-1 Percent of Total Non-White Population, Fresno County, 2018



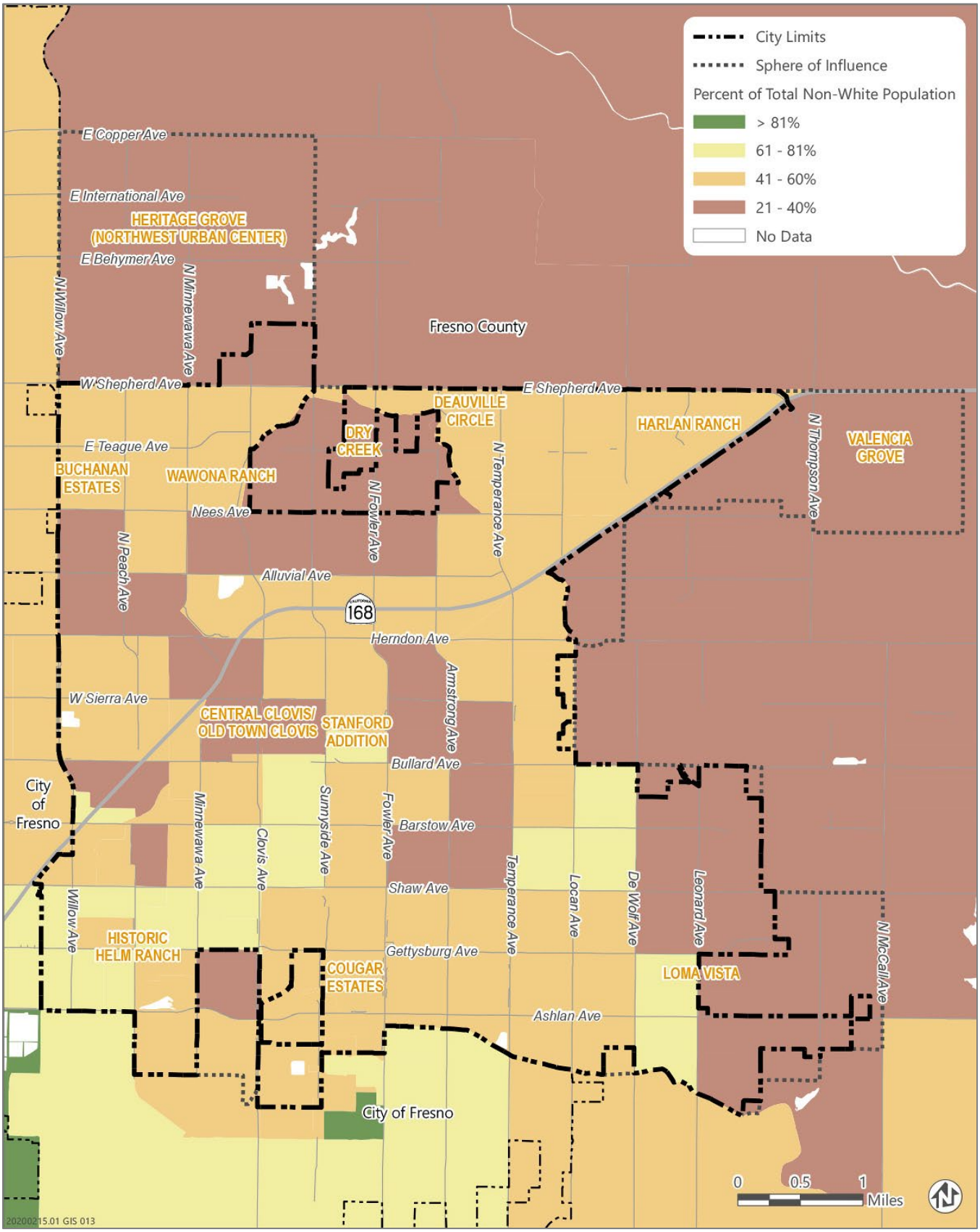
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Figure 4-2 Predominant Population by Racial/Ethnic Majority, Fresno County, 2016-2020



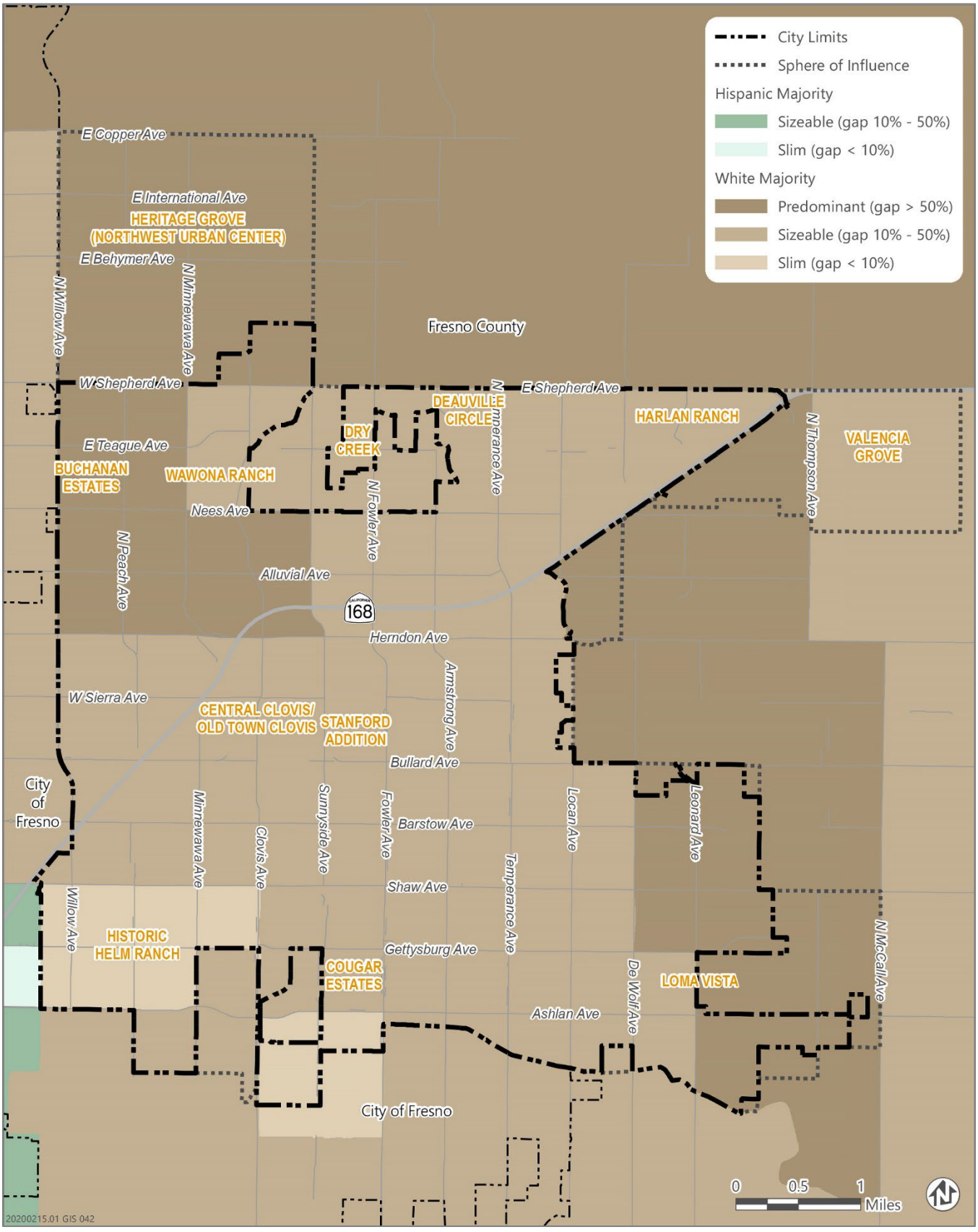
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Figure 4-3 Percent of Total Non-White Population, Clovis, 2018



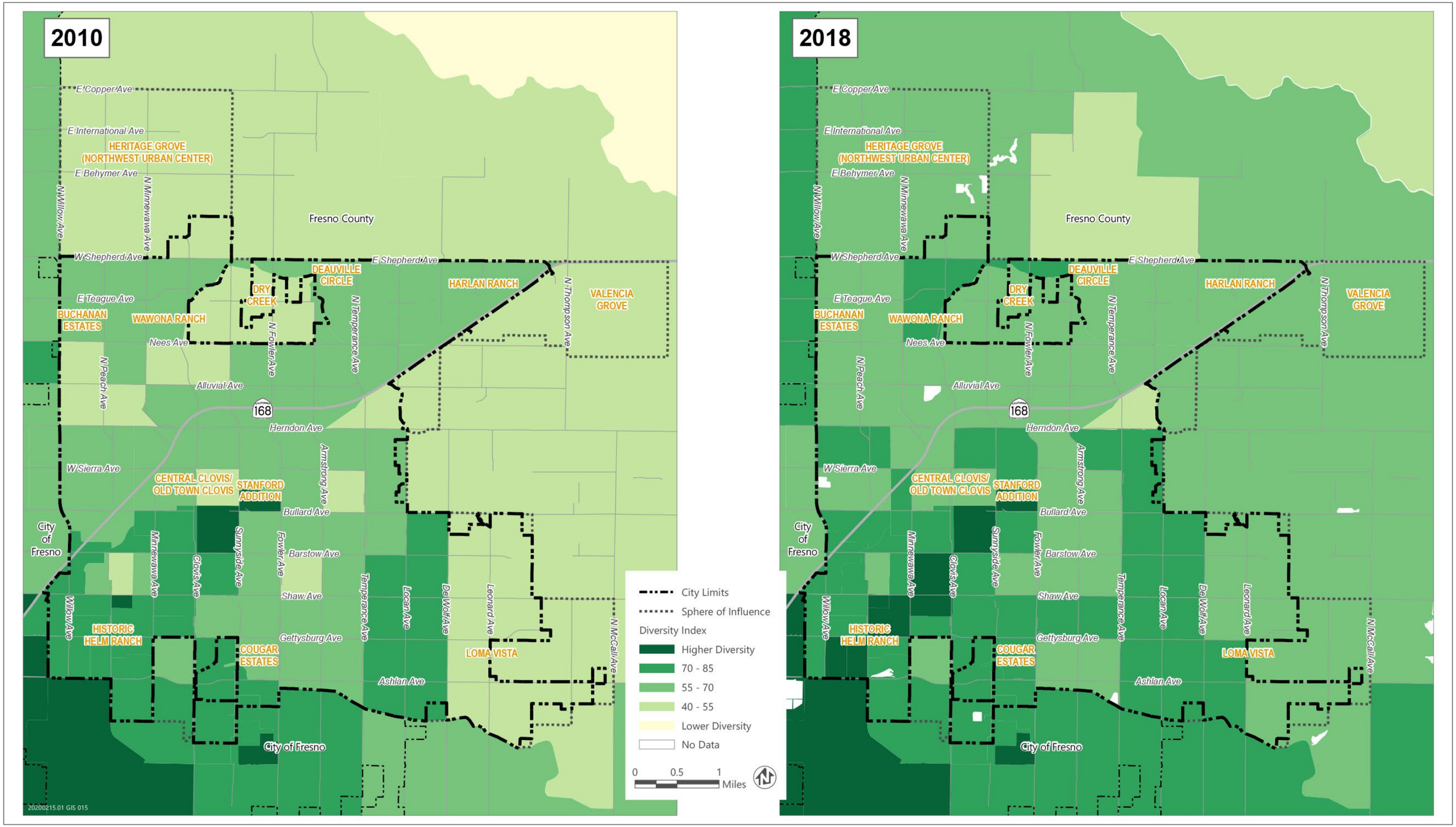
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Figure 4-4 Predominant Population by Racial/Ethnic Majority, Clovis, 2016-2020



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Figure 4-5 Diversity Index, Clovis, 2010 and 2018



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Dissimilarity Index

The dissimilarity index (DI) provides another measure of the magnitude of segregation within a city or county. The DI measures the degree to which two specific groups are distributed across a geographic area. The DI varies between 0 and 100 and measures the percentage of one group that would have to move across neighborhoods to be distributed the same way as the second group. A dissimilarity index of 0 indicates conditions of total integration under which both groups are distributed in the same proportions across all neighborhoods. A dissimilarity index of 100 indicates conditions of total segregation such that the members of one group are located in completely different neighborhoods than the second group. For example, if an index score is above 60, more than 60 percent of people in the specified area would need to move to eliminate segregation. The following can be used to interpret the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

It is important to note that the DI uses non-Hispanic White residents as the primary comparison group. That is, all DI values compare racial and ethnic groups against the distribution of non-Hispanic White residents and do not directly measure segregation between two minority groups (e.g., Black and Hispanic/Latino segregation).

Generally, the City has low levels of racial/ethnic segregation according to the DI. According to the DI, the highest levels of racial segregation within Clovis are between Pacific Islander, American Indian or Alaska Native, and Black residents and non-Hispanic White residents as shown in Table 4-3. For example, Clovis' Pacific Islander/White dissimilarity index of 0.86 indicates that 86 percent of Pacific Islander (or White) residents would need to move to a different neighborhood to create perfect integration between Pacific Islander and White residents. However, when analyzing the dissimilarity index, it is important to note that dissimilarity index values are less reliable for a population group if that group represents approximately less than 5 percent of the jurisdiction's total population. Pacific Islander, American Indian or Alaska Native, and Black residents comprise less than 1 percent, 1 percent, and 2.7 percent of the Clovis population respectively.

Table 4-3 Dissimilarity Index Scores for Fresno County and the City of Clovis, 2019

Race/Ethnicity	*City of Clovis*	*Fresno County*
Asian vs. White	0.24	0.44
Pacific Islander vs. White	0.86	0.80
Black/African American vs. White	0.36	0.59
Hispanic/Latino vs. White	0.22	0.47
American Indian/Alaska Native vs. White	0.63	0.72

Source: U.S Census ACS 5-Year Estimates, 2015-2019.

Asian and Hispanic/Latino groups comprise 10.7 percent and 32.7 percent of the City's population respectively, and therefore provide a more reliable measure of segregation using the dissimilarity index methodology. These groups received comparable dissimilarity index values less than 0.25, indicating relatively low levels of segregation for these groups.

Comparatively, Fresno County as a whole has moderate to high levels of racial/ethnic segregation according to the countywide dissimilarity index, as shown in Table 4-3. Similarly to Clovis, segregation of Black, American Indian and Alaska Native, and Pacific Islander residents is not reliably measured by the dissimilarity index as these groups each comprise less than 5 percent of the county population. Asian and Hispanic populations are moderately segregated, with dissimilarity index scores of 0.44 and 0.47, respectively. It is important to note the countywide dissimilarity index includes census tracts within Clovis.

As discussed earlier in this section, Clovis is predominantly White (see Figure 4-4) and less diverse than Fresno County. Although the DI reflects low levels of segregation at the local level, this could be skewed by a relatively low level of diversity in Clovis. Relatively higher levels of segregation at the county level suggest that the local dissimilarity index provides an incomplete measurement of the City's role in regional patterns of racial/ethnic segregation.

Income

Each year, HUD receives custom tabulations of ACS data from the US Census Bureau known as "CHAS" data (Comprehensive Housing Affordability Strategy). It demonstrates the number of households in need of housing assistance by estimating the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30 percent, 50 percent, and 80 percent of median income). HUD defines a Low to Moderate-income (LMI) area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the Area Median Income).

Regional Trends

Figure 4-6 below shows the household median income by block group in Fresno County. Most of Fresno County has a household median income below the California state median income in 2020 (less than $87,100) particularly in the Central Valley area. 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 Porterville in Tulare County, as well as unincorporated areas outside of these cities and near 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, with more lower-income households located in unincorporated areas.

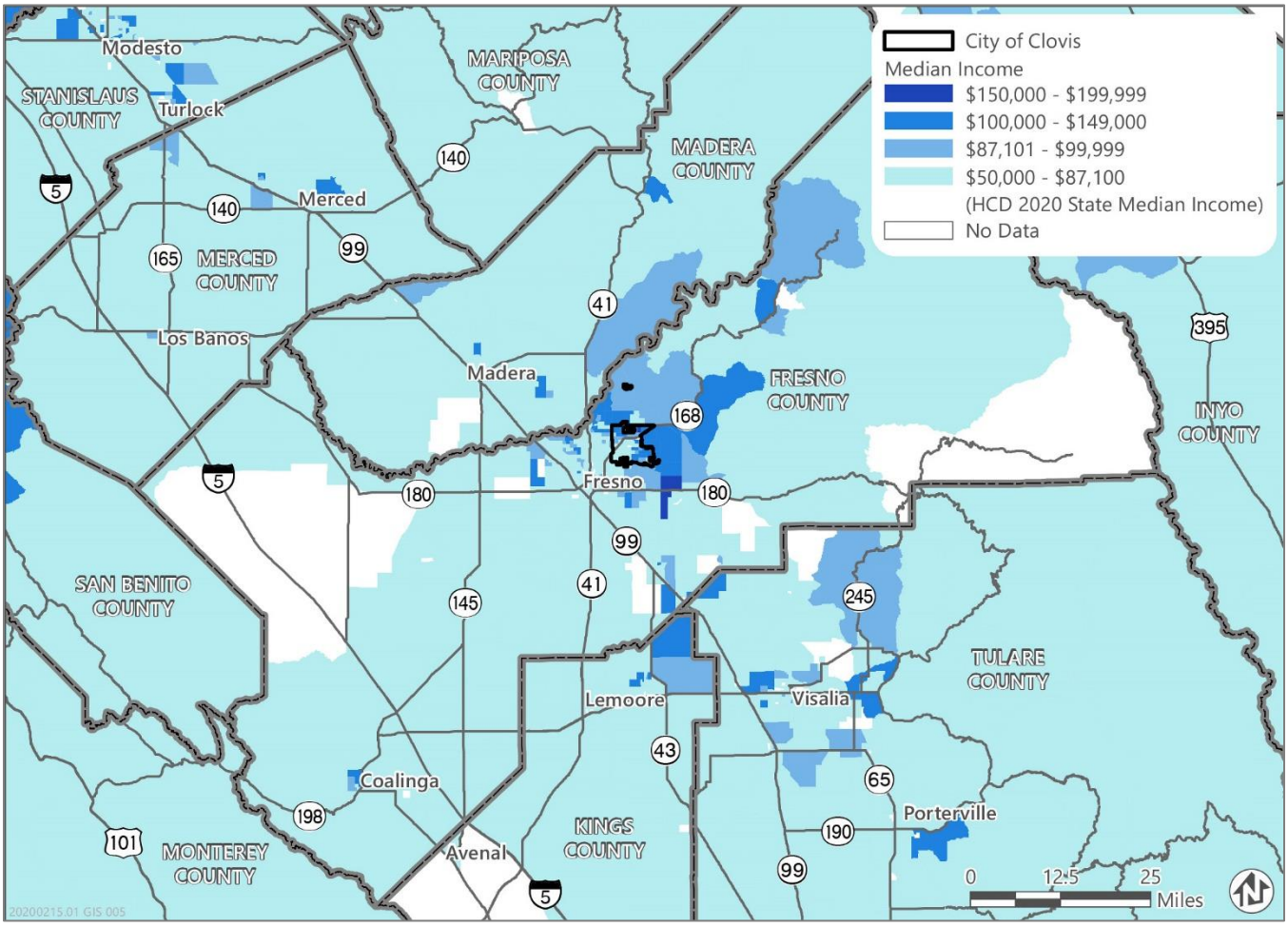
Table 4-4 lists Fresno County and Clovis households by income category and tenure. Based on the above definition, 47.9 percent of Fresno County households are considered LMI as they earn less than 80 percent of the HUD Area Median Family Income (HAMFI). Almost 68 percent of renters are considered LMI compared to only 30 percent of owner-occupied households.

Table 4-4 Households by Income Category and Tenure in Fresno County and City of Clovis, 2015-2019

Income Distribution Overview	*Fresno County*			*Clovis*		
	Owner	*Renter*	*Total*	*Owner*	*Renter*	*Total*
Household Income < 30% HAMFI	6.8%	28.1%	16.7%	4.5%	15.8%	8.6%
Household Income <30% to 50% HAMFI	8.9%	20.0%	14.1%	4.9%	13.9%	8.2%
Household Income >50% to 80% HAMFI	14.7%	19.8%	17.1%	9.5%	22.2%	14.2%
Household Income >80% to <100% HAMFI	9.8%	9.1%	9.4%	8.4%	12.1%	9.8%
Household Income >100% HAMFI	59.8%	23.1%	42.7%	72.6%	36.1%	59.2%
Total Number of Households	*164,125*	*143,780*	*307,905*	*23,570*	*13,590*	*37,160*

Source: HUD CHAS, ACS Estimates 2015-2019.

Figure 4-6 Median Income, Fresno County, 2016-2020



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Local Trends

As discussed in Chapter 3, "Housing Needs Assessment," median household incomes in Clovis tend to be higher than the county and statewide median incomes. As shown in Table 4-5, the City's median household incomes exceed Fresno County's by 37 percent and the statewide median by 7 percent. Although household incomes have risen statewide over recent years, the City's median household income grew faster between 2010 and 2021 than the state as a whole (33.0 percent compared to 29.2 percent).

Table 4-5 Median Household Income, 2010-2021

Jurisdiction	*Median Household Income (2010)*	*Median Household Income (2021)*	*Percent Change*
Clovis	$63,229	$84,119	33.0%
Fresno County	$46,430	$61,276	31.9%
California	$60,883	$78,672	29.2%

Source: US Census Bureau ACS 5-Year Estimates 2010, 2021, Table B19013.

Only 31 percent of all households in Clovis are considered LMI, compared to 48 percent of all Fresno County households (see Table 4-4). Household incomes by housing tenure follow the same pattern as Fresno County where owner-occupied households tend to have higher household incomes than renter-occupied households (51.9 percent of renter households are considered LMI, compared to only 18.9 percent of owner households).

Figure 4-7 shows the median household income by block group in the City of Clovis. Block groups with a household median income lower than the state median income are clustered in Central/Old Town Clovis as well as the Historic Helm Ranch and Cougar Estates neighborhoods in the southwestern area of the City. Median incomes are highest in the newer areas of the City, located along the northern and eastern boundaries. In these areas, median household incomes tend to be greater than $100,000. Generally, the areas with a lower household median income tend to correlate with areas that have greater concentrations of non-White residents, while the more affluent areas in the northern and eastern areas of the City tend to have a predominantly White population.

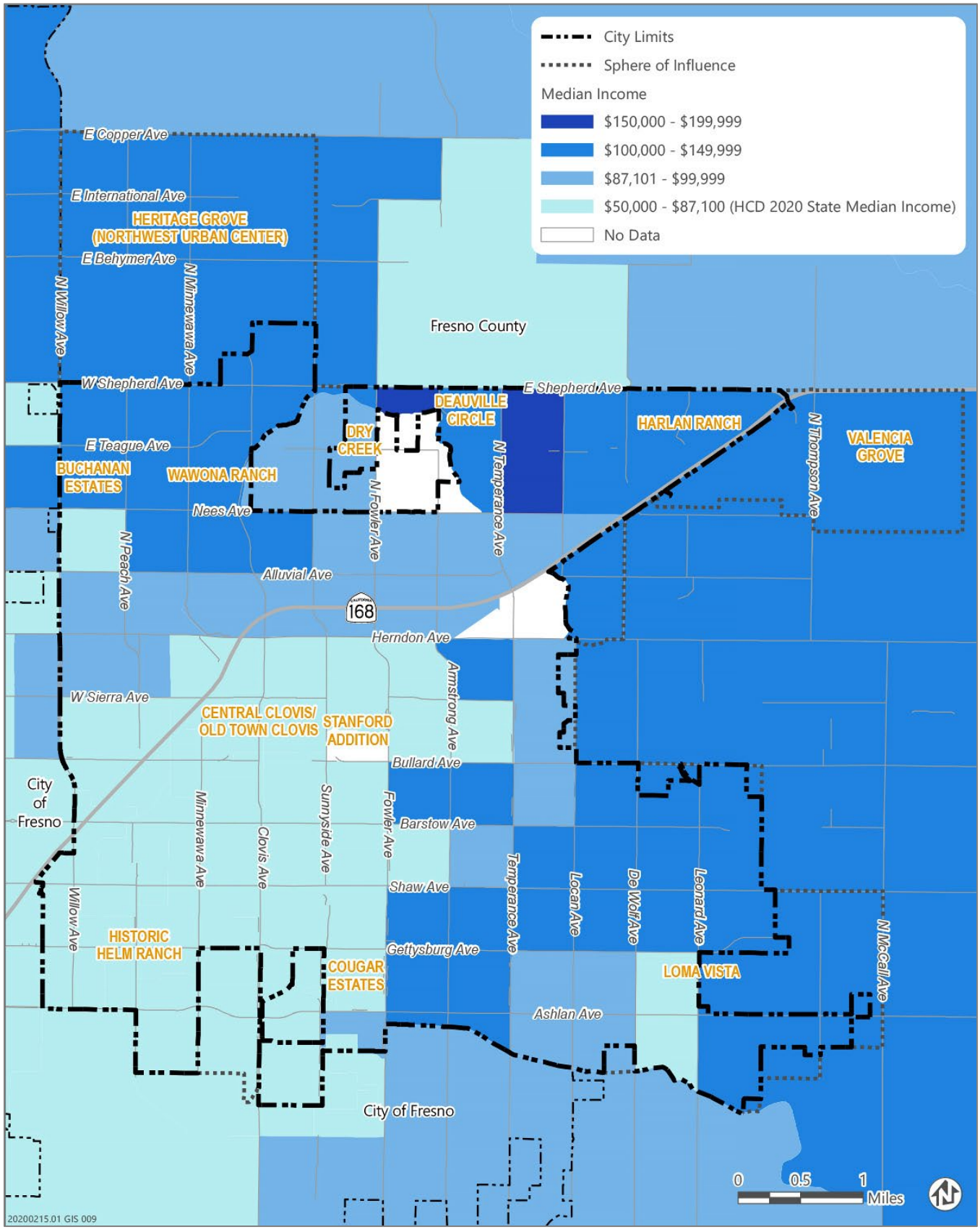
Familial Status

The Fair Housing Act (FHA) bans discrimination based on certain protected classes, including "familial status," which refers to the presence of at least one child under 18 years old. Under the FHA, familial status discrimination occurs when a landlord, property manager, real estate agent, or property owner treats someone differently because they have a family with one or more individuals who are under 18 years of age. The term “family” also applies to people who are pregnant and people who are securing legal custody of a person under 18 years of age, including people adopting or fostering a child. All families with children are protected by the FHA against familial status discrimination, including single-parent households and same-sex parents with children. Of particular consideration are female-headed households, who may experience greater housing affordability challenges due to typically lower household incomes compared to two-parent households. Often, sex and familial status intersect to compound the discrimination faced by single mothers.

Rules that unreasonably restrict children or limit the ability of children to use their housing or the common facilities at the property may violate the FHA. Moreover, enforcing certain rules only against families with children may also violate the FHA. The following are the types of conduct that may violate the FHA:

- Refusing to rent, sell, or negotiate with a family because the family has one or more children under 18 years of age;
- Advertising a preference for households without children or otherwise discouraging such families;
- Lying about unit availability;
- Forcing families into housing units that are larger than necessary;
- Designating certain floors or buildings for families with children, or encouraging families with children to reside in particular areas; and,
- Charging additional rent, security deposit, or fees because a household has children under 18 years of age.

Figure 4-7 Median Household Income, Clovis, 2016-2020



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Regional Trends

Table 4-6 displays household types in Clovis, Fresno County, and California. Female-headed family households account for 6.8 percent of all households in Clovis. This is higher than the state average of 4.7 percent, but lower than the Fresno County average of 7.3 percent. The distribution of household types is similar across all jurisdictions, where single-person households are the predominant household type followed by married couple family household types.

Table 4-6 Households by Familial Status, 2019

Household Type	*Fresno County*		*Clovis*		*California*	
Female-Headed Family Households with Children	22,501	7.3%	2,568	6.8%	615,734	4.7%
Male-Headed Family Households with Children	5,073	1.6%	547	1.5%	170,832	1.3%
Married-couple Family Households	82,185	26.5%	10,419	27.6%	3,111,835	23.8%
Single-Person Households	110,190	35.5%	11,6678	30.9%	4,909,776	37.5%
Other Non-Family households	90,148	29.1%	12,514	33.2%	4,294,937	32.8%
Total	*310,097*		*37,726*		*13,103,114*	

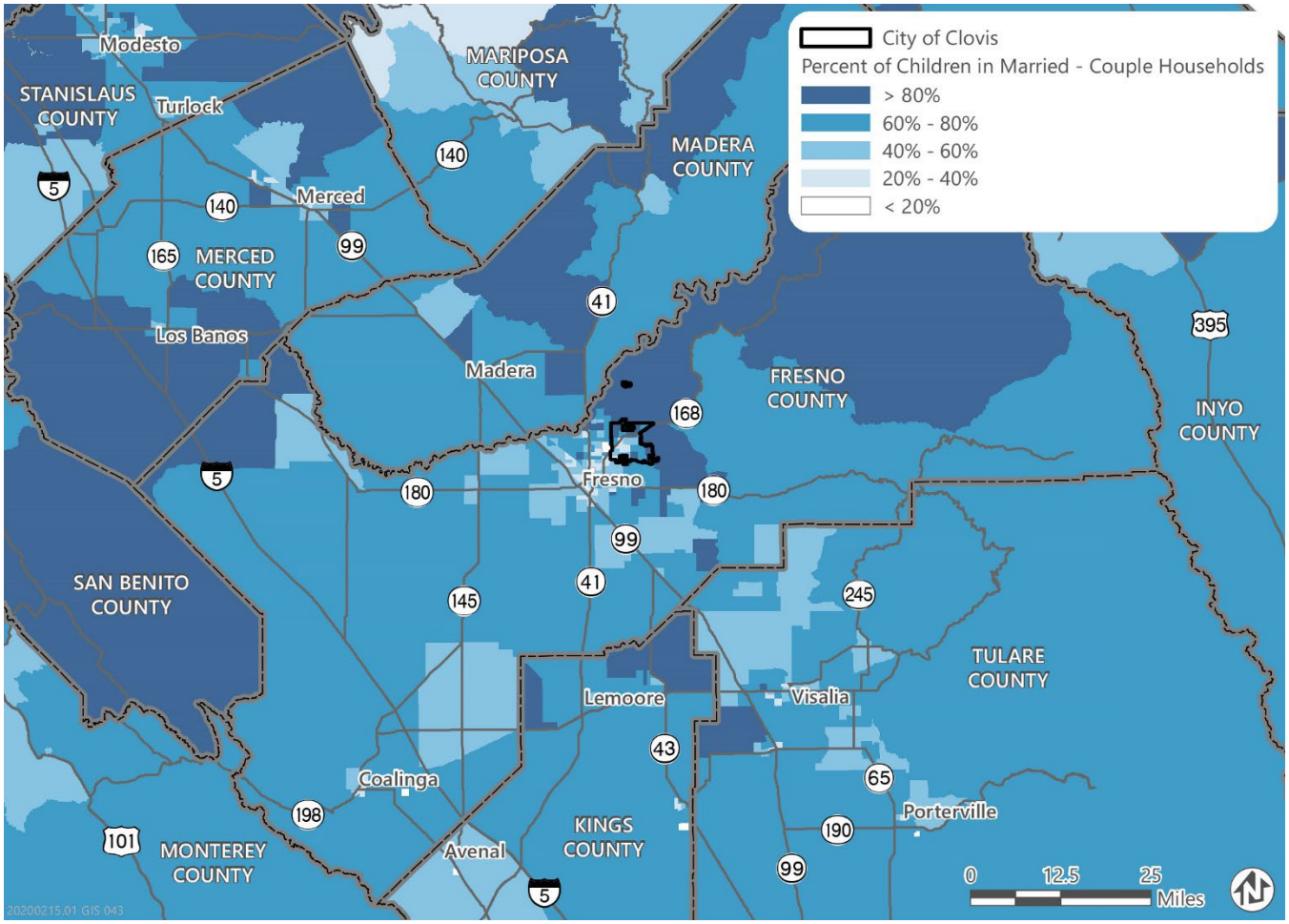
Source: U.S Census ACS 5-Year Estimates, 2015-2019.

As seen in Figure 4-8, most of Fresno County has moderate to high rates of children in married-couple households, 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. 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 (see Figure 4-9). Higher rates of married-couple households are found further from urban centers, west of SR 99, in higher-income communities and in the eastern areas of the county.

Local Trends

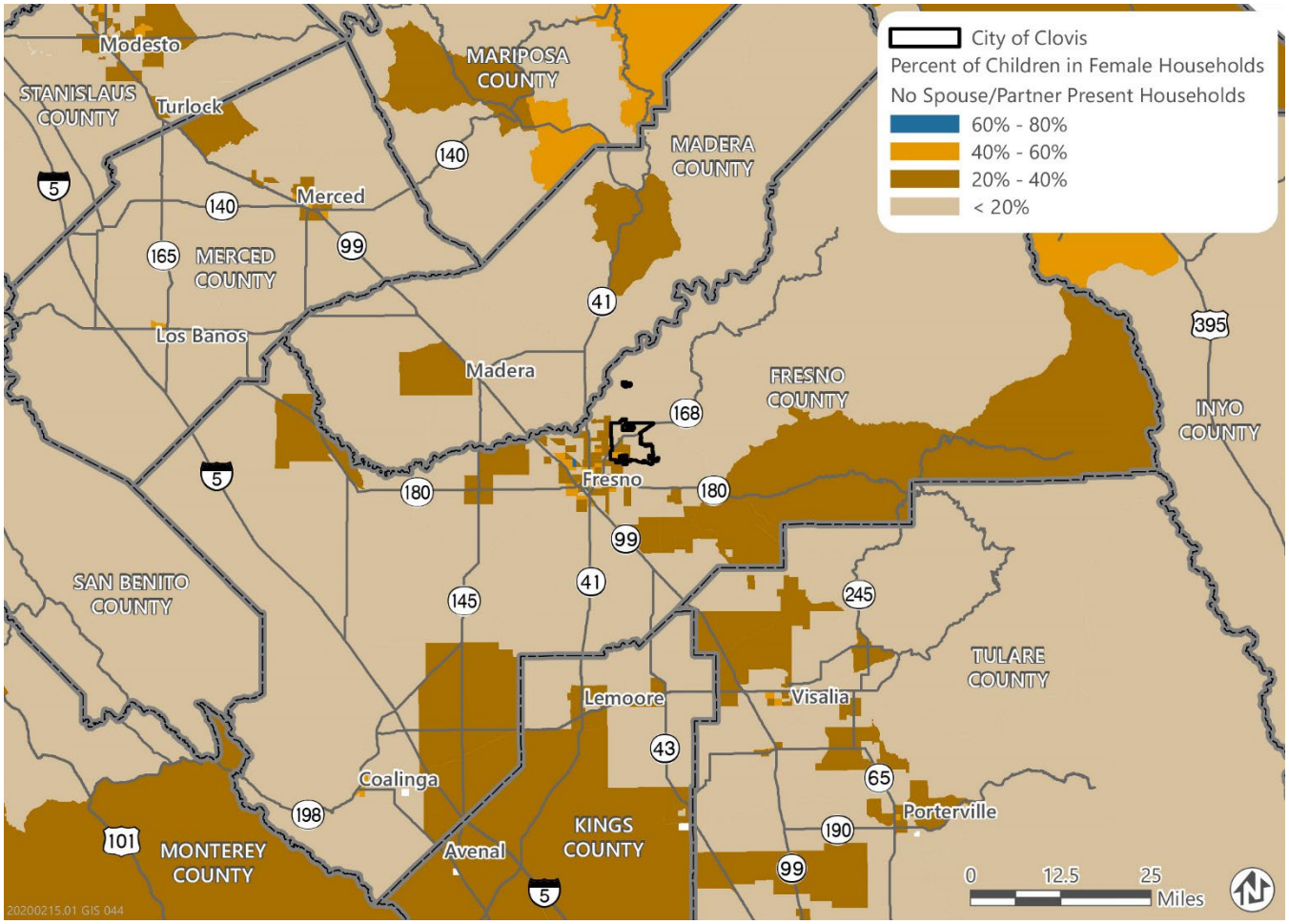
Figure 4-10 shows the percentage of children living in married-couple households by census tract in Clovis. Generally, census tracts along the northern and eastern borders of the City report high concentrations of children living in married couple households (greater than 60 percent). Census tracts in Central Clovis and the western area of the City adjacent to the City of Fresno tend to report lower concentrations of children living in married-couple households; however, no census tracts report less than 20 percent of children living in married-couple households. Figure 4-11 indicates that the highest concentrations of children living in single mother headed households (40 to 60 percent) is clustered near the Historic Helm Ranch neighborhood. Adjacent census tracts contain a slightly lower concentration (20 to 40 percent), while the rest of the City reports a concentration less than 20 percent. These census tracts reflect high concentrations of female-headed households relative to Fresno County, although there are a few census tracts within the City of Fresno with higher concentrations. Generally, Clovis mirror trends observed at the regional level, where higher concentrations of single-parent households tend to cluster near urban centers where there is more proximate access to jobs and services, as well as more affordable housing options.

Figure 4-8 Children in Married Couple Households, Fresno County, 2016-2020



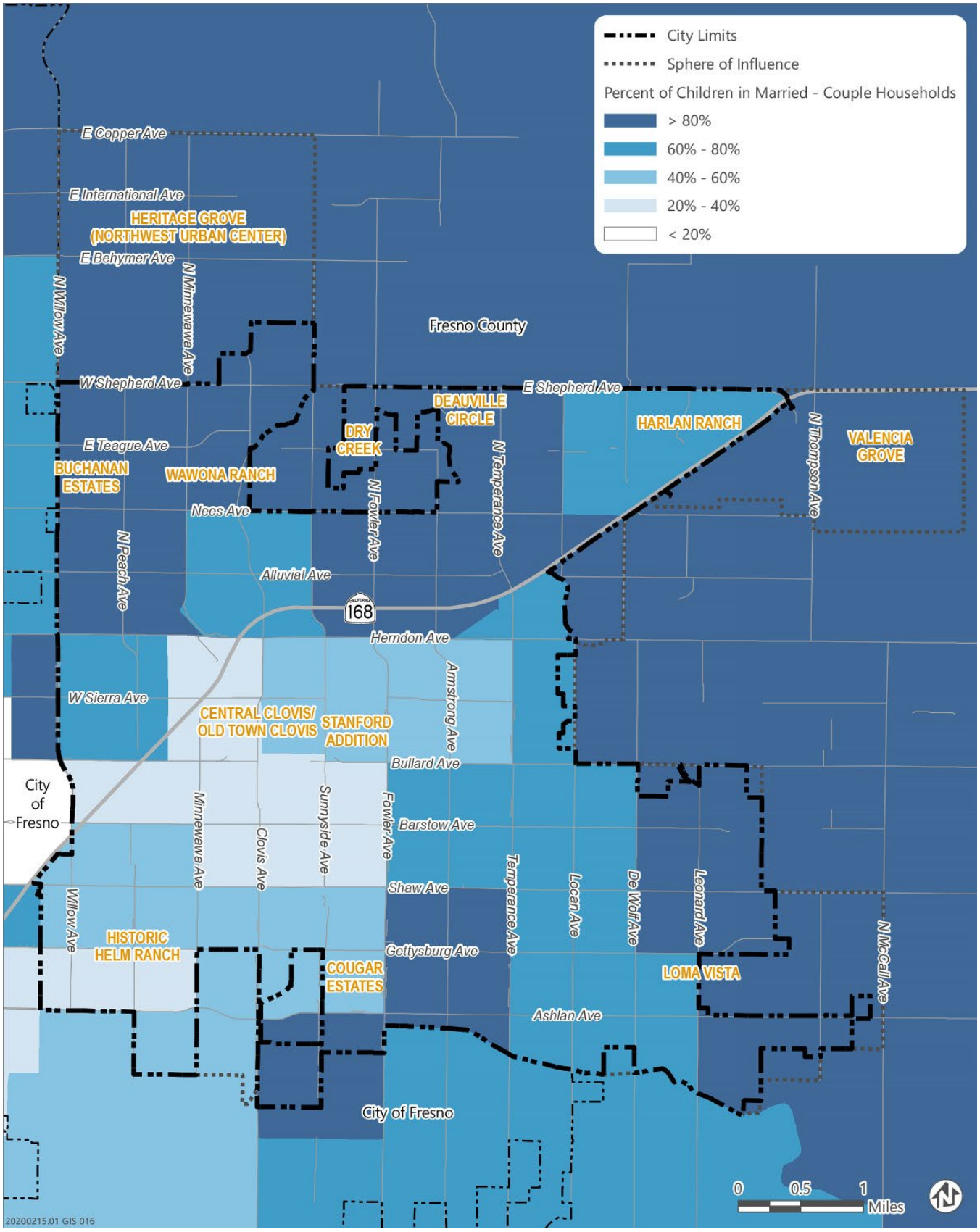
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Figure 4-9 Children in Female-Headed Households, Fresno County, 2016-2020



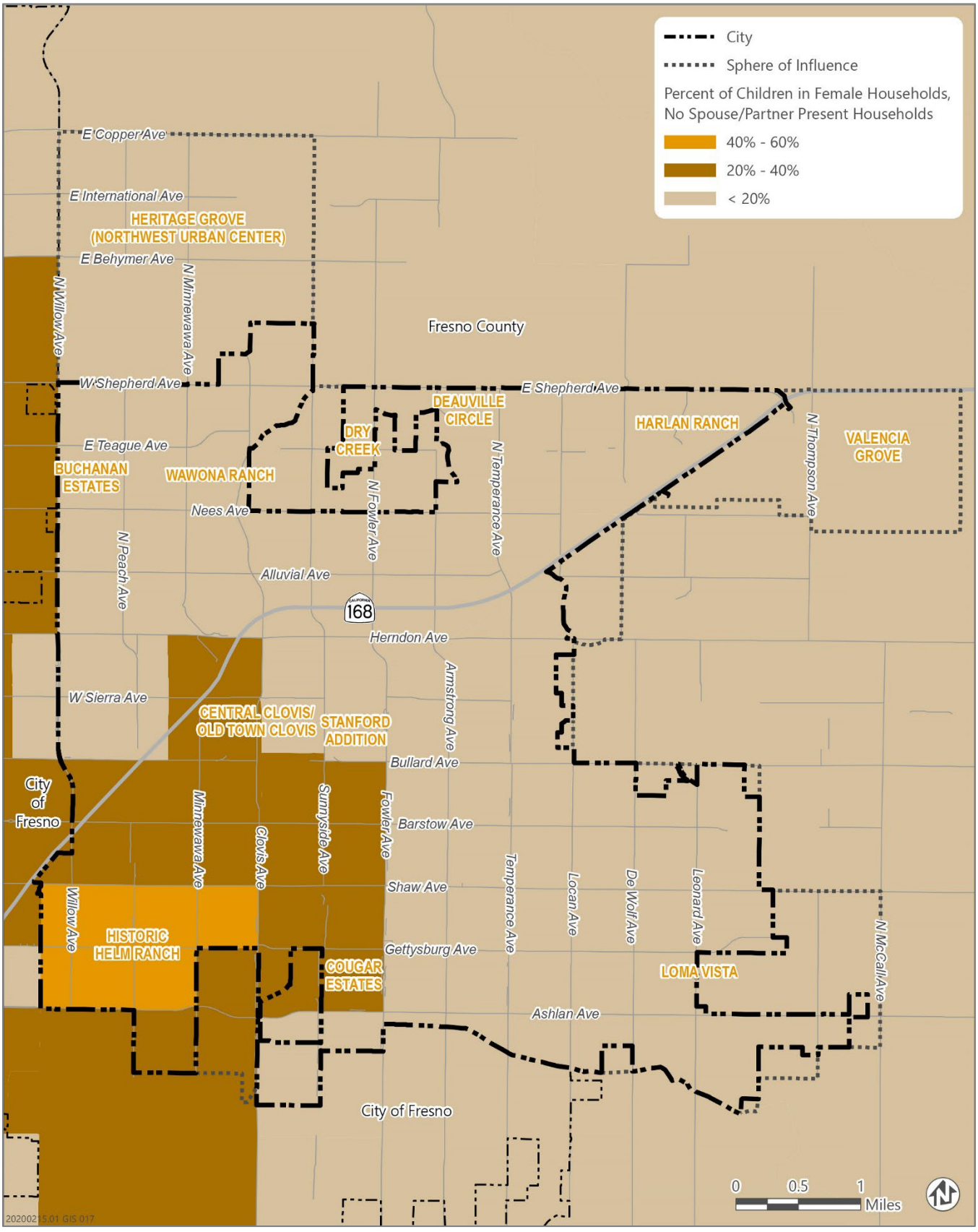
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Figure 4-10 Children in Married-Couple Households, Clovis, 2016-2020



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Figure 4-11 Children in Female-Headed Households, Clovis, 2016-2020



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Population with Disabilities

In 1988, Congress added protections against housing discrimination for persons with disabilities through the FHA, which protects against intentional discrimination and unjustified policies and practices with disproportionate effects. The FHA also includes the following unique provisions to persons with disabilities: (1) prohibits the denial of requests for reasonable accommodations for persons with disabilities, if necessary, to afford an individual equal opportunity to use and enjoy a dwelling; and (2) prohibits the denial of reasonable modification requests. Regarding fair housing, persons with disabilities have special housing needs, which can be complicated by scarce affordable accessible housing and the higher healthcare costs experienced by people with a disability. In addition, many persons with disabilities may be on fixed incomes that further limit housing options.

Regional Trends

According to the 2015-2019 ACS 5-year estimates, 127,456 residents (13 percent of Fresno County's population) reported having one of six disability types listed in the ACS (hearing, vision, cognitive, ambulatory, self-care, and independent living). The percentage of residents detailed by disability type are listed in Table 4-7 below. Independent-living and ambulatory disabilities are the most common in the county. Note that individuals may report multiple types of disability.

Table 4-7 Percentage of Populations by Disability Types in Fresno County and Clovis, 2019

Disability Type	*Fresno County*	*Clovis*
Hearing	3.7%	3.2%
Vision	3.2%	2.4%
Cognitive	5.8%	5.0%
Ambulatory	7.0%	5.7%
Self Care Difficulty	3.1%	2.7%
Independent Living Difficulty	6.9%	5.6%
Total	*13%*	*11.3%*

Source: US Census Bureau, American Community Survey 5-Year Estimates 2020, Table S1810.

In Fresno County, the percentage of individuals with disabilities increases with age, with the highest percentage of individuals with disabilities being those 65 years and older. Clovis shares the same pattern, with a smaller portion of the population with disabilities for every age group compared to Fresno County. Refer to Table 4-8 for the distribution of percentages by age.

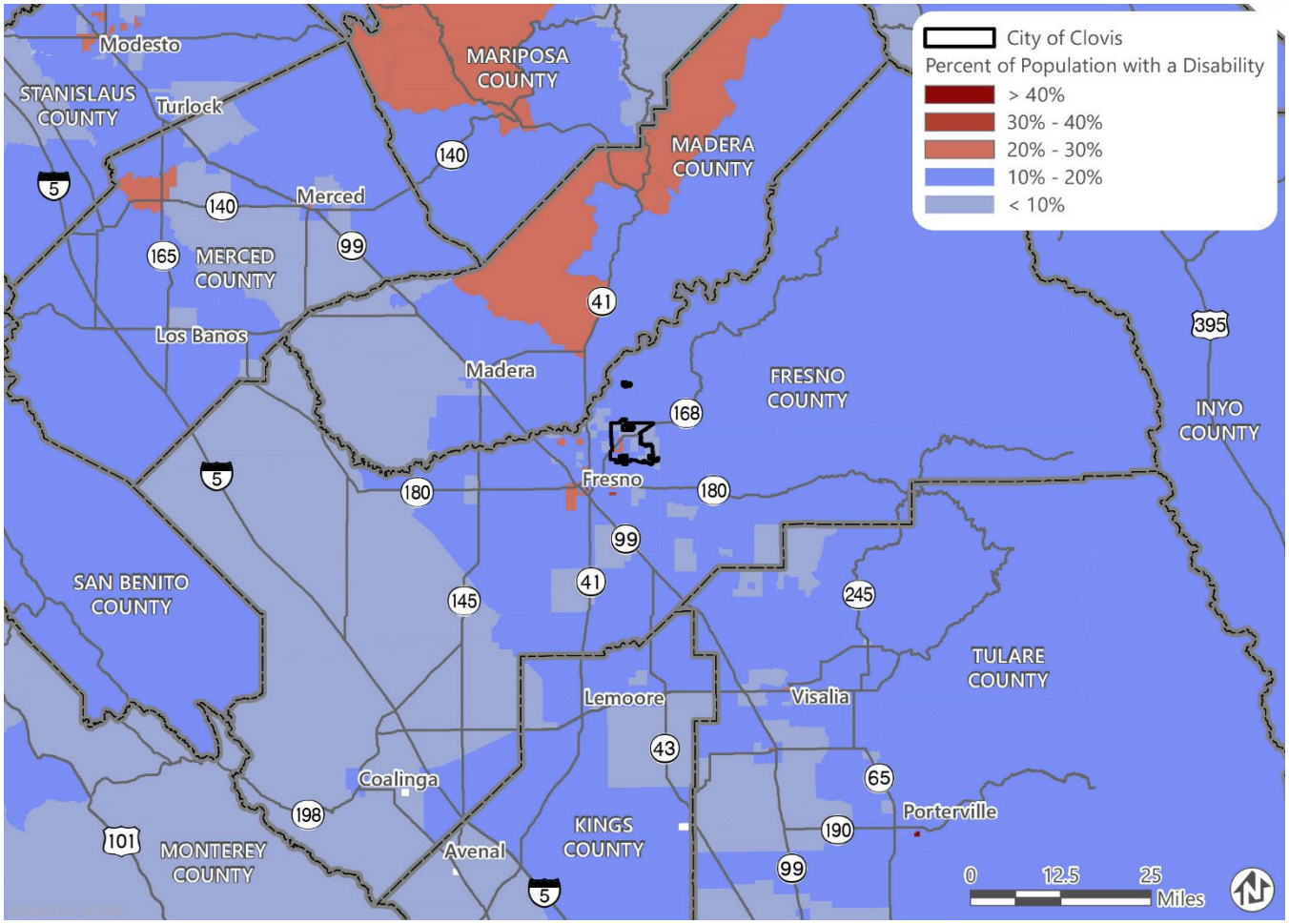
Table 4-8 Percentage of Populations with Disability by Age in Fresno County and Clovis, 2019

Age	*Fresno County*	*Clovis*
Under 5 years	0.8%	0.5%
5-17 years	5.4%	5.3%
18-34 years	7.3%	6.7%
35-64 years	14.6%	10.5%
65-74 years	30.5%	25.8%
75 years and over	57.7%	56.7%

Source: US Census Bureau, ACS 5-Year Estimates 2016-2020, Table S1810.

Figure 4-12 shows the populations of persons with a disability by census tract in Fresno County using ACS data from 2015-2019. The only areas with a concentration of persons with a disability over 20.0 percent are in the Cities of Fresno and Clovis, suggesting a correlation between a greater variety of housing opportunities in more urbanized areas with access to public transportation, services, and amenities. Generally, the western area of the county near SR 5 has a lower concentration of people with disabilities (less than 10 percent) than the areas east of Clovis (between 10 and 20 percent).

Figure 4-12 Population with a Disability, Fresno County, 2014 and 2019



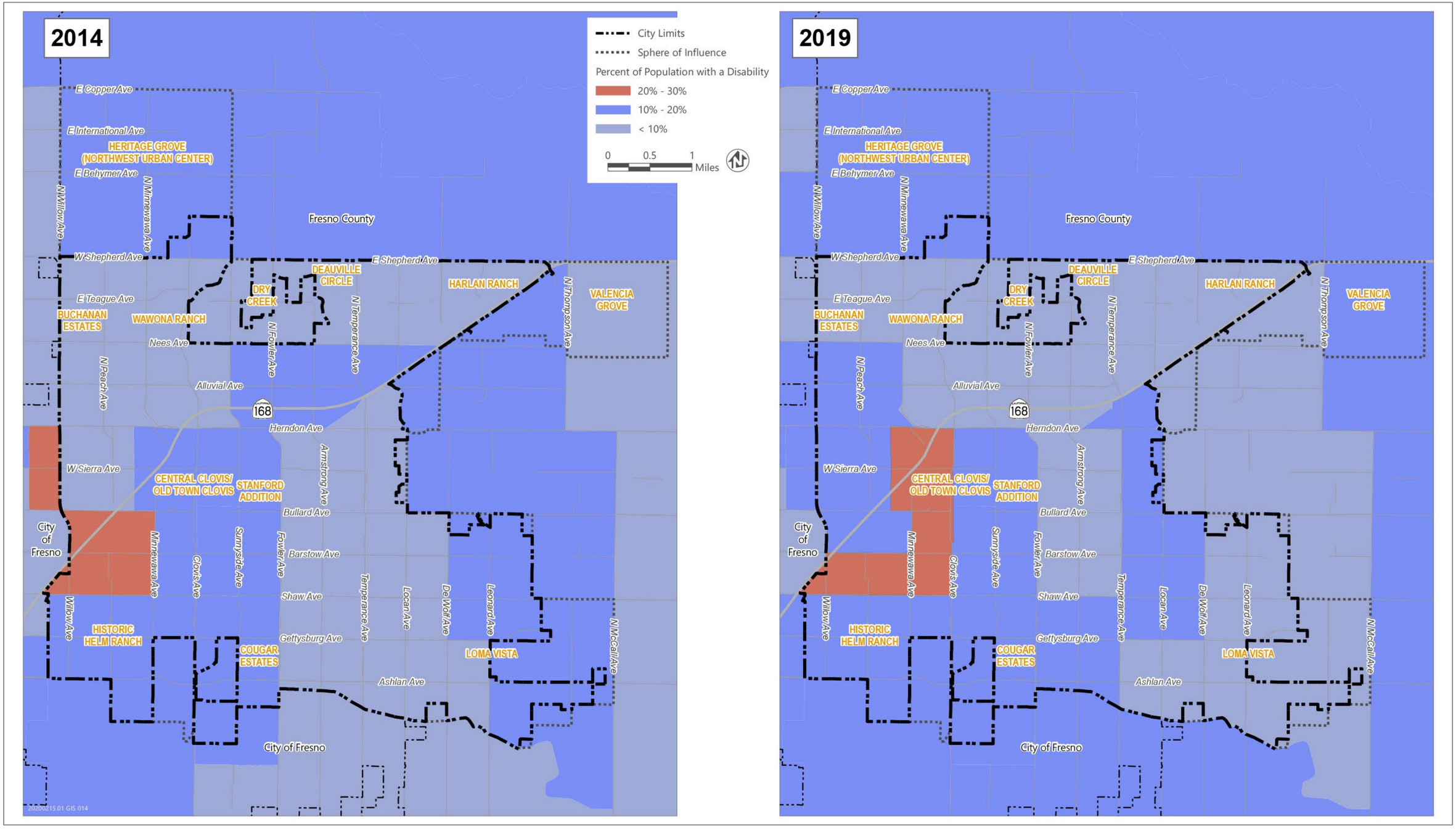
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Local Trends

The City of Clovis has a slightly lower percentage of population with disabilities than Fresno County (a difference of 1.7 percent), and a different concentration of disability types. The most common disability types in Clovis are ambulatory disabilities (5.7 percent), independent living difficulties (5.6 percent), and cognitive disabilities (5 percent).

Figure 4-13 shows the population concentrations of persons with a disability by census tract in the City in 2014 and 2019. Generally, populations with disabilities are concentrated toward the western side of Clovis. The census tracts with the highest concentration are located near Central Clovis extending toward the City of Fresno boundary, with concentrations between 20 and 30 percent. These tracts contain four subsidized housing developments and three of the City's five mobile home parks (see Figure 4-43), which are more financially accessible to individuals on fixed incomes or in need of supportive services. Near the northern and eastern borders, there tends to be a low concentration of populations with disabilities (less than 10 percent). Over time, the spatial distribution of residents with disabilities has shifted toward Central Clovis and away from the eastern outskirts of the City.

Figure 4-13 Population with a Disability, Clovis 2014-2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Racially or Ethnically Concentrated Areas of Income

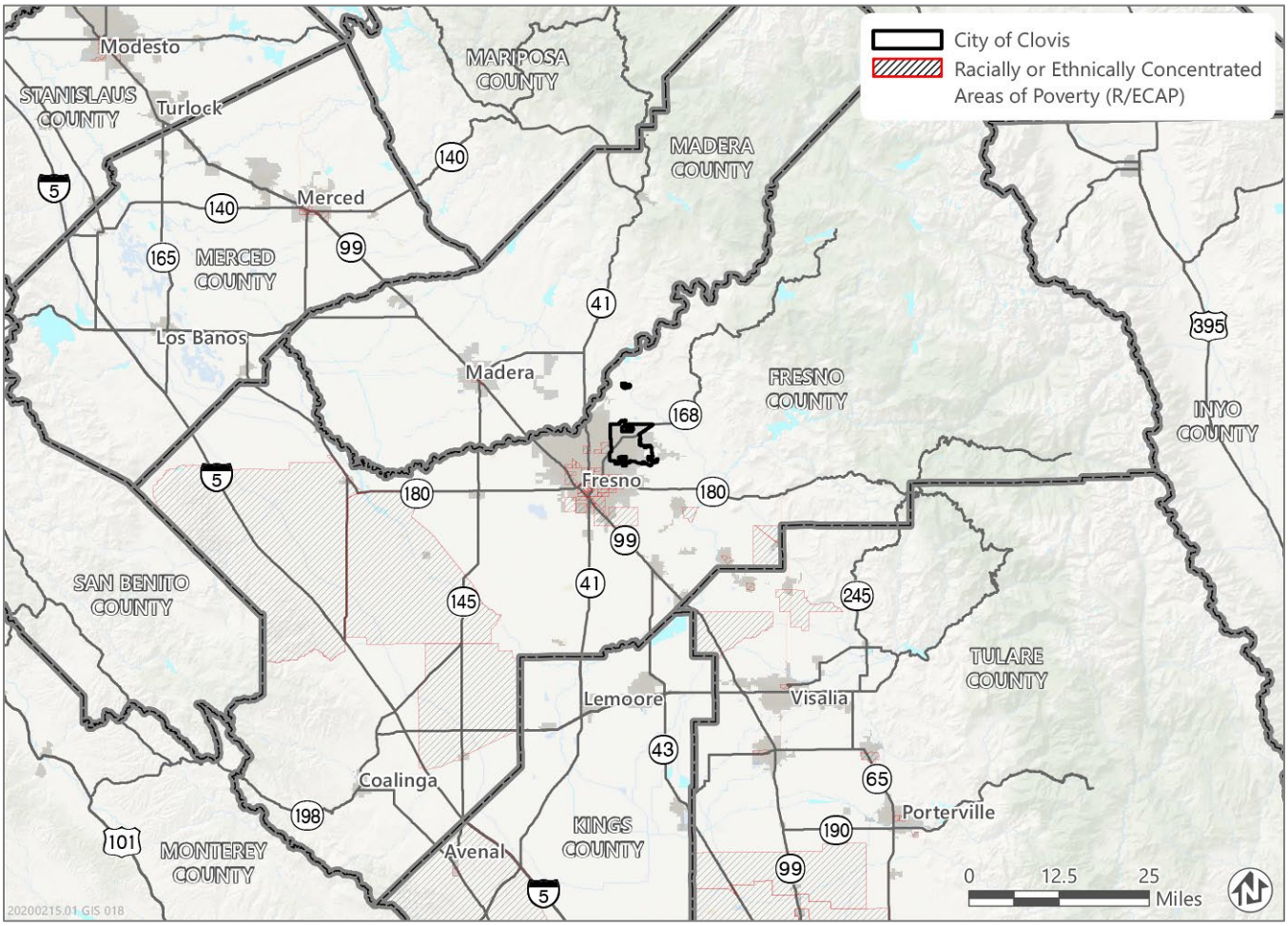
Racially or Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are neighborhoods in which there are both racial concentrations and high poverty rates. HUD's definition of a R/ECAP is:

- A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the county, whichever is lower.

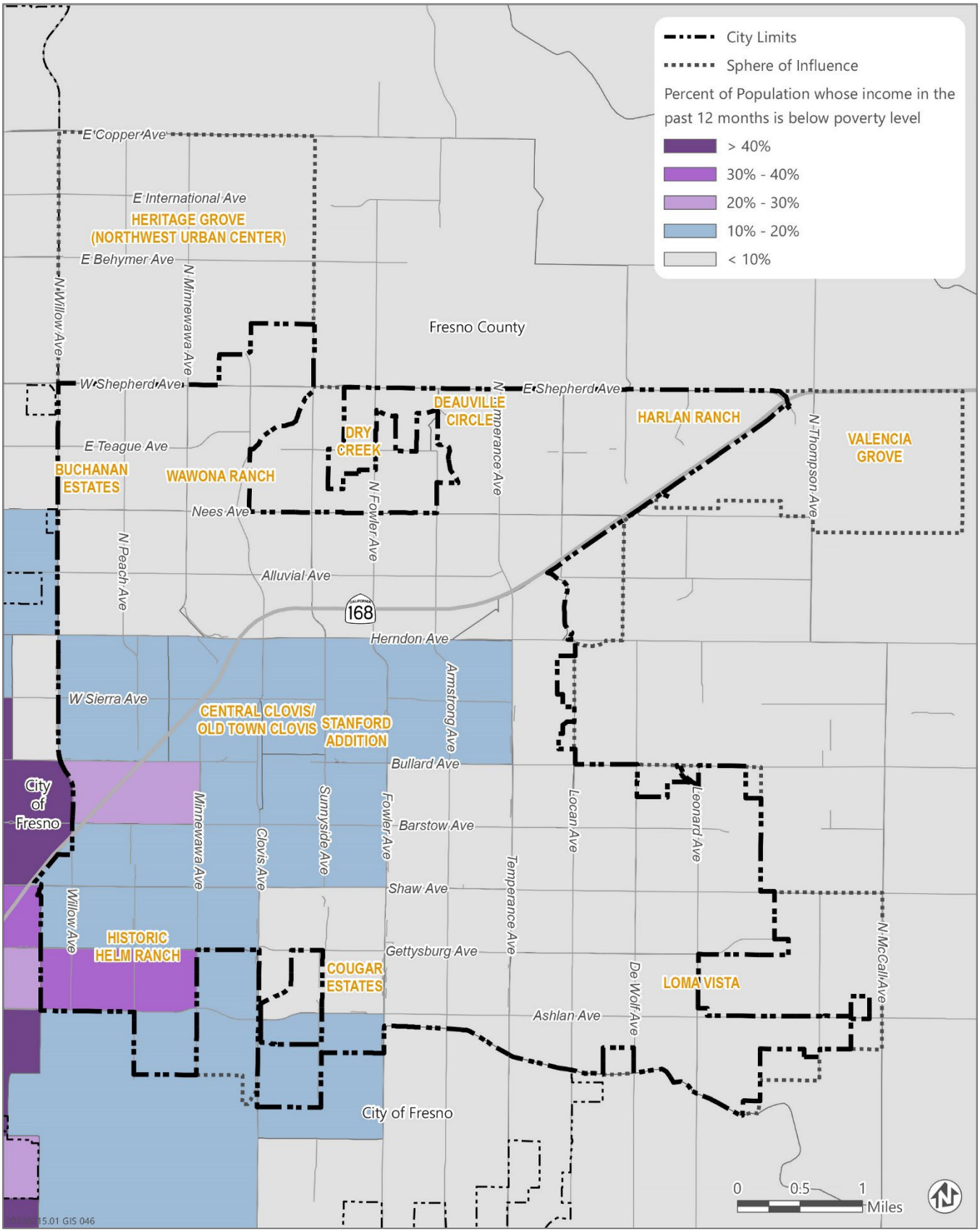
Households within R/ECAP tracts frequently represent the most disadvantaged households within a community and often face a multitude of housing challenges. R/ECAPs are meant to identify where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity. Most R/ECAPs in Fresno County are located within the City of Fresno, with other R/ECAPs located near San Joaquin, Sanger, and Reedley (see Figure 4-14). Although there are no R/ECAPs in Clovis, the nearest is located just outside city's limits near California State University, Fresno on the west side of SR 168. Census tracts within city's limits adjacent to this R/ECAP tend to report higher poverty rates relative to the Clovis average (see Figure 4-15). The census tract with the highest poverty rate in Clovis (30 percent – 40 percent) in the Historic Helm Ranch neighborhood, also hosts a larger non-White population (61 percent to 81 percent) than other areas of the City (see Figure 4-3). So, while there are no census tracts that meet the HUD definition of a R/ECAP, the areas of the City described above are both lower-income and have higher concentrations of non-White residents.

Figure 4-14 R/ECAPs, Fresno County, 2009-2013



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Figure 4-15 Poverty Status, Clovis, 2016-2020



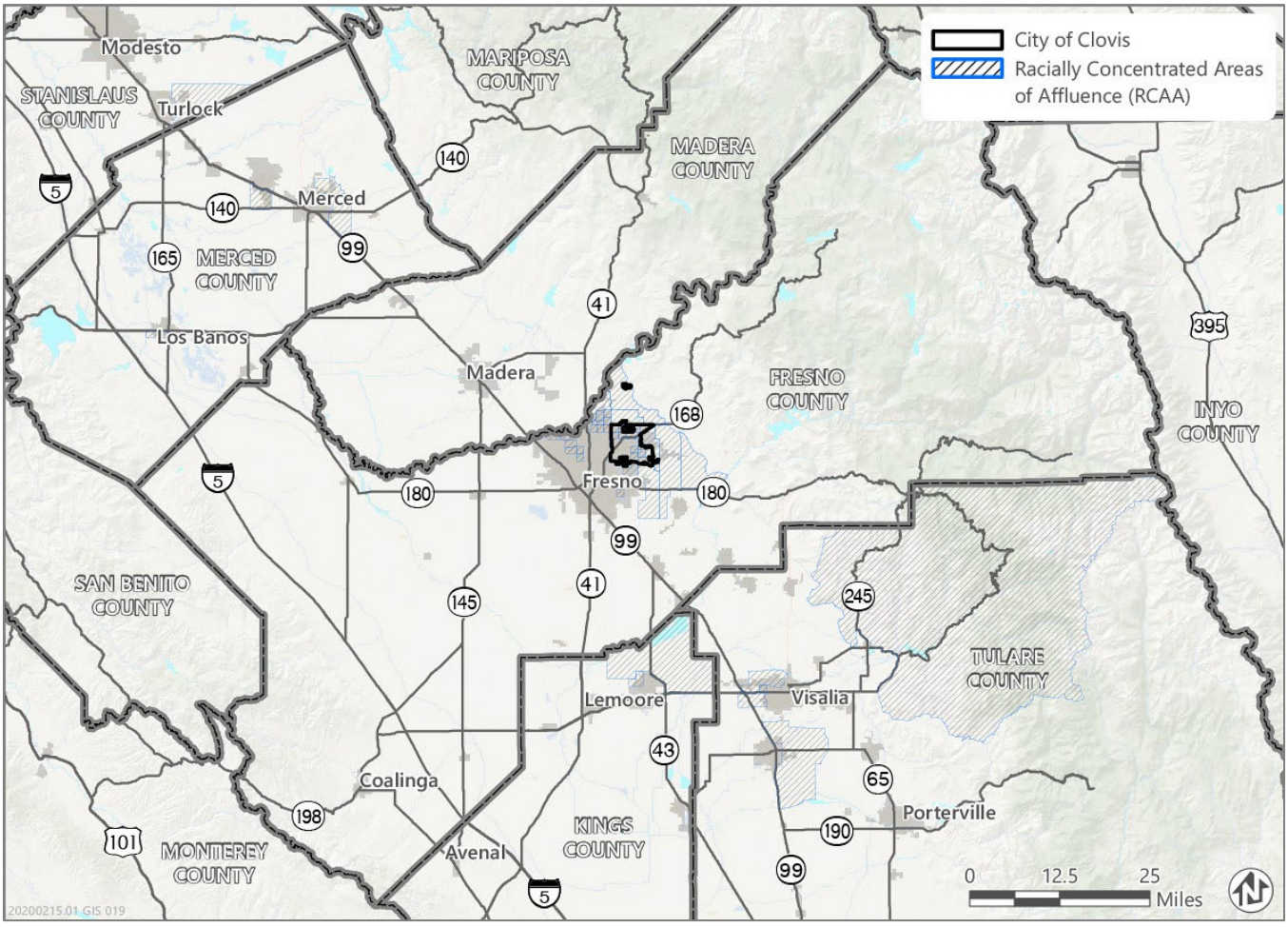
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Racially or Ethnically Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. HCD's methodology identifies RCAAs as census tracts with both a population of non-Hispanic white residents that is at least 1.25 times higher than the average total white population in the region and a median income at least 1.5 times higher than the regional average median income (or 1.5 times the state average median income, whichever is lower).

Figure 4-16 shows RCAAs identified using HCD's methodology in Fresno County and the surrounding area. Regionally, RCAAs are localized to the north side of the Cities of Fresno and Clovis along the San Joaquin River and extend around the north and east side of Clovis. Outside of this area, the nearest RCAAs are located in Tulare County, bordering the southern Fresno County line. This aligns with regional racial demographic and median income data discussed above, which indicates that Clovis and northern areas of the City of Fresno tend to have a higher concentration of non-Hispanic white populations and higher median household incomes than elsewhere in the county.

Figure 4-16 Racially Concentrated Areas of Affluence, Fresno County, 2015-2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2022, based on US Census Bureau data.

Relative to the surrounding Fresno region, the City has a greater presence of higher-income households and a higher concentration non-Hispanic White residents, particularly along the northern and eastern portions of the City. These areas are generally identified as RCCAs in Figure 4-17. RCCAs are located north of Herndon Avenue and east of Fowler Avenue; areas that are predominantly zoned for low-density single-family residential housing. Relative to other areas, RCAAs in Clovis tend to exhibit the following characteristics:

- Higher degree of racial/ethnic homogeneity according to Diversity Index scores (see Figure 4-5)
- Median household incomes greater than $100,000 per year (see Figure 4-7)
- Fewer children in single-parent households (see Figures 4-10 and 4-11)
- Lower rates of people living with disabilities (see Figure 4-13)
- Higher scores of economic and educational opportunity based on the 2021 TCAC Opportunity Index (see Figures 4-21 and 4-24)
- Housing units are predominantly owner-occupied, with less than 40 percent of households in renter-occupied housing units (see Figure 4-41)
- Lower rates of housing cost burden (see Figures 4-32 and 4-33).

Contributing Factors to Residential Segregation

Municipal land use policies (e.g., zoning, code enforcement, and redevelopment) have created and reinforced patterns of racial and income-based segregation. In most cities throughout the San Joaquin Valley, it is common for higher income areas to be zoned exclusively single-family, low density residential, while lower-income areas contain most of the higher density residential zoning.[3] Research demonstrates that when cities have more stringent land use policies and homogenous zoning, it causes them to diversify more slowly.[4] This trend is applicable to development patterns and subsequent demographics in Clovis. Lower density zoning in addition to other regulatory constraints have increased affluence and intensified spatial inequality because middle- and low-income households have traditionally been excluded from opportunities to live in exclusive single-family zoned areas. These trends are discussed further in Section 4.7, "Other Relevant Factors."

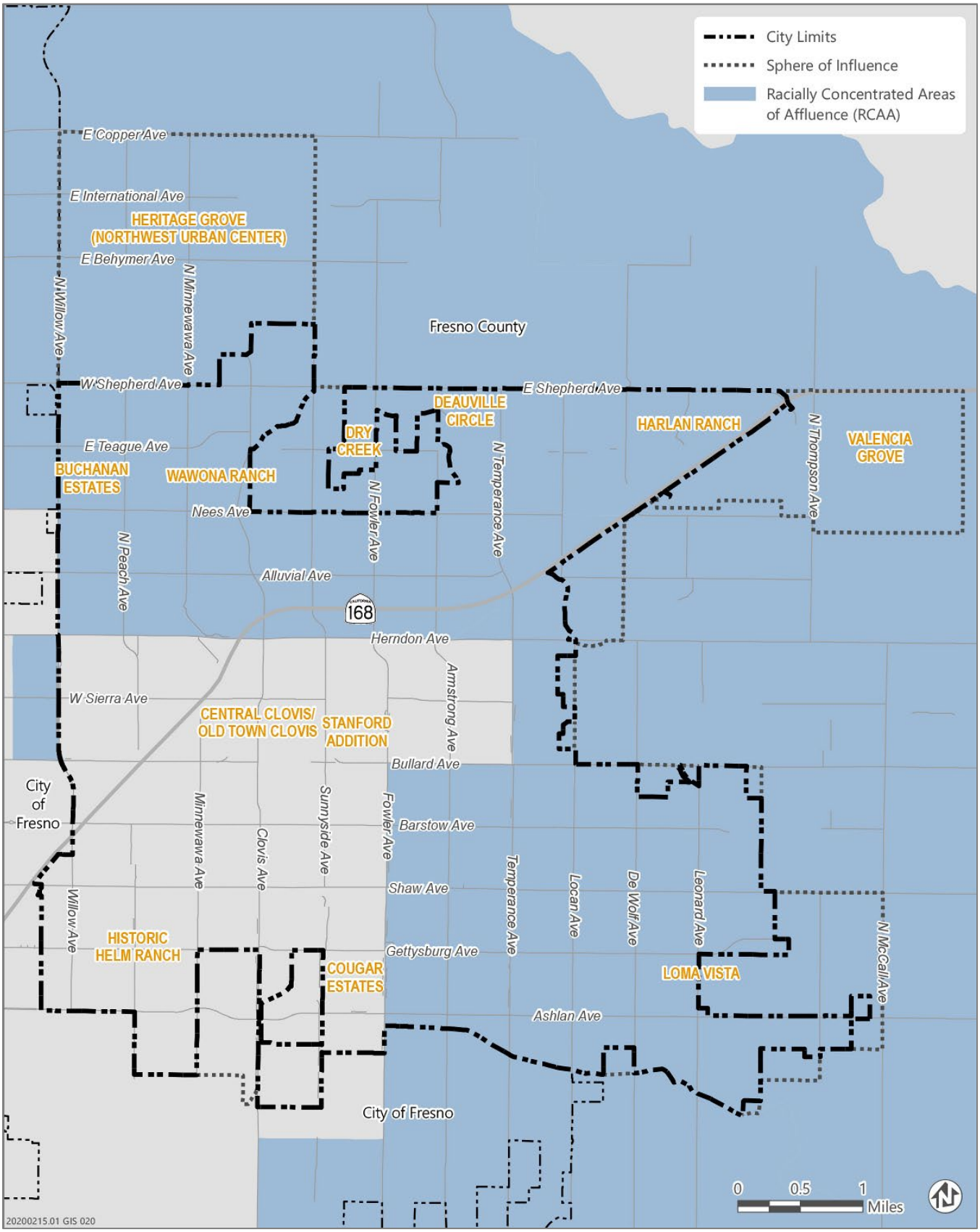
Generally, RCAAs correlate with newer areas of the City annexed beginning in the 1980s (Figure 4-39). During this time, community interest and market trends were heavily skewed toward single-family homes and these areas were predominantly zoned for and built-out as low-density, single-family residential neighborhoods (Figure 4-40). With the 1993 General Plan Update, the City reoriented its land use plan around directing new growth into designated "urban centers," which are planned to include a diverse mix of land uses including zoning for higher density single-family, multifamily, and mixed use products. As shown in Figure 4-40, zoning in areas annexed since 2000 implements the "urban centers" concept. These more recent annexation areas include a greater variety of zoning that more closely mimics zoning in Central Clovis.

Development of the urban centers as planned will help to balance the housing stock in these areas to include housing opportunities affordable to middle- and lower-income households. However, a continued market and community preference for single-family ownership housing continues to drive construction priorities and the phasing of private investment. As a result, increased housing choice and affordability in RCAAs have yet to materialize despite the availability of land zoned for higher-density housing. In recent years, there has been an uptick in developer interest and increased consumer demand for higher-density housing projects.

[3] San Joaquin Valley Fair Housing and Equity Assessment, 2014. Available via: https://academics.fresnostate.edu/oced/documents/SJV_Fair-Housing-and-Equity-Assessment_April-2014.pdf

[4] Trounstine, J, 2018. *Segregation by Design: Local Politics and Inequality in American Cities.* Cambridge University Press.

Figure 4-17 Racially Concentrated Areas of Affluence, Clovis, 2015-2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2022, based on US Census Bureau data.

As described in Section 4.8, "Assessment of Sites Inventory and Fair Housing," the City has identified a significant portion of its lower-income housing capacity in RCAAs because the most recently annexed areas to the City contain more diverse zoning with significantly more high-density zoning than areas annexed before 2000. In this way, the sites inventory provides housing mobility opportunities for lower-income households in RCAAs, improving fair housing issues in the City. In addition, the Housing Element includes the following programs which will help to expand housing choice in RCAAs and areas of highest opportunity:

- Program H5 (Affordable Housing Incentives and Support) prioritizes support for affordable housing developments in highest resource areas;
- Program H6 (Missing Middle Housing Tools and Resources) prioritizes the distribution of information and workshops on ADUs and other missing middle housing types in areas of high resource;
- Program H8 (Development Standards and Zoning Consistency) will increase the minimum density in the R-3 zone to 20 units per acre, which will help encourage more affordable housing on R-3 zoned sites within RCAAs;
- Program H9 (Lot Configuration and Large Lot Development) will facilitate development of affordable housing on large sites, which are primarily located in master planned areas that are classified as RCAAs; and
- Program H12 (Mixed Income Zoning Ordinance) will require a certain set aside percentage of affordable housing in new residential developments.

4.5 Access to Opportunity

Across the nation, affordable housing has been disproportionately developed in minority neighborhoods with high poverty rates, thereby reinforcing the concentration of poverty and racial segregation in low opportunity and low resource areas. Several agencies, including HUD and HCD, in coordination with the California Tax Credit Allocation Committee (TCAC), have developed methodologies to assess and measure geographic access to opportunity in areas throughout California. For this assessment, the opportunity indices prepared by HUD and HCD/TCAC are used to analyze access to opportunity in the City of Clovis.

Access to opportunity is a concept that approximates the link between place-based characteristics (e.g., education, employment, safety, and the environment) and critical life outcomes (e.g., health, wealth, and life expectancy). Ensuring access to opportunity means both improving the quality of life for residents of low-income communities, as well as supporting residents' mobility and access to "high resource" neighborhoods.

TCAC Opportunity Areas

TCAC Maps are opportunity maps created by the California Fair Housing Task Force (a convening of the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC)) to provide research and evidence-based policy recommendations to further HCD's fair housing goals of (1) avoiding further segregation and concentration of poverty and (2) encouraging access to opportunity through land use policy and affordable housing, program design, and implementation. These opportunity maps identify census tracts with highest to lowest resources, segregation, and poverty, which in turn inform the TCAC to more equitably distribute funding for affordable housing in areas with the highest opportunity through the Low-Income Housing Tax Credit (LIHTC) Program.

TCAC Opportunity Maps display areas by highest to lowest resources by assigning scores between 0–1 for each domain (i.e., economic, environmental, and education) by census tracts where higher scores indicate higher "access" to the domain or higher "outcomes." Refer to Table 4-9 for a list of domains and indicators for opportunity maps. Composite scores are a combination score of the three domains that do not have a numerical value but rather rank census tracts by the level of resources (low, moderate, high, highest, and high poverty and segregation). The opportunity maps also include a measure or "filter" to identify areas with poverty and racial segregation. The criteria for these filters were:

- **Poverty:** Tracts with at least 30 percent of population under the federal poverty line;

- Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the county

High resource areas have high index scores for a variety of opportunity indicators such as high employment rates, low poverty rates, proximity to jobs, high educational proficiency, and limited exposure to environmental health hazards. High resource tracts offer low-income residents the best chance of a high quality of life, whether through economic advancement, high educational attainment, or clean environmental health. Moderate resource areas have access to many of the same resources as the high resource areas but may have fewer job opportunities, lower performing schools, lower median home values, or other factors that lower their indexes across the various economic, educational, and environmental indicators. Low resource areas are characterized as having fewer opportunities for employment and education, or a lower index for other economic, environmental, and educational indicators. These areas have greater quality of life needs and should be prioritized for future investment to improve opportunities for current and future residents.

Table 4-9 Domains and List of Indicators for Opportunity Maps

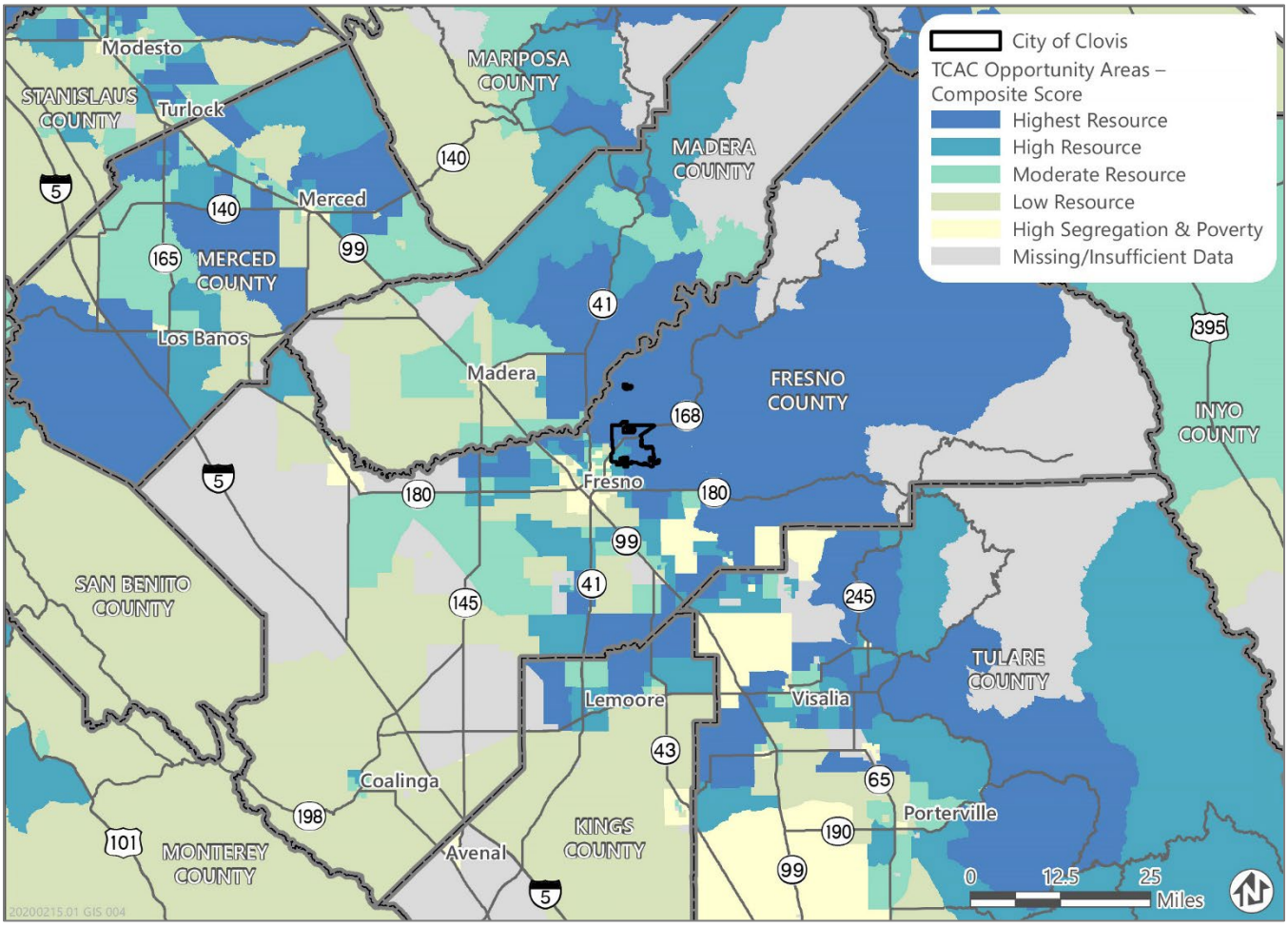
Domain	*Indicator*
Economic	• Poverty • Adult Education • Employment • Job Proximity • Median Home Value
Environmental	• CalEnviroScreen 3.0 Pollution Indicators and Values
Education	• Math Proficiency • Reading Proficiency • High School Graduation Rates • Student Poverty Rates

Source: California Fair Housing Task Force, Methodology for the 2021 TCAC/HCD Opportunity Maps, December 2020.

Regional Trends

Figure 4-18 provides a visual representation of TCAC Opportunity Areas in Fresno County based on a composite score, where each tract is categorized based on percentile rankings of the level of resources within the region. Areas of high segregation and poverty are clustered near and within the City of Fresno, with another cluster located east of SR 99 near the City of Parlier. Concentrations of low resource areas are located in the southwestern and central portions of the County of Fresno, clustered near the Cities of Coalinga and Fresno. In addition, the eastern Cities of Sanger and Reedley contain areas identified as high segregation and poverty. Parlier and Orange Cove, east of SR 99, are also identified as predominantly areas of high segregation and poverty, as well as Mendota, Firebaugh, San Joaquin, and Huron in the eastern portion of the county. In the unincorporated county, high and highest resource areas are generally in the northeast and eastern portions of the county, extending into the Cities of Clovis, Reedley, and along the San Joaquin River.

Figure 4-18 TCAC Opportunity Areas, Composite Score, Fresno County, 2022

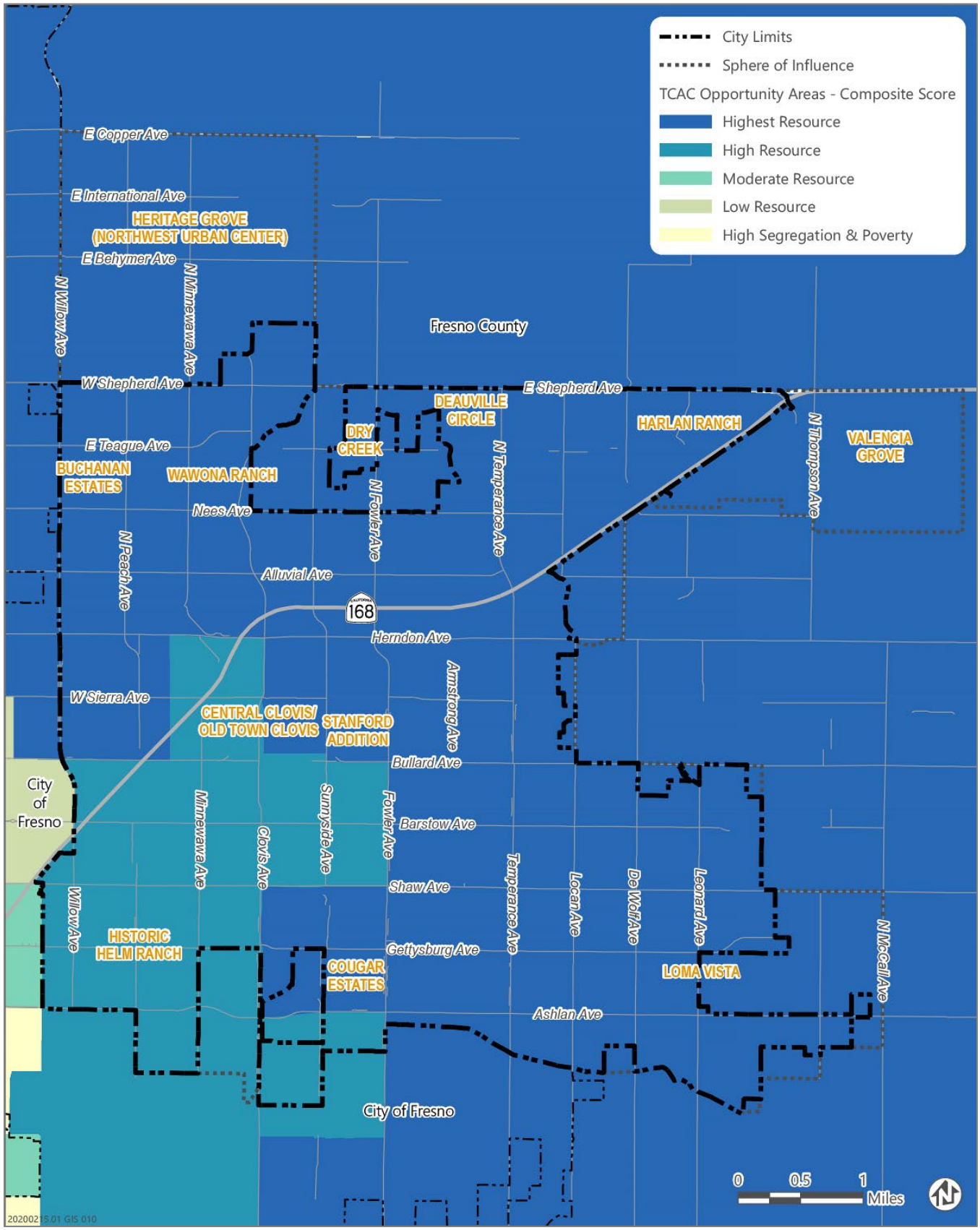


Source: Data downloaded from California State Treasurer in 2022.

Local Trends

Figure 4-19 shows the composite opportunity scores for the City of Clovis by census tract. Clovis is composed entirely of high and highest resource areas. High resource areas are clustered in the southwestern portion of the city and received comparatively lower scores in all three domains. These areas correspond with a higher percentage of children in female-headed households, lower median household income, and larger concentrations of non-White residents. Areas identified as RCAAs in Figure 4-17 are all located in highest resource areas, indicating that affluent White households tend to have the most optimal access to opportunity in the city.

Figure 4-19 TCAC Opportunity Areas, Composite Score, Clovis, 2022



Source: Data downloaded from California State Treasurer in 2022.

Educational Opportunity

Housing and school policies are mutually reinforcing, which is why it is important to analyze access to educational opportunities when assessing fair housing. At the most general level, school districts with the greatest amount of affordable housing tend to attract larger numbers of LMI families (largely composed of minorities). As test scores are a reflection of student demographics, where students of color routinely score lower than their White peers, less diverse schools with higher test scores tend to attract higher income families to the school district. This is a fair housing issue because as higher income families move to the area, the overall cost of housing rises and an exclusionary feedback loop is created, leading to increased racial and economic segregation across districts as well as decreased access to high-performing schools for non-White students.

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.

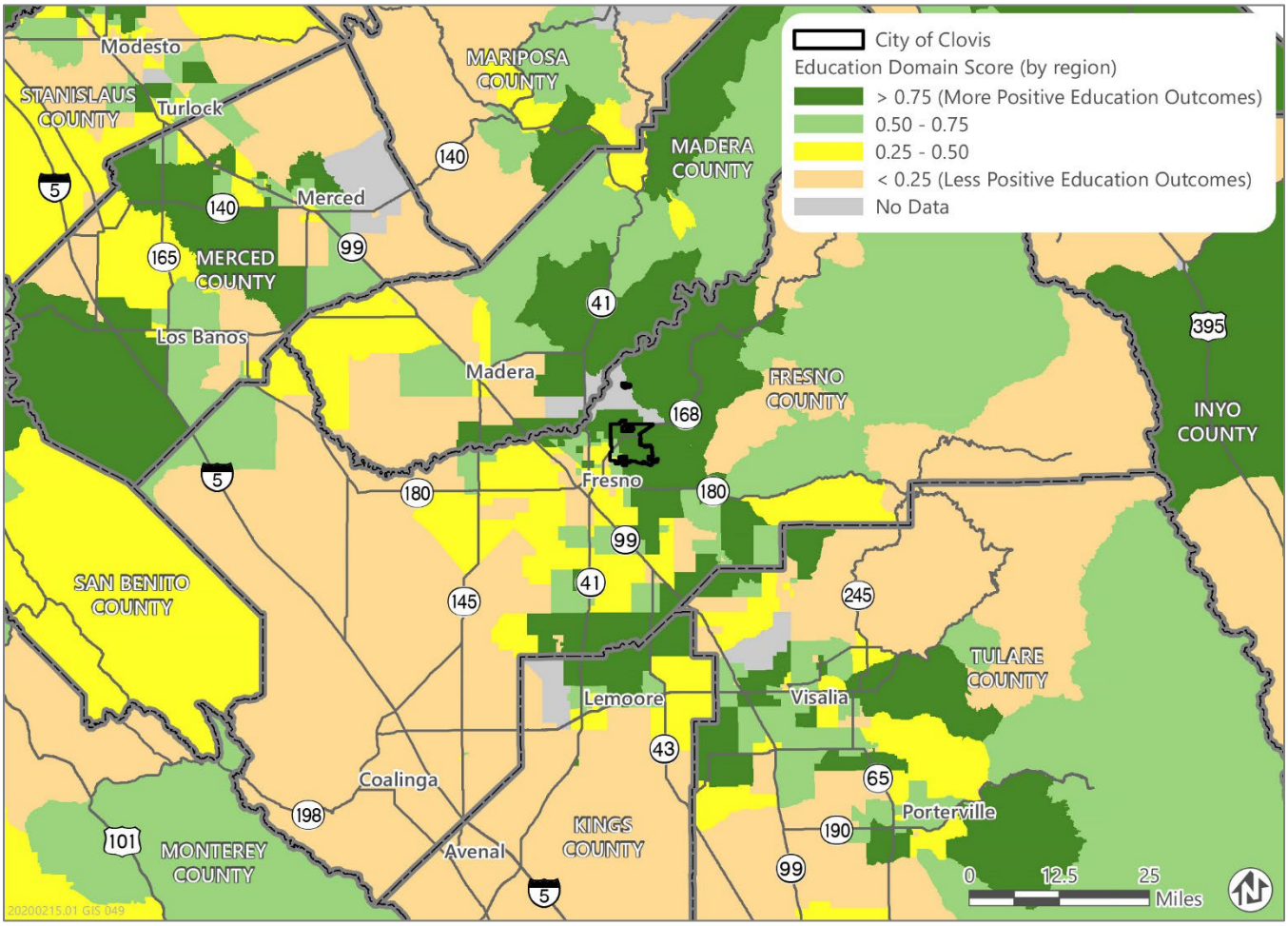
Regional Trends

There are 33 public school districts in Fresno County, with 49 private schools and 37 charter schools. Figure 4-20 demonstrates that the County of Fresno's most positive educational outcomes are located around Clovis and Auberry, with clusters in the City of Fresno and along the southern County line near Kingsburg, Reedley, and Riverdale. Census tracts in the far western portion of the county have the lowest education index scores (less than 0.25), with clusters of low-scoring census tracts in the Cities of Fresno, Parlier, and Selma. The lowest education scores within incorporated cities tend to be located near areas of high segregation and poverty. A few census tracts in the eastern unincorporated area of the county received low educational scores (less than 0.25); however, these census tracts are designated as highest resources areas because they received high economic and environmental scores otherwise. These tracts have the lowest population density in the county, and likely either attend the higher performing schools in adjacent jurisdictions or are homeschooled.

Local Trends

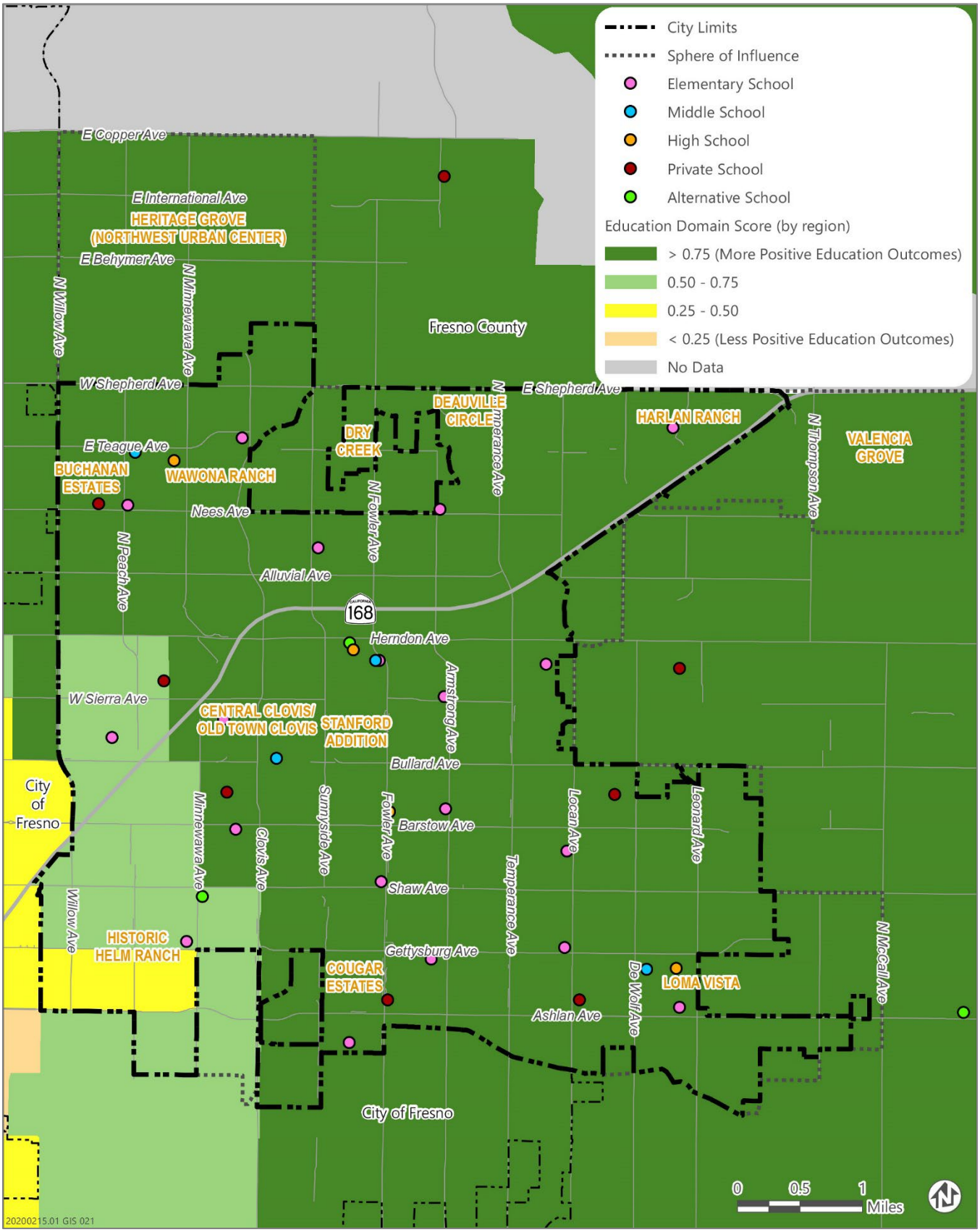
The City of Clovis is served by the Clovis Unified School District (CUSD), which serves close to 43,000 students. CUSD demographic data indicates that 48 percent of students reside in the City of Clovis. Generally, Clovis provides more positive education outcomes throughout the City than the County of Fresno, with a majority of census tracts receiving high index scores (greater than 0.75) as shown in Figure 4-21. Census tracts with the highest education scores are located in the northern and eastern portions of the City and are consistent with highest resource areas. Relatively lower education index scores are reported in census tracts located in the southwestern corner of the city, with the City's lowest score reported in the census tract south of Gettysburg Avenue, between Willow and Minnewawa Avenue. Although this census tract is located within a high resource area, it hosts a high concentration of lower-income households, children in female-headed households, and non-White residents relative to the north and eastern areas of Clovis. Housing Element update community workshop participants highlighted a pattern of student test scores from schools in the northern/eastern region of Clovis tending to be higher than test scores from schools in the western region.

Figure 4-20 TCAC Opportunity Areas, Education Score, 2021



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Figure 4-21 TCAC Opportunity Areas, Education Score, Clovis, 2021



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Economic Opportunity

Employment opportunities are depicted by two indices: (1) the HCD/TCAC economic domain opportunity index and (2) the HUD job proximity index. The HCD/TCAC economic opportunity index provide census tract-level scores for the economic domain by analyzing poverty levels, adult education, employment rates, proximity to low-wage or low-to moderate-skill jobs, and median home values. The index ranges from 0 to 1, with higher values indicating greatest access to opportunities for positive economic outcomes. HUD's jobs proximity index quantifies the accessibility of a neighborhood to jobs in the region by measuring the physical distances between jobs and places of residence. It varies from 0 to 100, with higher scores indicating closer proximity to employment opportunities.

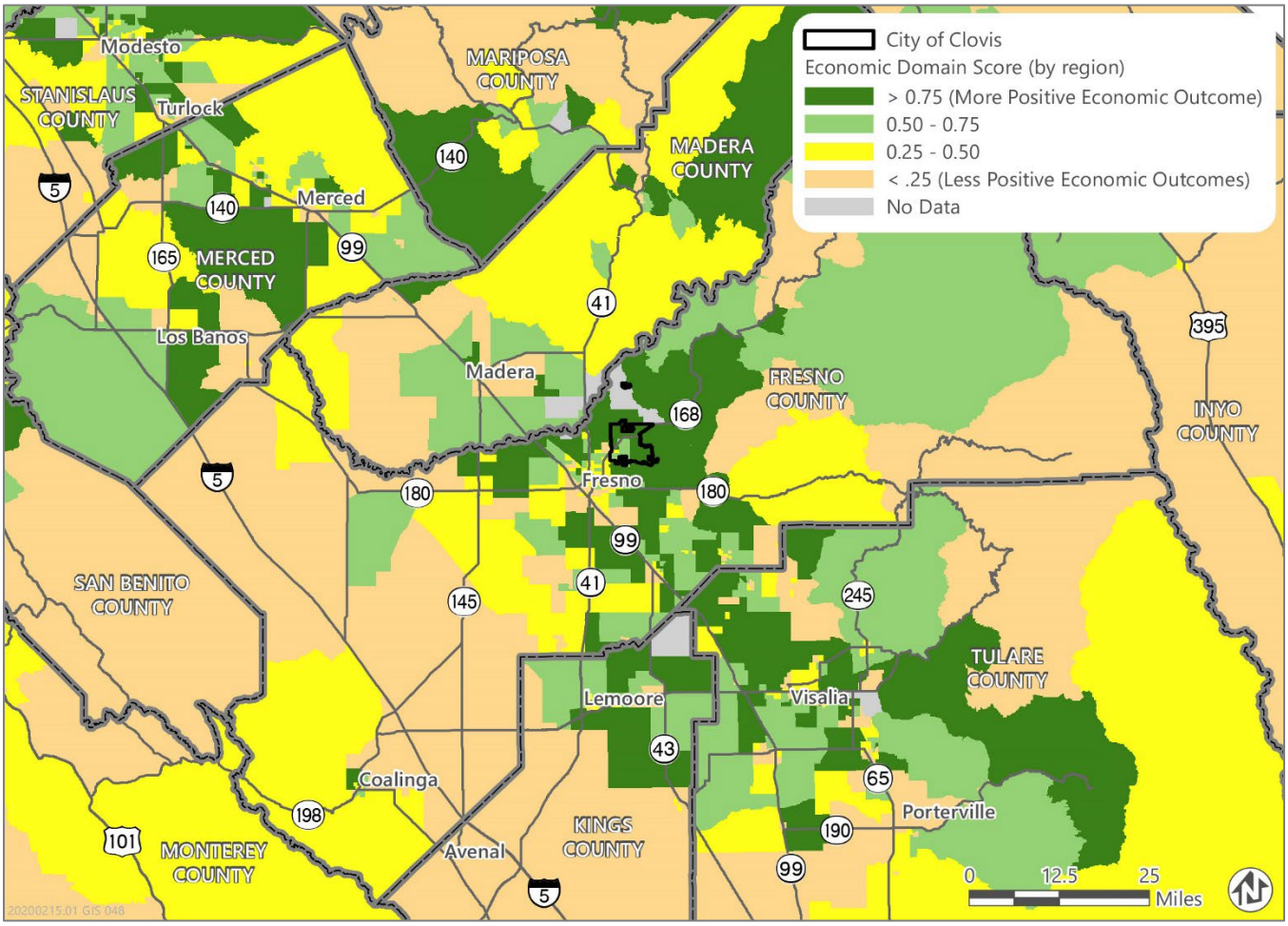
Regional Trends

According to June 2022 employment data from the State Employment Development Department, Fresno County had an unemployment rate of 5.8 percent, representing 26,200 residents. Firebaugh, Huron, and Reedley were amongst the cities with the highest unemployment rates, 14.4 percent, 12.9 percent, and 12.5 percent respectively. High unemployment rates in Fresno County tend to correlate with lower economic domain index scores. Figure 4-22 shows the economic domain index scores by census tract in Fresno County. Census tracts with the lowest economic index scores (less than 0.25) are clustered in rural areas near the western and eastern County boundaries, as well as in the Cities of Fresno, Sanger, Selma, and Reedley. Much of the land that is characterized as having the closest job proximity in eastern Fresno 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. Census tracts with the highest economic index scores (greater than 0.75) tend to be clustered near SR 99 as well as the Cities of Fresno and Clovis.

Figure 4-23 shows the spatial variability of job proximity in Fresno County. Generally, areas with closest job proximity (greater than 80) are found in the Central Valley between SR 5 and SR 99. In this area, the economic opportunity index and the job proximity index are most consistent. The far western and eastern areas of the county have the furthest proximity (less than 20). In these areas, there is more variability between the two indices as the eastern region of the county (particularly in the area surrounding the City of Clovis) tends to be an area of higher economic opportunity despite further proximity from employment centers.

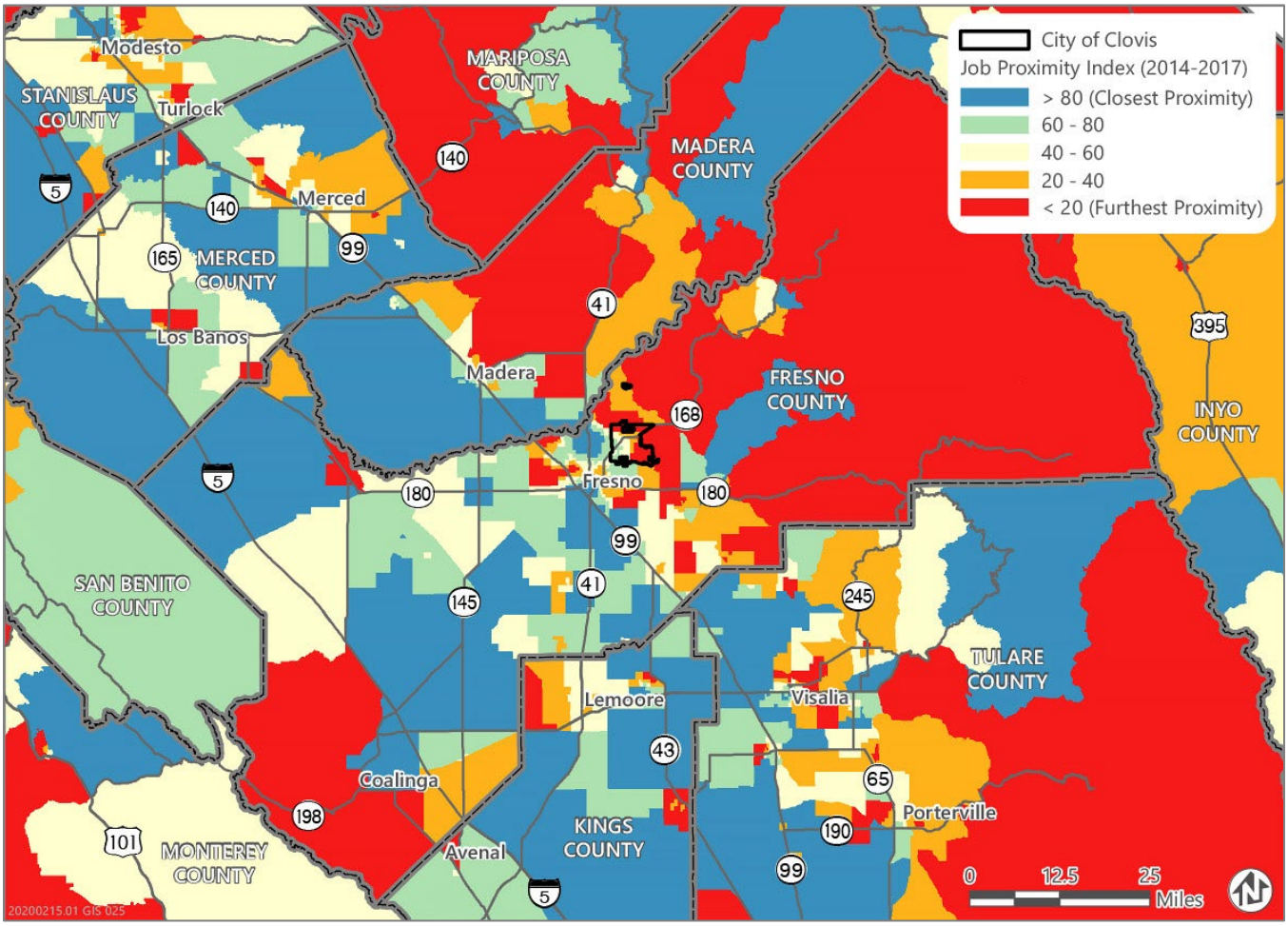
According to the US Census Longitudinal Employer-Household Dynamics (LEHD), which reports the distance and direction between home and work for residents of each jurisdiction and the ratio between jobs and households, the greatest concentration of jobs are in the City of Fresno (71.2 percent of Fresno 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).

Figure 4-22 TCAC Opportunity Areas, Economic Score, Fresno County, 2021



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Figure 4-23 Job Proximity Index, Fresno County, 2014-2017



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

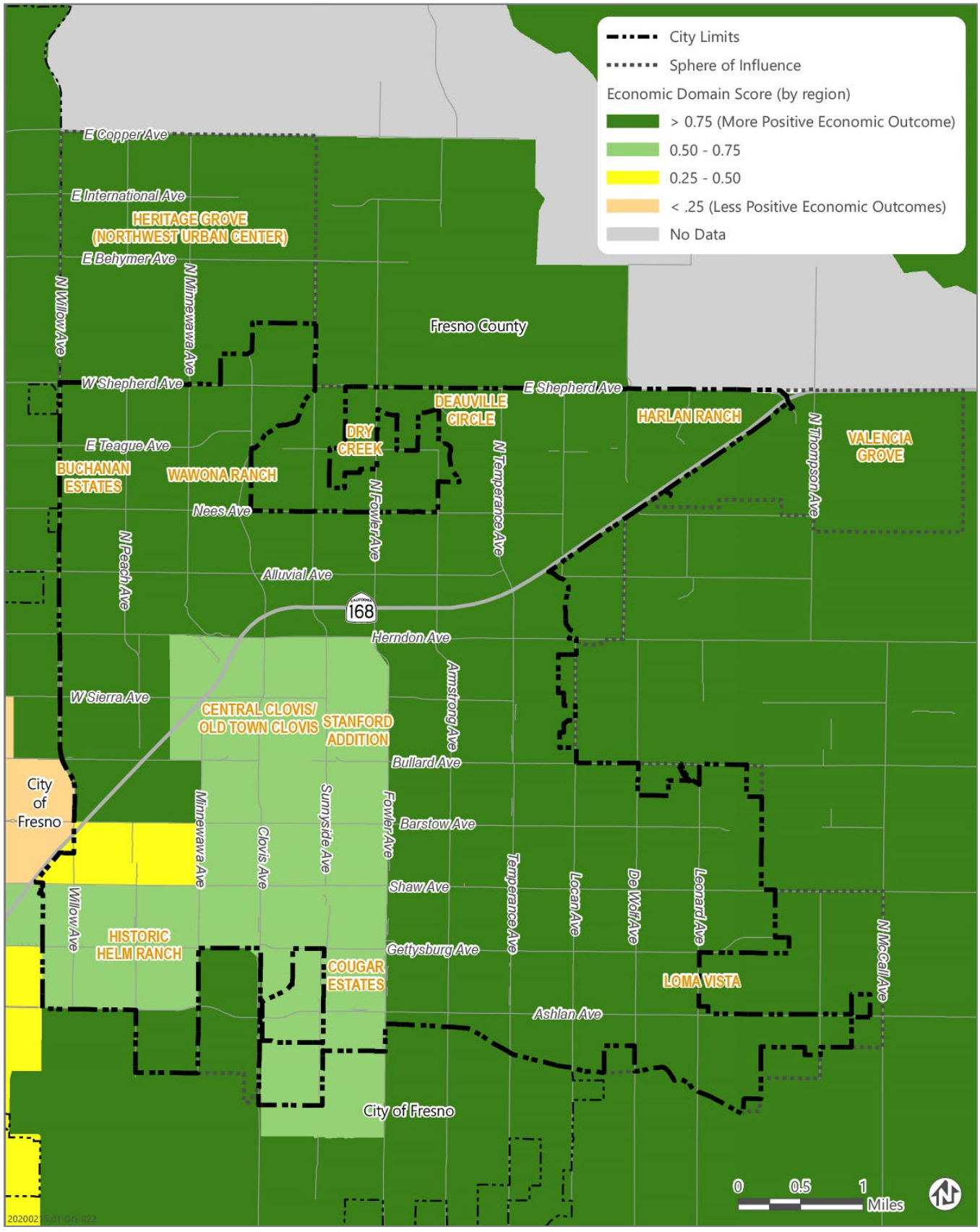
Local Trends

In June 2022, the City of Clovis had an unemployment rate of 3.1 percent, representing one of the lowest unemployment rates in the county. As shown in Table 3-5, 82.9 percent of employed Clovis residents work outside of Clovis with 49.2 percent working in the City of Fresno. Based on ACS 2015-2019 5-year estimates, 76 percent of the Clovis population has a commute time less than 30 minutes; less than 20 percent has a commute time between 30 minutes and an hour; and less than 5 percent has a commute time greater than an hour.

Most of Clovis received an economic domain score greater than 0.75 indicating the most positive economic outcomes (see Figure 4-24). Only one census tract received a score less than 0.50, indicating lower access to opportunities for positive economic outcomes. This tract is located between Barstow and Shaw Avenue in the southwest corner of Clovis, which generally received lower scores relative to more positive economic opportunity scores in northern and eastern areas of Clovis. In contrast, this area received a job proximity index score of 60 indicating closer proximity to employment centers (see Figure 4-25).

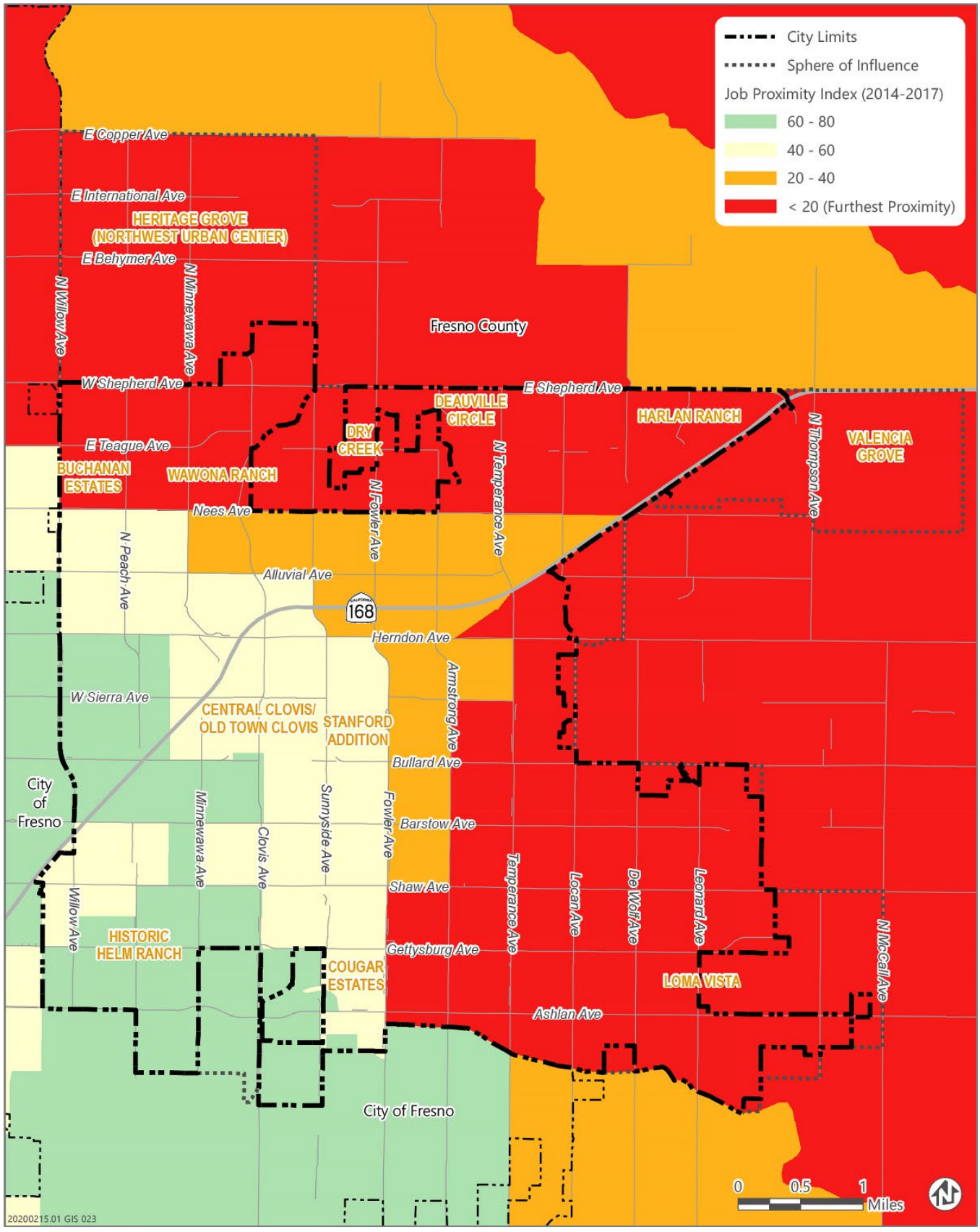
As discussed earlier in this chapter, the southwestern area of Clovis tends to have a higher concentration of low-income households. The inconsistency between scores from these two indices in this area is likely a reflection of relatively lower scores across other indicators considered in the methodology used by TCAC and HCD to measure economic opportunity, such as median home values or poverty rates.

Figure 4-24 TCAC Opportunity Areas, Economic Score, Clovis, 2021



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Figure 4-25 Job Proximity Index, Clovis, 2014-2017



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

No census tract within Clovis received a job proximity index score indicating residents have the closest proximity to jobs (greater than 80), consistent with the fact that a majority of employed Clovis residents are working outside the City's limits. Tracts with the City's highest index ratings (between 60 and 80) are located in southwestern corner of the city, near Fresno State and Fresno Yosemite International Airport. These scores gradually decline toward the north and east borders where census tracts receive index scores less than 20, indicating residents experience the furthest proximity from employment centers. Although job proximity is an indicator considered in TCAC/HCD's methodology for measuring economic opportunity, these areas received the City's highest economic opportunity index scores. The northern and eastern areas of Clovis tend to have higher median home values and household incomes, as well as educational opportunity index scores indicating more access to positive educational outcomes. The overall level of affluence in these areas with furthest job proximity implies residents have greater financial flexibility to shoulder the potential economic burden of living farther away from workplaces.

Environmental Conditions

Across the country, lower-income households and racially segregated communities are disproportionately impacted by a combination of locational factors such as proximity to landfills, freeways, industrial areas, and other toxins and pollutants. A 2016 report entitled "Poverty Concentration and the Low Income Housing Tax Credit: Effects of Siting and Tenant Composition" studied whether nationally the LIHTC affects the concentration of poverty. The study examined who lives in LIHTC developments in different neighborhoods, and how neighborhoods and metropolitan areas change after LIHTC developments are built. The study concluded that the distribution of affordable housing has been disproportionately developed in minority neighborhoods with poor environmental conditions and high poverty rates, thereby reinforcing poverty concentration and racial segregation in low opportunity and low resource areas. The links between health and housing strongly indicate that improved housing and neighborhood environments could lead to reductions in health disparities.

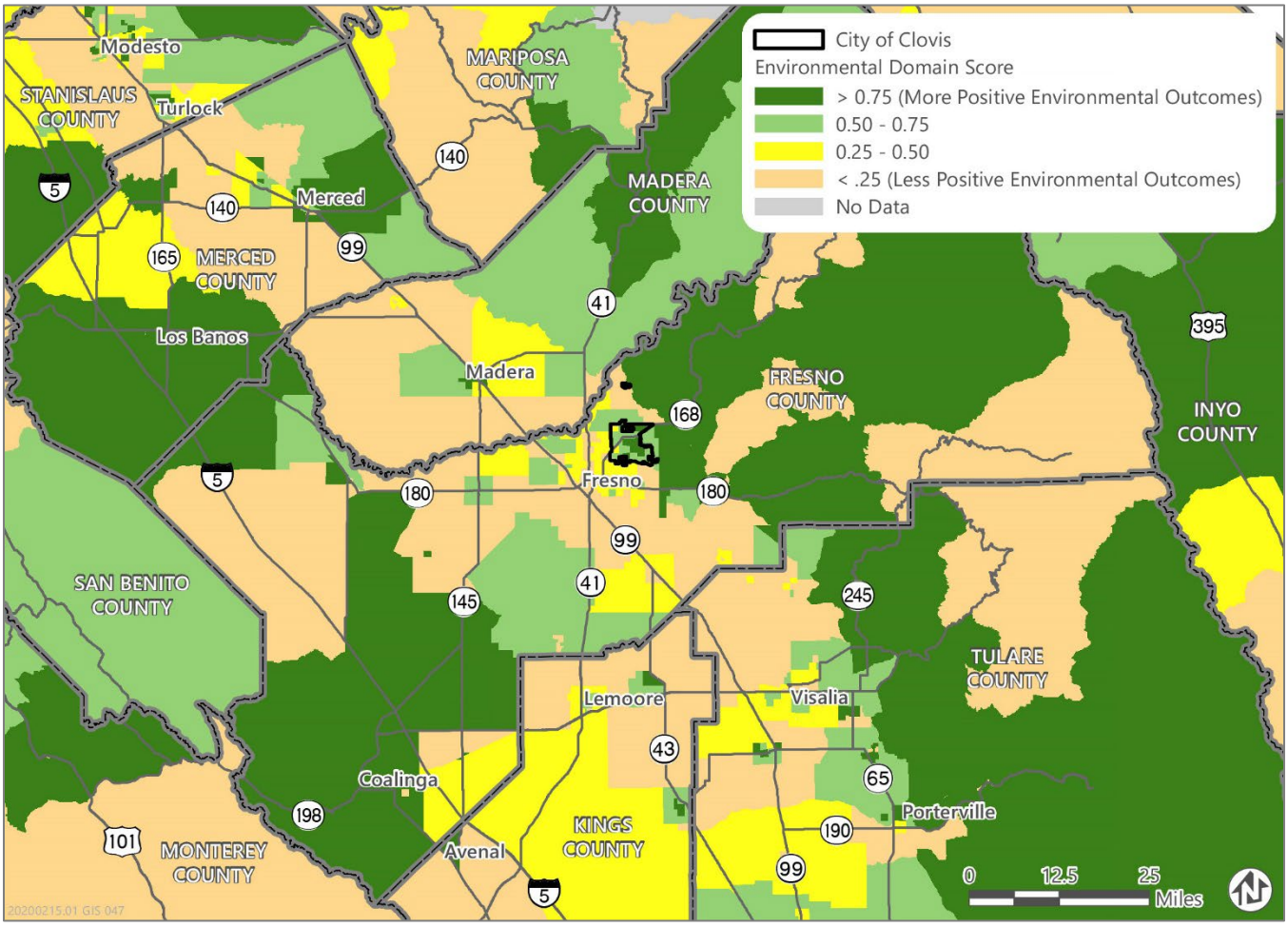
The 2021 TCAC/HCD opportunity map scores for the environmental domain are based on the exposure, pollution burden, and environmental effect indicators used in the California Office of Environmental Health Hazard Assessment CalEnviroScreen 3.0 tool. CalEnviroScreen was developed by the California Environmental Protection Agency (CalEPA) to evaluate pollution sources in a community while accounting for a community's vulnerability to the adverse effects of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also considers socioeconomic factors such as educational attainment, linguistic isolation, poverty, and unemployment. Measures of pollution burden and population characteristics are combined into a single composite score that is mapped and analyzed. Lower values on the index indicate greater cumulative environmental impacts on individuals arising from these burdens and population factors.

Regional Trends

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. Much of Fresno County, particularly the western area along the SR 99 and SR 5 corridors, has low environmental index scores, as shown in Figure 4-26. These census tracts also received higher rankings across indicators of pollution burden in the CalEnviroScreen index (e.g., pesticides, drinking water contaminants, particulate matter, and ozone). The western portion of the county is primarily agricultural land with limited residential development, so these scores may be a reflection of agricultural industry practices. In the surrounding region, low environmental index scores are also mostly concentrated in the rural agricultural areas as well as urbanized communities along SR 99 and SR 5. Fresno County closely reflects the agricultural areas of Merced, Madera, and Tulare counties.

In east Fresno County, census tracts along SR 168 stretching from Clovis through Sierra National Forest received high environmental index scores (greater than 0.50), as well as areas bordering Monterey County in the west. Generally, CalEnviroScreen rankings of pollution burden decline east of city of Fresno, with greater distance from agricultural land and major highways.

Figure 4-26 TCAC Opportunity Areas, Environmental Score, Fresno County, 2021

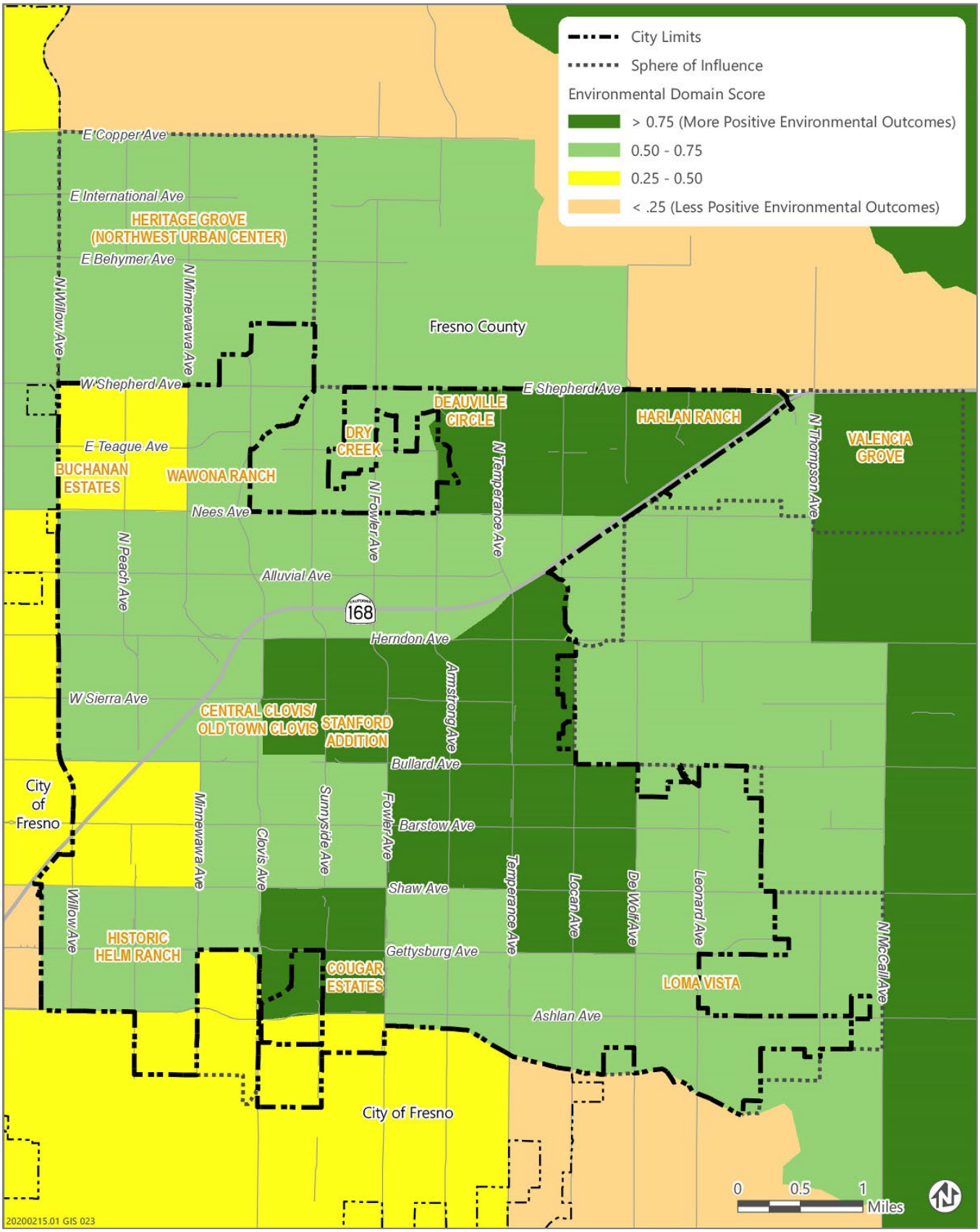


Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Local Trends

As shown in Figure 4-27, areas of Clovis with the most optimal environmental conditions correlate with the areas of highest resource and racially concentrated areas of affluence. Environmental conditions tend to decline toward the western portion of the city towards the City of Fresno and Fresno Yosemite International Airport, with these areas receiving higher rankings across indicators of pollution burden in the CalEnviroScreen index. Generally, Clovis received index scores indicating more positive environmental outcomes than the Fresno region, particularly in the Central Valley area (see Figure 4-26). CalEnviroScreen data reports Clovis generally ranks lower than the City of Fresno in terms of pollution burden, especially in areas farther away from SR 168 and Fresno city limits. Clovis also tends to rank lower among indicators of socioeconomic burdens, such as education, linguistic isolation, and poverty.

Figure 4-27 TCAC Opportunity Areas, Environmental Score, 2021



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Transportation Access

The Transportation Cost Index, developed by HUD, estimates the percentage of income that residents use to pay for transportation, measured at the census tract level on a 0 to 100 scale. The higher an index score, the lower the cost of transportation. Index scores can be influenced by factors such as access to public transportation, housing density, and proximity of employment centers and other services.

Regional Trends

Throughout the San Joaquin Valley region, public transit opportunities are typically available in the more urban areas. In the more rural areas, there is less public transit mobility. Privately contracted or individually managed services providing intercity and rural area connectivity are provided on a specified jurisdictional level. In Fresno County, there are several transit options available to residents. The Fresno County Rural Transit Agency (FCRTA) operates 25 transit subsystems that operate in 13 rural incorporated cities throughout the Valley. Several of the connections operate on fixed-route schedules, although most are on demand or require reservations. The FCRTA's transit services are available to the elderly (60+), disabled, low-income, and general public patrons within each of the 13 rural incorporated cities of Fresno County. 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.

Fresno County generally scores low on the Transportation Cost Index, indicating residents pay the highest portions of their incomes on transportation (Figure 4-28). Areas with moderately lower transportation costs tend to be concentrated in the Cities of Fresno and Clovis, reflecting that residents in urban areas of Fresno County have more readily available public transportation options.

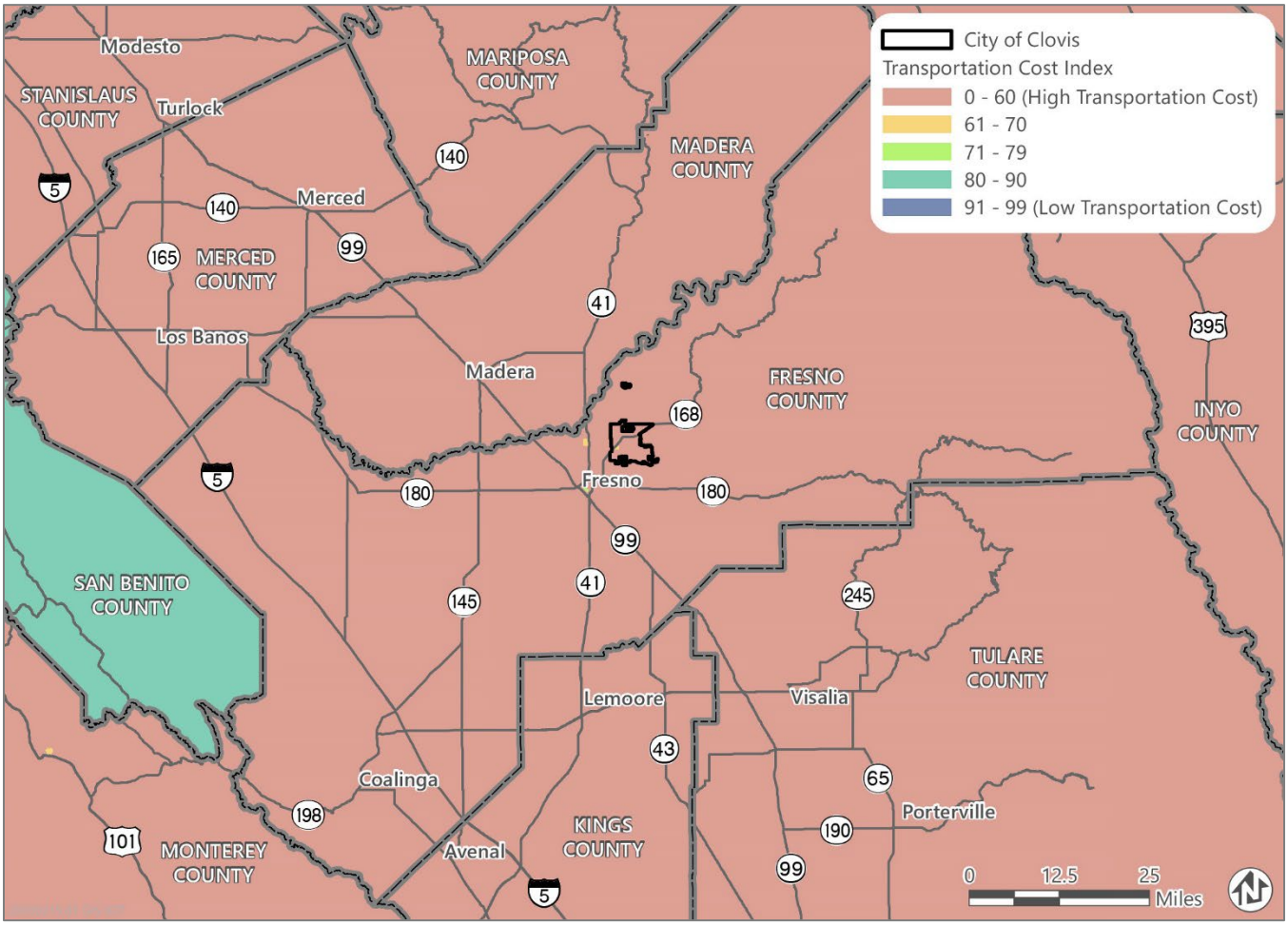
Local Trends

As shown in Figure 4-29, most of Clovis received transportation index scores reflecting residents experience a high transportation cost across the city. The lowest transportation costs in the city are found bordering the City of Fresno along SR 168, but these remain high relative to the spectrum of the cost index. Clovis is primarily served by Clovis Stageline Transit, with connections to regional transit services such as Fresno Area Express, Madera County Connection, Fresno County Rural Transit, and Amtrak. The City does not offer any high-frequency transit service (defined as service with average headways less than 15 minutes) and weekday service on major routes run twice an

hour between 6 AM and 7 PM. The City provides in-town transportation for seniors and disabled residents through Clovis Round Up Paratransit Service.

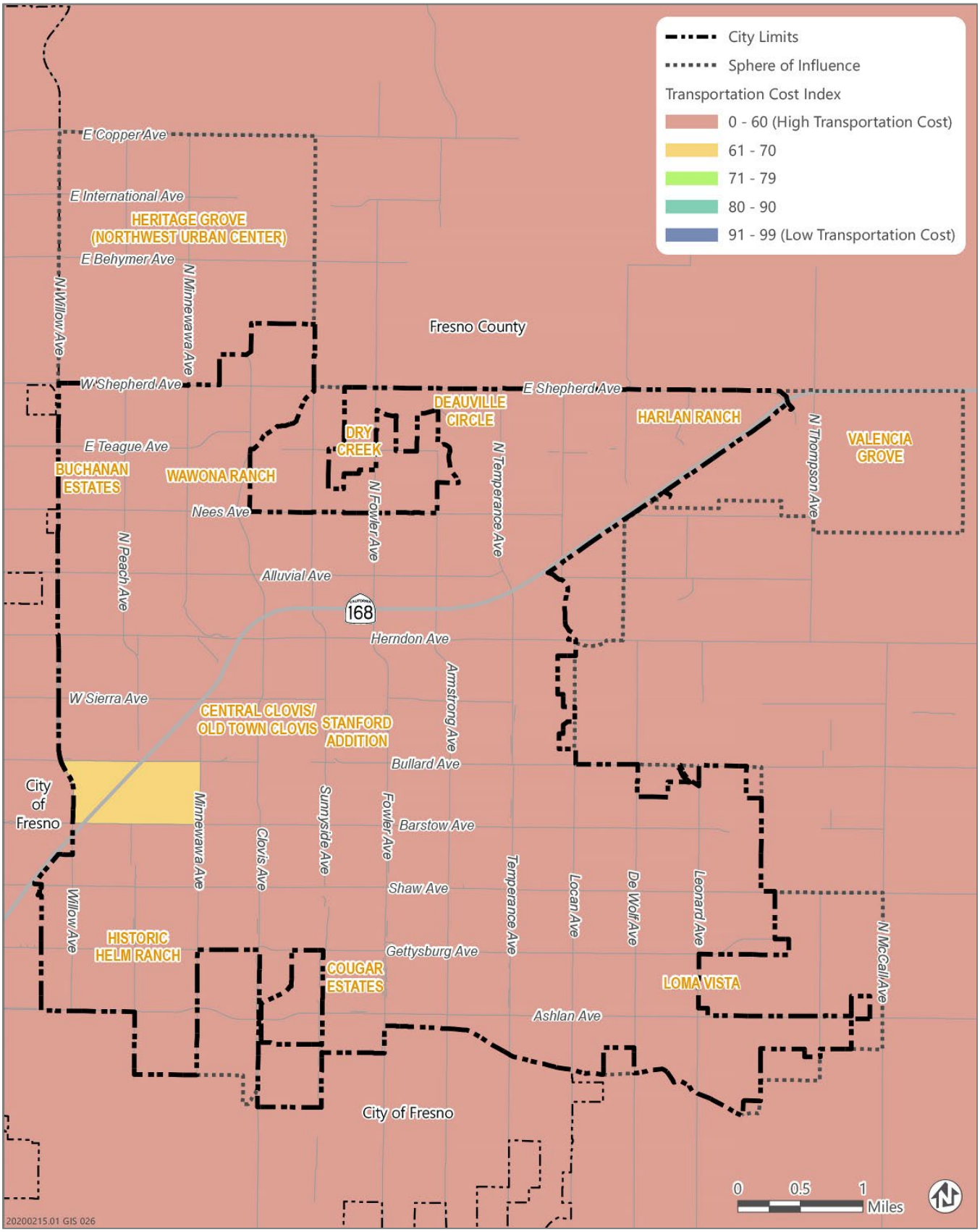
According to AllTransit, an online source of transit connectivity, access, and frequency data, Fresno (5.0), Reedley (2.2), Huron (1.2), Coalinga (1.1), and Clovis (1.1) had the best transit opportunities as they are the most urbanized areas. AllTransit reports that 33 percent of jobs and 42.5 percent of low-income households in Clovis are located within half a mile of transit. However, only 0.34 percent of commuters use local transit, compared to 2.06 percent in the City of Fresno which provides closer job proximity to employment centers. While Clovis ranks better than rural areas in the county, residents are not well served by frequently available transit. Limited access to transportation opportunities limits employment opportunities for lower-income households without reliable transportation. It also presents a greater barrier to housing affordability and mobility.

Figure 4-28 Transportation Cost Index, Fresno County, 2015-2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Figure 4-29 Transportation Cost Index, Clovis, 2015-2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

4.6 Disproportionate Housing Needs

Disproportionate housing needs generally refer to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing needs in the applicable geographic area. CHAS provides detailed information on housing needs by income level for different types of households in Fresno County. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and
- Units with physical defects (lacking complete kitchen or bathroom).

Severe housing problems are defined as households with at least 1 or 4 housing problems: overcrowding, high housing costs, lack of kitchen facilities, or lack of plumbing facilities.

Cost Burden and Overpayment

Housing cost burden, or overpayment, is defined as households paying 30 percent or more of their gross income on housing expenses, including rent or mortgage payments and utilities. Renters are more likely to overpay for housing costs than homeowners. Fair housing cost burden is considered a housing need because households that overpay for housing costs may have difficulty affording other necessary expenses, such as childcare, transportation, and medical costs.

Regional Trends

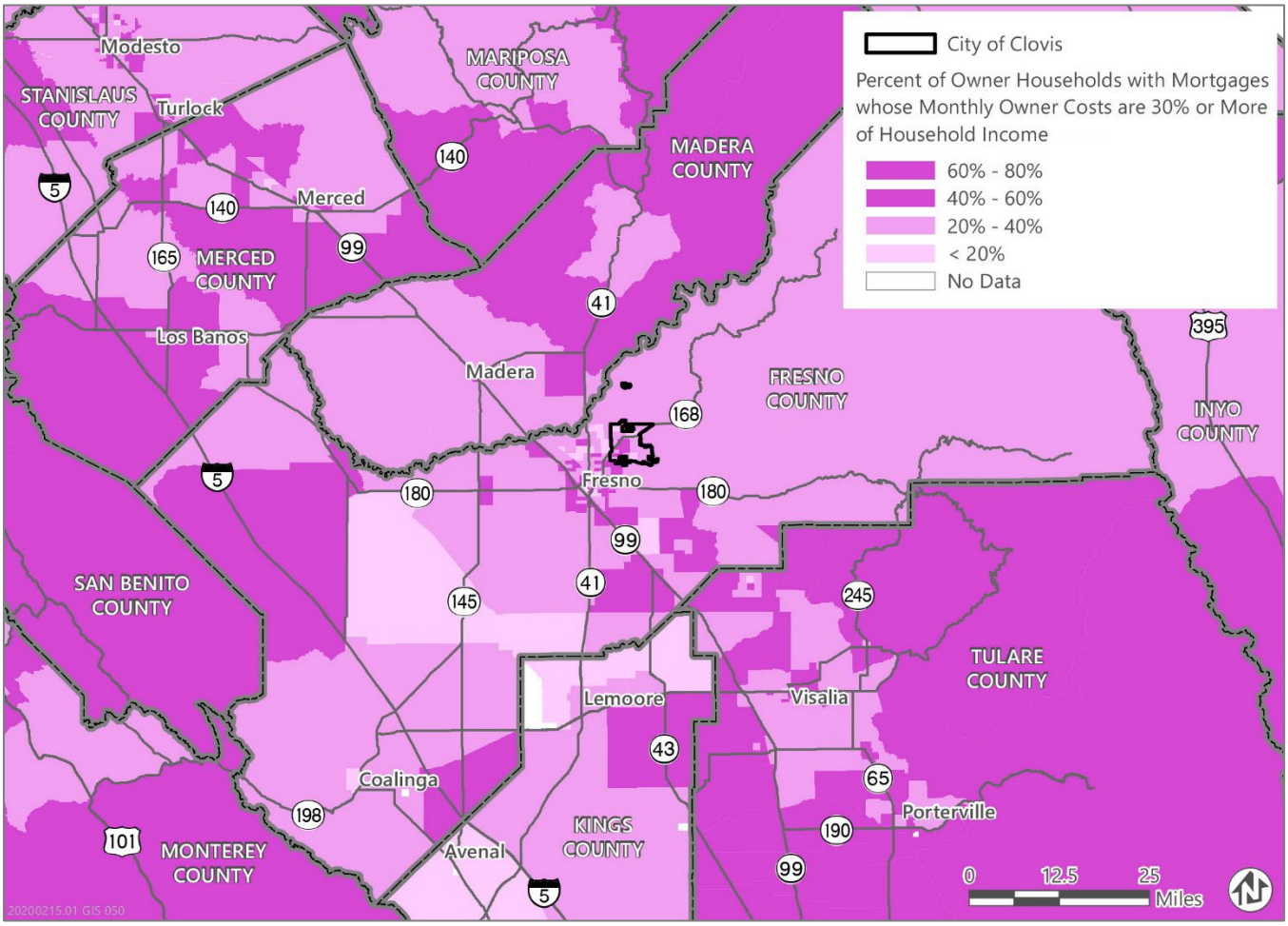
Relative to California as a whole, Fresno County has a lower percentage of renter and owner households overpaying for housing. Figures 4-30 and 4-31 show the concentrations of cost-burdened owner- and renter-occupied households by census tract. Generally, renters and homeowners are more likely to be overpaying for housing in the communities surrounding SR 99. As shown in Table 4-10, both the City of Clovis and Fresno County have a lower proportion of homeowners overpaying for housing, while the City has a higher proportion of renters overpaying for housing relative to the regional average (51 percent compared to 45 percent). While the Fresno County region has relatively low housing values and lower housing costs compared to many areas of the state; homeowners and renters experience housing cost burdens on par with state levels due to the region's comparatively lower-incomes.

Table 4-10 Households that Experience Cost Burden by Tenure

	City of Clovis		*Fresno County*		*California*	
	Owner-Occupied	*Renter-Occupied*	*Owner Occupied*	*Renter-Occupied*	*Owner Occupied*	*Renter Occupied*
Cost Burden between 30% and 50%	15%	21%	15%	24%	17%	24%
Cost Burden >50%	9%	24%	10%	27%	13%	26%
Total Number of Households	22,275	14,150	164,125	143,780	7,154,580	5,889,685
Percentage of Households that Experience Cost Burden	25%	51%	24%	45%	30%	50%

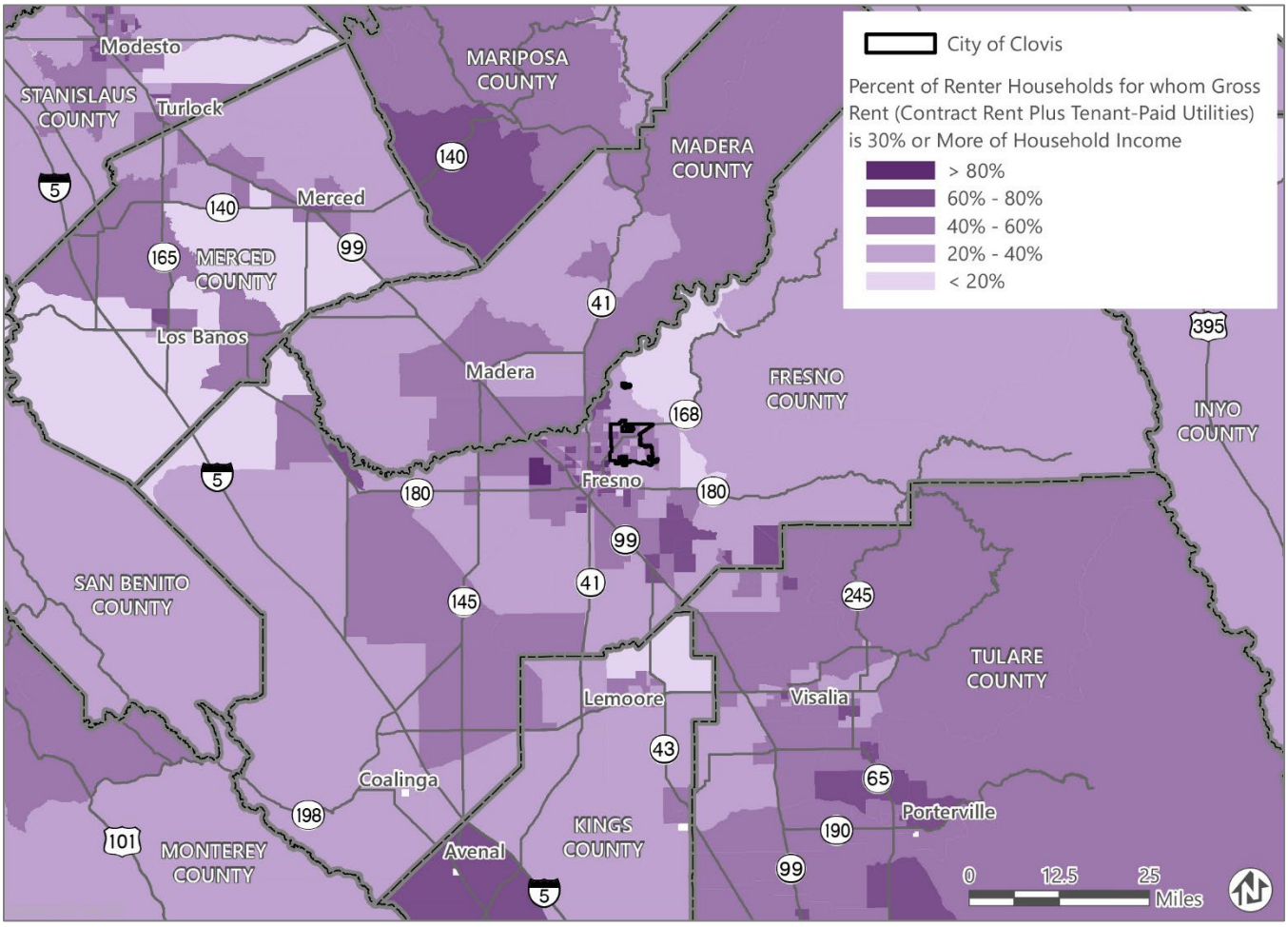
Source: HUD CHAS 2015-2019.

Figure 4-30 Cost Burdened Owner Households, Fresno County, 2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Figure 4-31 Cost Burdened Renter Households, Fresno County, 2019



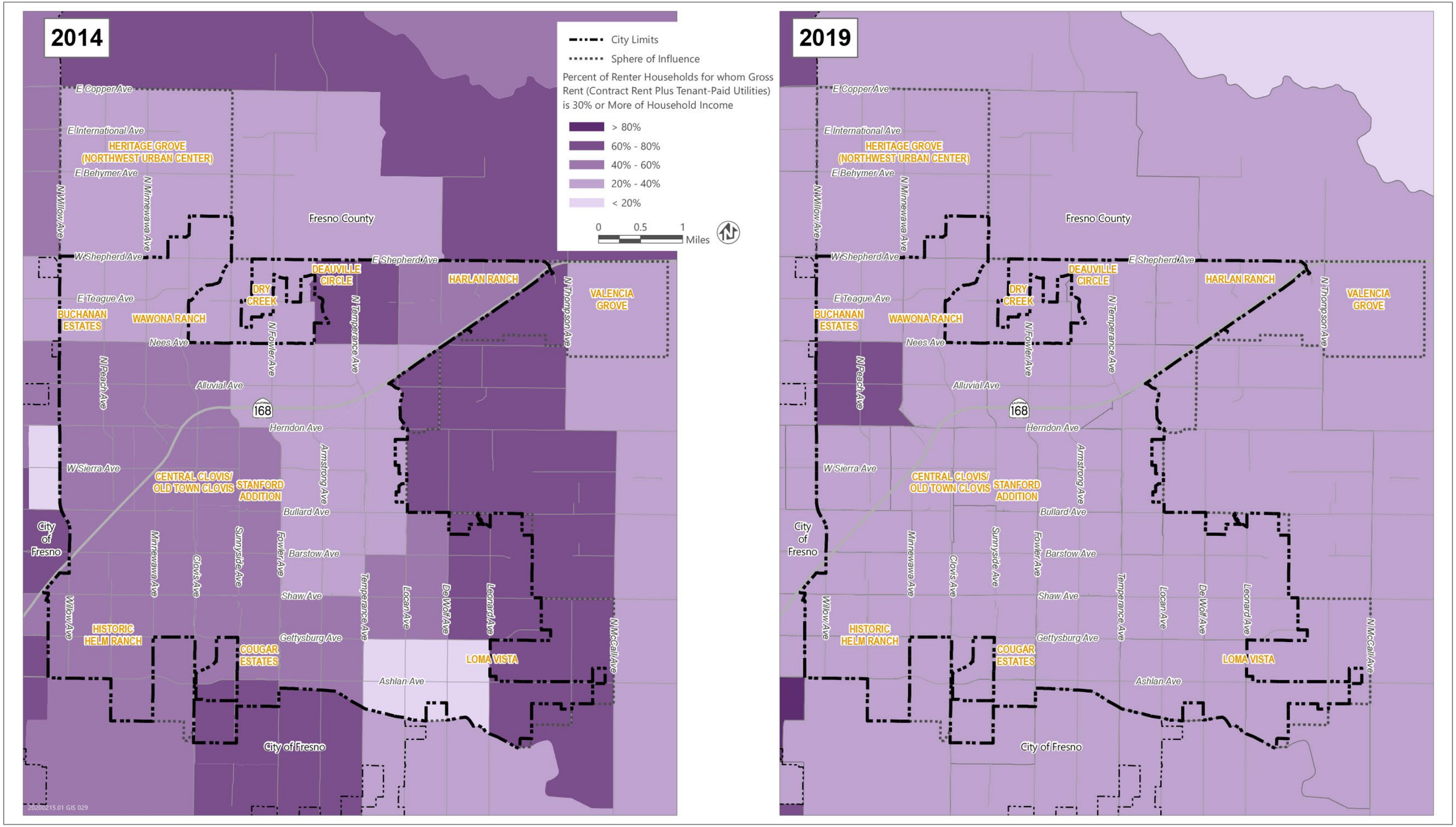
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Local Trends

Figure 4-32 shows the spatial trends of overpayment for Clovis renters between 2014 and 2019. In 2014, more than 40 percent of renters in several census tracts were overpaying, especially in the Central Clovis, Historic Helm Ranch, and Cougar Estates neighborhoods. Housing cost burden and overpayment for renters has generally declined in more recent years with most census tracts experiencing less than 40 percent of renters overpaying for housing in 2019. However, a cluster of census tracts located south of Nees Avenue along the city's western boundary experienced an increase in housing cost burden relative to 2014, with more than 60 percent of renters overpaying for housing.

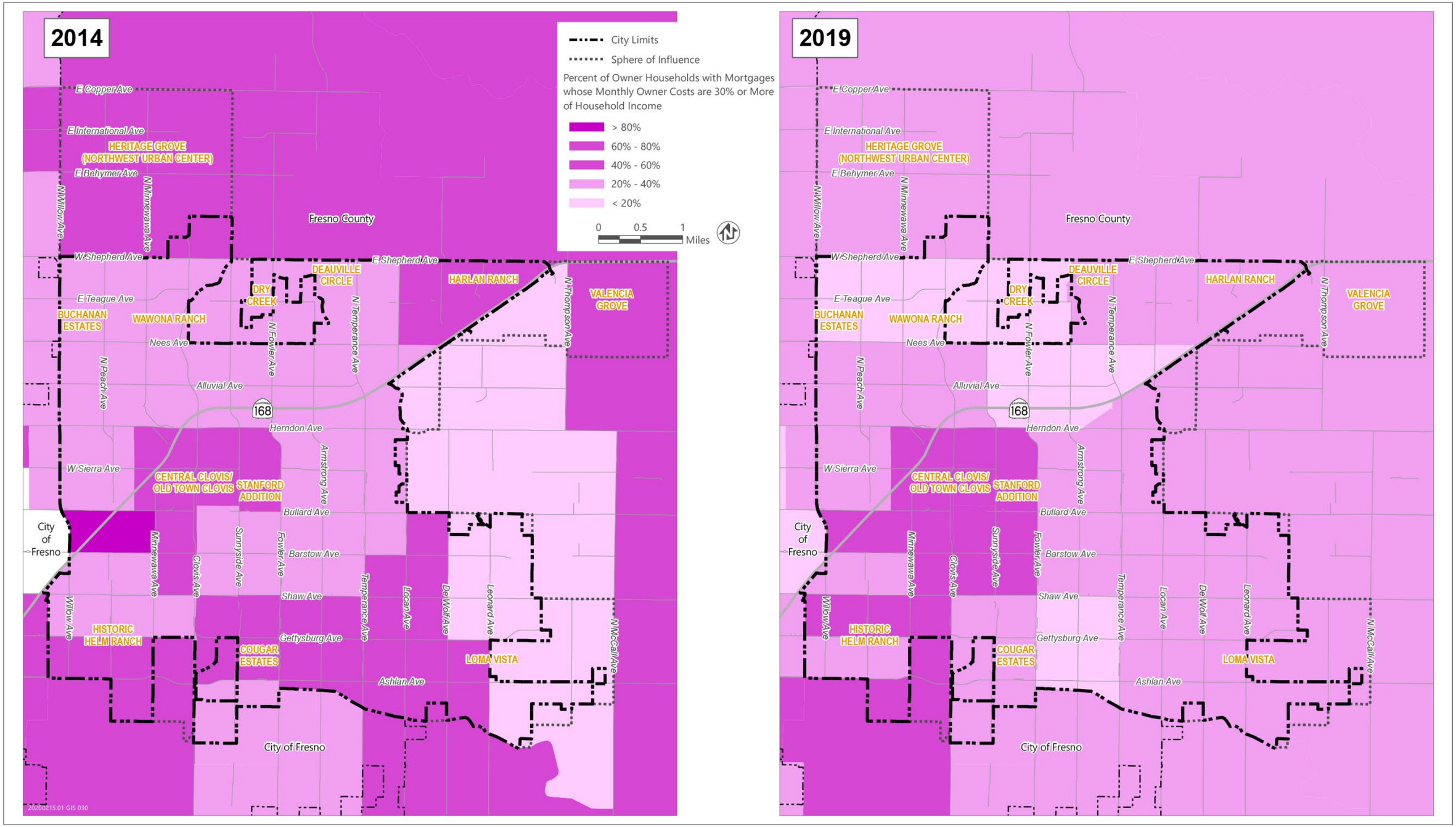
Similarly, Figure 4-33 shows overpayment trends for Clovis homeowners between 2014 and 2019. Unlike overpayment among renters, overpayment among homeowners has not consistently declined across the City over time. The concentration of homeowners overpaying for housing increased in Central Clovis to more than 60 percent in some census tracts, and more than 40 percent in census tracts in between Bullard Avenue and Shaw Avenue. However, new growth areas such as Heritage Grove, Harlan Ranch, and Loma Vista experienced a decline in homeowner overpayment within the same period. Generally, areas with highest median household incomes and economic opportunity scores experienced a decline in cost burden during this period. Conversely, cost burden is highest where household median incomes and economic opportunity scores are lowest.

Figure 4-32 Cost Burdened Renter Households, Clovis, 2014 and 2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Figure 4-33 Cost-Burdened Owner Households, Clovis, 2014 and 2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Overcrowding

Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. However, it can also reflect cultural differences, as some cultures are more likely to live in larger, multigenerational households. Overall, overcrowding occurs in Clovis at a lower rate, with 3.1 percent of households that are overcrowded, compared to Fresno County as a whole, where 9.6 percent of households are overcrowded.

Regional Trends

This regional trend is also reflected in the spatial distribution of overcrowded households shown in Figure 4-34. Most census tracts west of SR 99 have a concentration of overcrowded households that is greater than the statewide average of 8.2 percent, with several census tracts reporting more than 20 percent of households are overcrowded. Generally, overcrowding is less common in the eastern region of the county with most census tracts to the east of the city of Fresno tending to have concentrations lower than the statewide average. 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 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.

Local Trends

Figure 4-35 shows the percentage of overcrowded households in Clovis by census tract. Most census tracts in the city report rates of overcrowding less than or equal the statewide average. However, there are three census tracts within the City's sphere of influence reporting rates of overcrowding between 8.3 percent and 12 percent. One of these, located in the Historic Helm Ranch neighborhood, is predominantly non-White (see Figure 4-3) and has relatively larger proportions of residents with disabilities and children in female-headed households, as well as lower median household incomes.

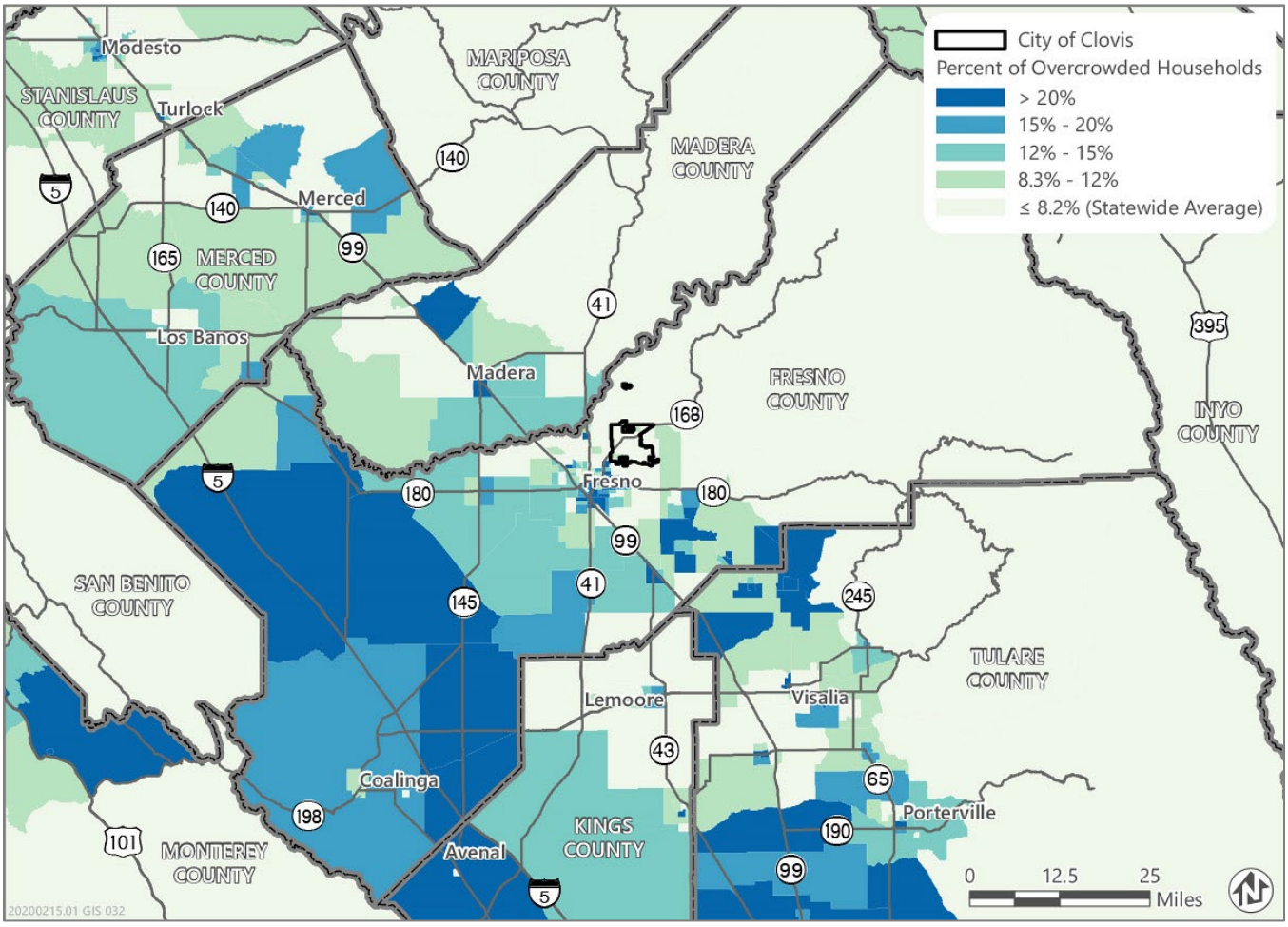
As with most disproportionate housing needs, renter households are more likely to experience overcrowded conditions. As shown in Table 4-11, renter households have higher rates of overcrowding than owner-occupied households; they are nearly 4 times more likely to be subjected to overcrowding than owner-occupied units.

Table 4-11 Occupants Per Room for Households by Tenure, City of Clovis

Tenure	*Total Households*	*Percent of Households in Units with 1 or fewer occupants per room*	*Percent of Households in Units 1.1 or more occupants per room*
Owner-Occupied	24,548	98.5%	1.5%
Renter-Occupied	13,178	94.1%	5.9%

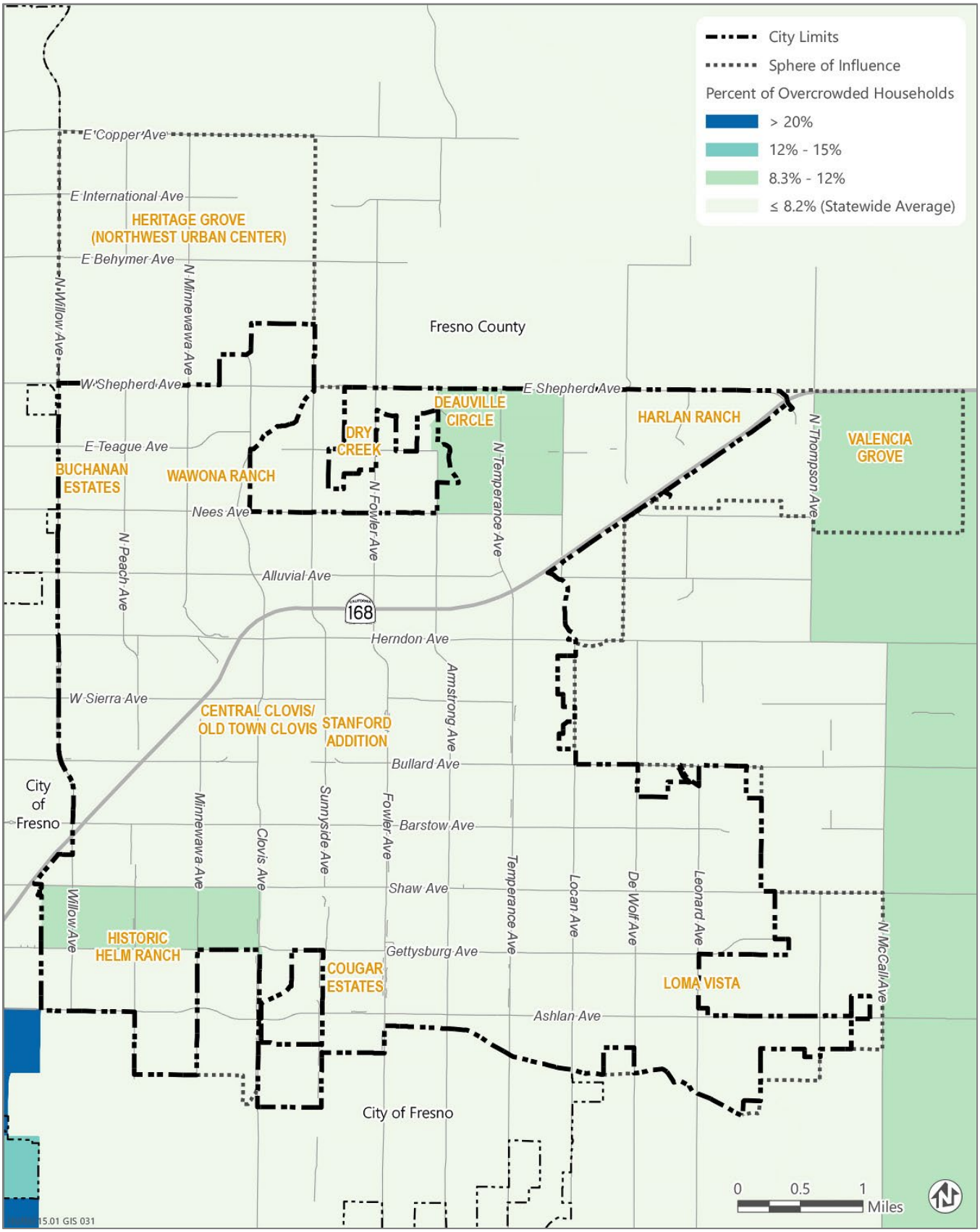
Source: US Census Bureau, ACS 5-Year Estimates 2016-2020.

Figure 4-34 Overcrowded Households, Fresno County, 2015-2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Figure 4-35 Overcrowded Households, Clovis, 2015-2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Substandard Housing

High housing costs can often result in households, particularly renters, living in substandard conditions to afford housing. Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions.

Using the general age of the housing stock in the region, approximately 65 percent of housing units in Fresno County are older than 30 years and may need repairs. According to 2015-2019 ACS estimates, shown in Table 4-12, 0.88 percent of households in Fresno County lack complete kitchen facilities and 0.35 percent of households lack complete plumbing facilities. Renter households are more likely to lack complete facilities compared to owner households.

Table 4-12 Substandard Housing Conditions by Tenure in Fresno County

	Percent of Owner-Occupied Households	*Percent of Renter-Occupied Households*	*Percent of All Households*
Lack complete kitchen facilities	0.24%	1.63%	0.88%
Lack complete plumbing facilities	0.24%	0.47%	0.35%

Source: American Community Survey, 2016-2020 (5-Year Estimates).

As shown in Table 4-13, substandard housing conditions in Clovis follow similar patterns in Fresno County, where higher percentages of renter households have substandard housing conditions compared to owner households. In particular, the data shows that Clovis has a higher percentage of renter households lacking complete kitchen facilities than countywide figures.

Table 4-13 Substandard Housing Conditions by Tenure in Clovis

	Percent of Owner-Occupied Households	*Percent of Renter-Occupied Households*	*Percent of All Households*
Lacking complete kitchen facilities	0.23%	3.11%	1.24%
Lacking complete plumbing facilities	0.11%	0.39%	0.20%

Source: American Community Survey, 2016-2020 (5-Year Estimates).

As described in Chapter 3, "Housing Needs Assessment," the City conducted a Housing Condition Survey to assess the exterior conditions of a random selection of single-family residential units. It is important to note that the survey did not cover the interior conditions of homes, and therefore does not reflect substandard living conditions in the City. Generally, the survey found most of the City's poor scores for exterior conditions were found in the survey group located in Central/Old Town Clovis and Historic Helm Ranch. Poor scores also tended to correlate with the age of the home, with poor conditions most common in homes built before 1960.

Homelessness

The number of people experiencing homelessness has increased throughout the Fresno region in recent years and was further exacerbated by the economic impacts of the 2020 outbreak of the coronavirus pandemic. As described in Chapter 3, the last homeless census and housing survey was conducted by the Fresno-Madera Continuum of Care (FMCoC) in January 2023 and identified 76 people experiencing homelessness in Clovis and the surrounding area (data is only available at the zip code level), most of whom were unsheltered. Based on regional trends, people experiencing homelessness in Fresno County are predominantly single adults; although 14 percent were homeless families. More than half of those surveyed identified as Hispanic/Latino and 19 percent identified as survivors of domestic violence. Approximately 33 percent of those surveyed experienced chronic homelessness (i.e., experience homelessness for a year or longer) and lived with at least one disabling condition.

In Clovis, Neighborhood Services staff report that people experiencing homelessness are generally concentrated near commercial centers along Shaw, Herndon, and Ashlan Avenues. Additionally, FMCoC staff who participated in the

2023 PIT Count reported a large concentration of people living either in a vehicle or on the street near the Fresno County Department of Social Services building (located south of the intersection of Ashlan Avenue and Peach Avenue in southwest Clovis).

Before the date of the FMCoC homeless housing survey, construction was completed on the City's first permanent supportive housing facility, known as Butterfly Gardens. The facility provides permanent supportive housing to up to 75 individuals (single adults), including those with disabilities who are at-risk of becoming homeless. Residents at Butterfly Gardens are both from the Clovis area as well as surrounding areas. Butterfly Gardens is located on Willow Avenue in the Historic Helm Ranch community. Butterfly Gardens expands the supportive housing capacity in Clovis, particularly in communities sensitive to displacement risk (see Figure 4-36), and will help build community resilience to shifting economic conditions.

To better assist the City in addressing the needs of the homeless in Clovis, City staff issued a homeless housing survey in March 2024 via email to local non-profit housing service providers and other City staff, including law enforcement and transit officials. Survey results identify the following primary causes of homelessness experienced in Clovis: low-wage jobs, income disruption, perceived lack of affordable housing, broken familial ties, preference to live unhoused, substance abuse, mental health issues, domestic violence, and higher housing costs in Clovis. Transit or transportation is not identified as a hindrance for the unhoused in finding housing. Transit services are provided free of charge in Clovis, through the City-sponsored Clovis Round-up Bus/Transit system. Yet, many in the City, particularly the homeless, are unaware of the free service. Additionally, unhoused persons are at times unwilling to leave their possessions behind to take a City bus to obtain services. Strategically, City staff will continue to analyze ridership with the Clovis Round-Up Transit System to provide modifications to bus routes and pick up times to better service residents. Staff and non-profit service providers will also continue to provide service and information on housing opportunities to unhoused people living in Clovis.

Farmworkers

According to the 2014 San Joaquin Valley Fair Housing and Equity Assessment, Fresno County and adjacent counties have the largest farmworker population compared to other regions in California. Farmworkers often face unique challenges securing affordable housing due to a combination of limited English language skills, very low household incomes, and difficulty qualifying for rental units or home purchase loans. As described in Chapter 3, state and local data collected by USDA over the last few decades indicates that California's farmworker population has become more settled over time, as more migrant workers remain in the state during the farm off-season working construction and odd jobs. As a result, farmworker housing needs have shifted from primarily seasonal dormitory-style housing for individuals to permanent, deeply affordable housing for low wage working families. Although there remains a need for both types of farmworker housing, much of the housing need for family households is best met near services, schools, and other resources and amenities similar to other special housing needs groups. Farmworkers surveyed as part of Fresno County's Farmworker Survey (see Section 3.4, "Special Needs Populations") expressed a strong preference for detached single-family housing and aspired to future homeownership; only 0.02 percent of those surveyed expressed farmworker housing as a desirable future housing.

Although Census data indicates that Clovis likely has a small population of farmworkers relative to other jurisdictions in Fresno County, school enrollment data suggests that some of region's farmworker population utilize services within Clovis. As shown in Table 4-14, there were approximately 5,902 migrant students enrolled in school districts throughout Fresno County with 43 migrant students enrolled in Clovis Unified School District (CUSD) during the 2020-2021 school year. Generally, migrant student enrollment has increased steadily throughout the county, while migrant student enrollment in CUSD has declined over the same time period. Nearly half of the county's migrant student population attend school in the City of Fresno.

Table 4-14 Migrant Student Attendance						
Geography	*School District*	*2016-2017*	*2017-2018*	*2018-2019*	*2019-2020*	*2020-2021*
Clovis	Clovis Unified	51	51	49	44	43
Fresno (city)	All	2,314	2,594	2,692	2,622	2,975
Fresno County	All	4,780	5,061	5,185	5,445	5,902

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)

Farmworker households tend to have high rates of poverty and are disproportionately likely to overpay for housing and live in substandard or overcrowded conditions. As described in Chapter 3, most farmworkers surveyed (81.7 percent) reported incomes less than $2,500 per month, corresponding to an extremely low-income household of four (assuming one income earner). Farmworkers that are citizens or permanent residents may have access to publicly-subsidized affordable housing, although they must compete with other lower-income households for the limited supply of affordable units. Undocumented workers have even more limited options, as Section 214 of the Housing and Community Development Act of 1980 excludes undocumented and other temporary residents from qualifying for most federally-subsidized housing units under the purview of HUD or USDA. This population of assistance-ineligible households is considered underserved and at higher risk of overpayment, overcrowding, and displacement, which are compounded by the legal complexities of eligibility and language barriers.

Many farmworkers pay market-rate prices for housing, despite having incomes qualifying for housing assistance, due to a shortage of employer-provided housing and difficulty securing publicly-assisted housing. As a result, farmworkers are likely to live in overcrowded and cost-burdened housing situations, as they often need to pool the incomes of multiple workers to afford market-rate rents. The average household size of survey respondents was 3.9 persons, and approximately 58.4 percent reported living in overcrowded conditions. As discussed in Section 3.6, "Housing Costs and Affordability," recent rent and home sale prices in Clovis are generally out of the realm of affordability for very low- and extremely low-income households and it follows that farmworkers in the Fresno region are unlikely to be able to afford to rent or buy a home in Clovis.

Gentrification and Risk of Displacement

Gentrification is the process by which higher-income households move to lower-income neighborhoods, changing the essential character of that neighborhood. Gentrification is often associated with displacement, which occurs when housing costs or neighborhood conditions force people out and drive rents so high that lower-income people are excluded from moving in.

Renter occupancy and high rent burdens are the most common reasons for displacement to occur since renters may not be able to afford to stay in their homes as rents increase. Both home values and rents have increased steadily in the Fresno region since 2010, with sharp accelerations in both starting in 2020 as a result of the economic impacts of the coronavirus pandemic. As discussed in Chapter 3, the median rent in Clovis as of 2020 was $1,247 per month, which is slightly higher than the Fresno County median of $1,209 and lower than the statewide median of $1,589. Although there is no ACS data available on median rent since 2020 specific to Clovis, rent trends in large metropolitan cities in the Central Valley with comparable rent prices to Clovis show sharp increases in rent pricing since 2020 (see Figure 3-24). As Clovis rents already trend higher than Fresno County, any rent increase disproportionately impacts low-income households which are already at a higher risk of displacement as rents increase and access to affordable housing decreases.

The location affordability index, developed by HUD, measures standardized household transportation and housing cost estimates. Housing cost estimates are based off ACS estimates from 2015-2020 and as such, do not reflect current rents which are likely to have increased since 2020 as discussed above. As shown in Figure 4-37, the location affordability index found that households in Historic Helm Ranch and Central Clovis had the City's lowest median gross rents. All of the City's mobile home parks are located in these areas, which tend to require lower rents relative

to other housing types. Most of the City's subsidized housing developments are located in census tracts with median gross rents less than $1,500.

Comparably higher rents (greater than $1,500) are generally found in the northern and eastern areas of the City, with the highest rents found north of Nees Avenue in the Deauville Circle and Wawona Ranch neighborhoods as well as within the Loma Vista Specific Plan area in the southeast. Coventry Cove Apartments is the only affordable housing development located in area with a median gross rent exceeding $1,500.

Displacement Risk

Displacement occurs when housing costs or neighboring conditions force current residents out and rents become so high that lower-income people are excluded from moving in. UC Berkeley's Urban Displacement Project states that a census tract is a sensitive community if the proportion of very low-income residents was above 20 percent in 2017 and the census tracts meet two of the following criteria:

- Share of renters greater than 40 percent in 2017;
- Share of Non-White population greater than 50 percent in 2017;
- Share of very low-income households (50 percent Area Median Income (AMI) or below) that are also severely rent burdened households is greater than county median in 2017; or
- Nearby areas have experienced displacement pressures.

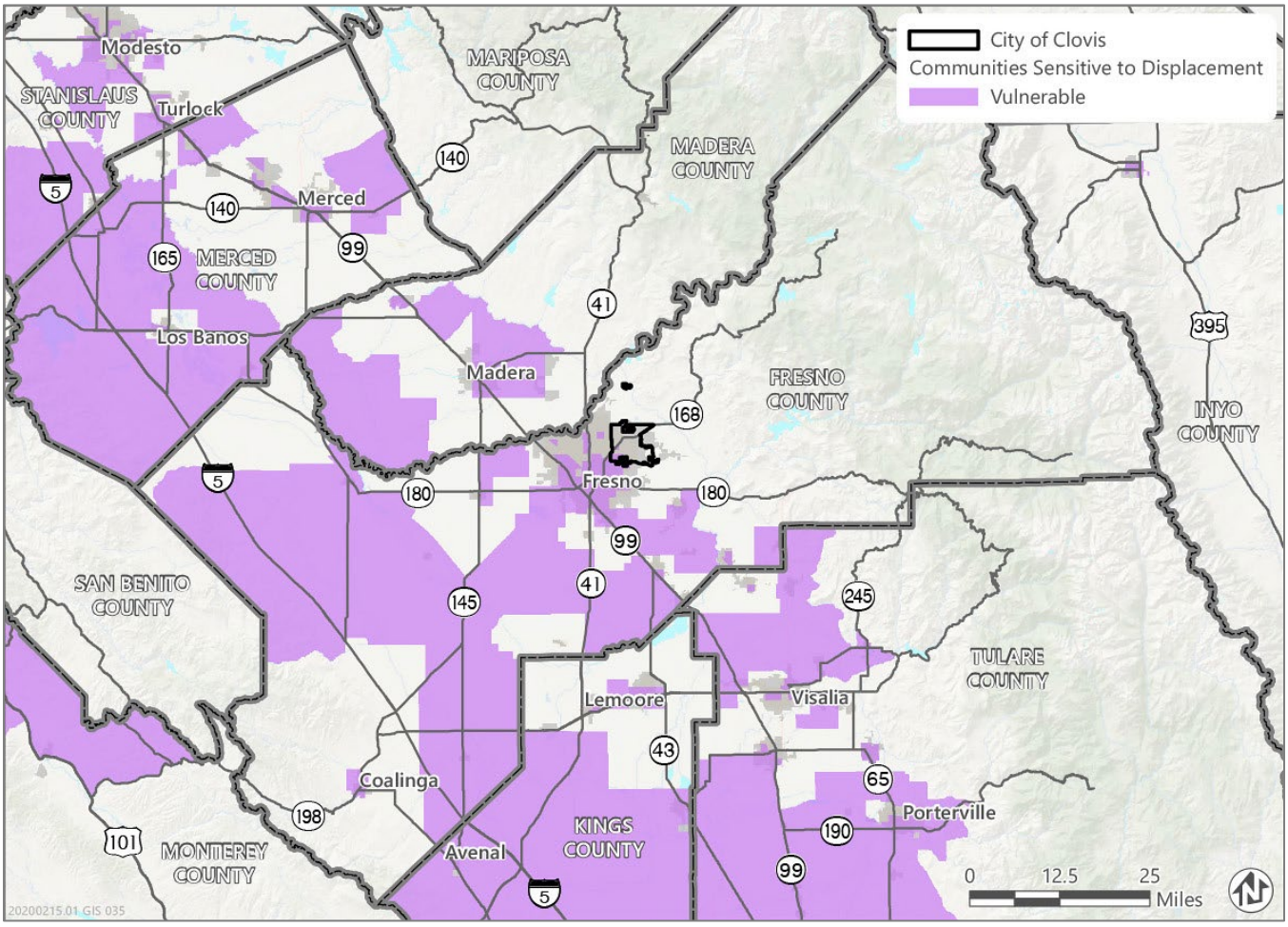
Displacement pressure is defined as:

- A percent change in rent above the county median for rent increases between 2012 and 2017; or,
- A difference between census tract median rent and median rent for surrounding tracts above median for all tracts in the county (rent gap) in 2017.

Regional Trends

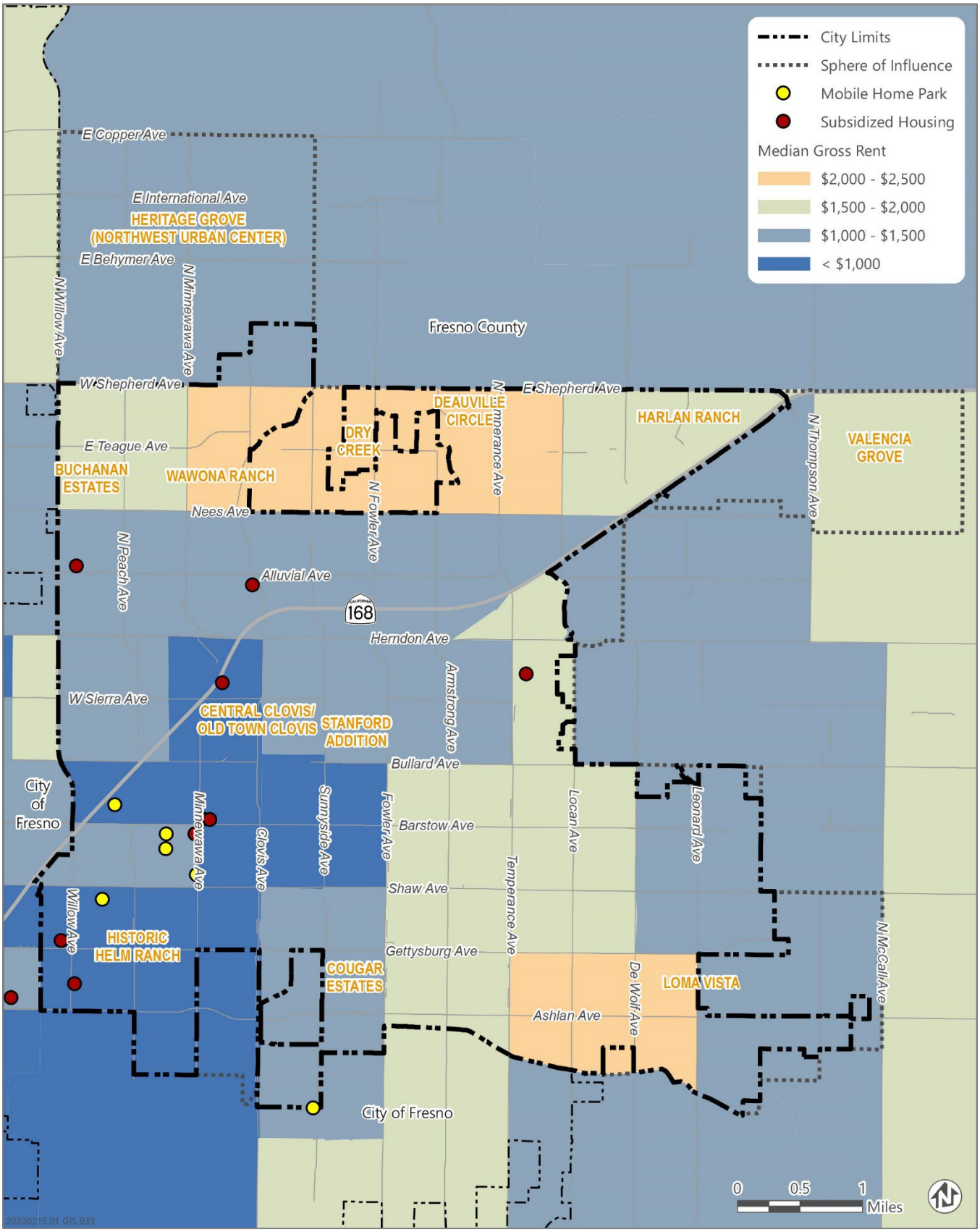
Using this methodology, sensitive communities were identified in a substantial portion of the western area of Fresno County between SR 5 and SR 99, as well as in the City of Fresno. Cities east of SR 99 such Clovis, Sanger, Parlier, Reedley, and Orange Cove also have sensitive communities identified (see Figure 4-36). These areas largely correspond 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.

Figure 4-36 Communities Sensitive to Displacement, Fresno County, 2017



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2022, based on U.C. Berkeley Urban Displacement Project data.

Figure 4-37 Location Affordability Index, Clovis, 2015-2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

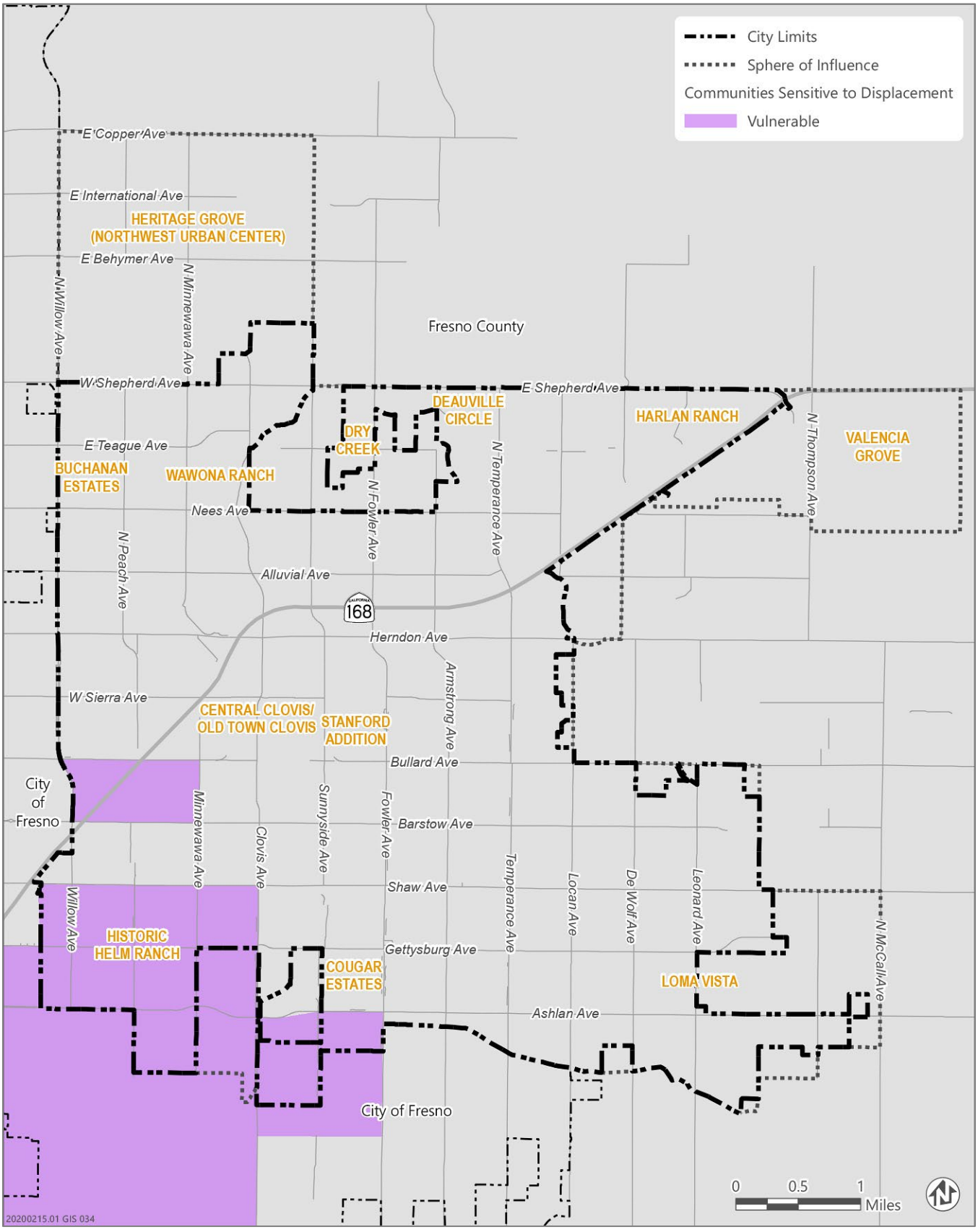
Local Trends

Figure 4-38 shows the communities in the City of Clovis that are vulnerable to displacement based on data from the Urban Displacement Project in 2017. These include the Historic Helm Ranch and Cougar Estates neighborhoods in the southwestern portion of the City, along its boundary with Fresno. Areas identified as sensitive communities correspond with lower median household incomes, higher percentages of renter units with housing choice vouchers, and larger concentrations of non-White residents relative to the rest of Clovis.

In a recent (2022) release of the UDP displacement-risk model which classifies displacement risk by a cumulative risk level, an estimated risk level for low-income households only (50-80 percent of AMI), and an estimated risk of displacement for very low-and extremely low-income households (0-50 percent of AMI), Central/Old Town Clovis was the only census tract with potential displacement happening or risk of displacement of the low-income population (50-80 percent of AMI). In addition to the characteristics described above, there are higher percentages of homeowners experiencing housing cost burden (mortgages and housing costs are greater than 30 percent of median incomes) in this area.

There are also several mobile home parks and subsidized housing located in sensitive communities (see Figure 4-43), which are particularly vulnerable to displacement as a form of existing affordable housing. The City's mobile rent stabilization ordinance limits annual rent increase at mobile home parks to a percentage of the Consumer Price Index and provides an opportunity for mobile home park residents to request review of greater rent increases at a rent review hearing (the ordinance is discussed in more detail in Chapter 6, "Constraints to Housing Development"). Although all mobile home park residents have access to this program, rent review hearings must be requested by mobile home park residents, with a petition signed by at least half of the park's residents and a deposit covering half of the cost of the public hearing. Use of this program may be limited by the ability of park residents to contribute or raise funds to cover the hearing deposit, as well as awareness and education on the terms of the ordinance.

Figure 4-38 Communities Sensitive to Displacement, Clovis, 2017



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

4.7 Other Relevant Factors

In addition to the indicators analyzed above, there are several other factors that can influence housing mobility and access to opportunity in a jurisdiction. For example, historic development patterns may have resulted in neighborhoods that are largely or exclusively made up of single-family homes, or historic 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 historic policies. Those factors that are considered relevant vary between jurisdictions and are described at the local level below.

Historical Context

Clovis has had a long history as a small western town community, known for its slogan, "Clovis - A Way of Life." The earliest recorded inhabitants of the region were members of the Yokuts tribe.[5] Missionaries and trappers were the first non-native people to roam the area, beginning in the early 1800s. Miners soon followed during the Gold Rush period, displacing the many Native American tribes that were settled in the foothills and near the rivers.[6] The City eventually grew up around the San Joaquin Division of the Southern Pacific Railroad, which played an important role in the founding and growth of Clovis. The extension of the railroad system throughout the San Joaquin Valley allowed the increased expansion of a market for the agricultural production of the region.

In the 1880s, Clovis's main industry was grain farming. Clovis Cole was one of the area's large farmers with over 50,000 acres in grain production. Cole, along with ranchers Clarence Pallos and George Owens, was the driving force in establishing the City of Clovis. In addition to the arrival of the "Iron Horse," the completion of the 42-mile-long log flume from Shaver Lake and the development of the 40-acre Clovis mill and finishing plant led to the expansion of grain production and raising livestock, which were the driving forces in establishing the City of Clovis in 1891.[7] The land was platted for large- and moderate-size ranching and farming operations.[8] Around this time, residents started to develop vineyards and orchards in addition to ranching sheep and cattle. The establishment of orchards, vineyards, and ranches allowed more profitability with smaller tracts of land, and many pieces of land were subdivided into portions of agricultural colonies in the region.

For the first 21 years, there was no organized government in Clovis. With the growing population generated by the agriculture and lumber mill industries, residents voted to incorporate the City in 1912. The area grew at a relatively slow pace until the mid-1950s when the Fresno-Metropolitan Area began to increase rapidly in population, following the trend of post-World War II development throughout California. The City continued to grow without formal planning until 1964 when the first general plan was established. After 1964, the general plan and the Fresno County Local Agency Formation Commission, which established urban boundaries and service areas, were used to guide growth.

Land Use, Zoning Practices, and Municipal Growth Patterns

Municipal land-use policies have a significant effect on race and class segregation. Zoning, for example, determines where housing can be built, the type of housing that is allowed, and the amount and density of housing that can be provided. Zoning can also directly or indirectly sway the cost of developing housing, making it harder or easier to accommodate affordable housing. Race and class segregation can be worsened or improved depending on placement of amenities like parks, libraries, roads, and transit stops, as well as negative land uses like freeways, landfills, and flight paths.

In some areas, the availability of land determines municipal growth. For example, in the San Francisco Bay area, there is little to no room for further expansion. This is not the case in Clovis as there is an abundance of land to the north and east of the city. Since its inception, the City has generally developed outward from its central business district.

[5] Granville Homes, 2018. Cultural Resource Assessment for the McFarlane Ranch, City of Clovis Fresno County, California. Accessible via: https://cityofclovis.com/wp-content/uploads/2022/07/Home-Place-Cultural-Resource-Assessment.pdf

[6] City of Clovis, nd. "*About Clovis*." Accessible via: https://cityofclovis.com/government/about-clovis/

[7] Ibid

[8] Mollring, M. 1999. *An Analysis of Primary Factors Influencing Municipal Growth Patterns in Clovis, CA.* page 9. Accessed via:

The original core of Clovis began to take shape in the 1890s with the construction of a rail line and the development of a major lumber mill. Early growth took place along Shaw and Tollhouse avenues, which together form the route of State Highway 168. During the 1960s, the city grew in a southwest direction primarily toward the amenities and jobs located in the city of Fresno. In the 1970s growth continued in a southwesterly direction. Beginning in the 1980s and continuing through the 1990s, growth switched direction and the city began expanding north and east from the original city center. From the 1950s through the present (2023), the City has emerged as a dynamic community with a population of over 120,000 residents and a land area of nearly 26 square miles. The City is served by California State Highways 168, 41, 99 and 180. Development tends to cluster near these and local transportation routes. Figure 4-39 displays growth patterns in the city from 1910-2021.

The City's early general plans established land use designations allowing for a variety of housing types to be developed. Community interests and market trends in development were and continue to be primarily single-family homes. Before the 1993 General Plan update, more than 85 percent of the area developed with residential uses was in the form of low-density, single-family homes. With the 1993 General Plan, the City's land use plan was reoriented around a new "Urban Center" concept, whereby most new growth would be directed to a series of three communities, termed "Urban Centers." The Southeast, Northeast, and Northwest Urban Centers were each envisioned as a cluster of villages consisting of neighborhoods that are interconnected via multipurpose corridors. Neighborhoods within each urban village were planned with a mix of self-sustaining land uses, including higher density single-family and multifamily residential uses to accommodate a full range of housing needs and products. The 1993 General Plan also established a mixed use designation and described the intent to use that designation within the Urban Centers to provide for "senior, low-income, and creative applications of higher density housing types with densities up to 43 units per acre."

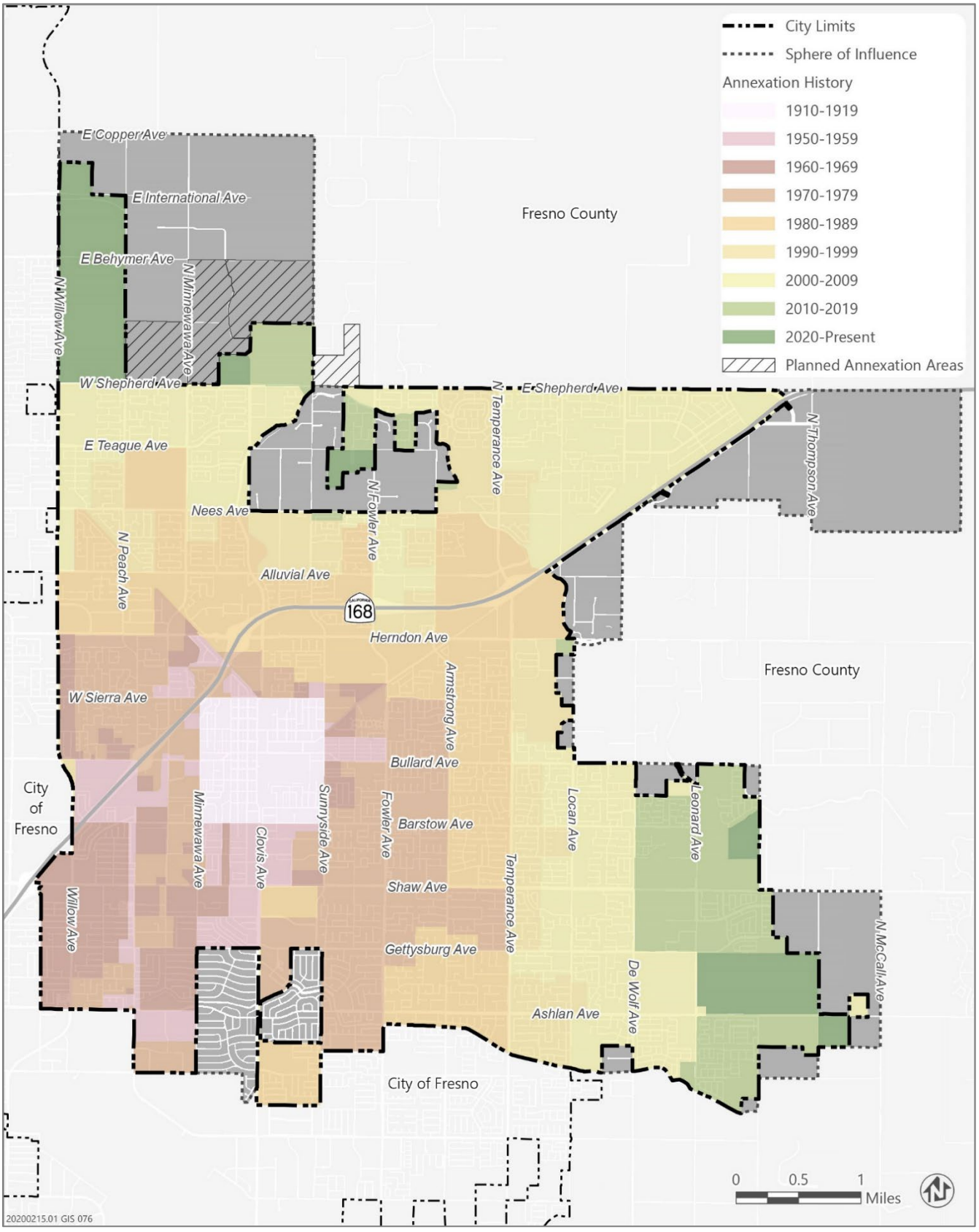
A Specific Plan for the Southeast Urban Center, now referred to as Loma Vista, was adopted in 2003. The plan identifies a variety of residential neighborhoods, from rural estates and low-density, single-family lots to higher density residences. Loma Vista developed in the early 2000s, and today, the area is approximately 70 percent developed. At the core of Loma Vista are community centers to serve as entertainment and commercial hubs, and concentrated around these community centers are commercial uses, employment generating uses, and opportunities for higher density residential uses.

The 2014 General Plan continues to emphasize the Urban Center concept. The Northwest and Northeast Urban Centers were expanded and refined, following the village-oriented principles initially outlined in the 1993 General Plan. Development in the Northwest Village, referred toas Heritage Grove, is underway, following the approval of a nearly 600-unit single-family subdivision in 2018 and Willow-Shepherd Northeast Prezone and Annexation in 2023. Development in the Northeast Urban Center has not yet commenced, though the detailed planning necessary to support annexation and development is underway. Both areas are expected to accommodate most residential demand over the next several years. The mix of housing being planned in the urban centers is much more diverse than existing patterns of development, with some areas of housing planned at higher densities than anywhere else in Clovis.

While the 2014 General Plan permits a variety of housing types to be built, the vast majority (68 percent) of Clovis' land area is zoned for lower density single-family homes, with no more than four units per acre, compared to 11 percent zoned for multifamily housing. The remaining 21 percent of land area in the City is non-residential.[9] Figure 4-40 below displays the City's Zoning Map. Most multifamily residential is in older sections of town and near commercial areas, or in the new urban centers of Loma Vista and the recently annexed portion of Heritage Grove. Middle to upper-middle class residential areas, composed of predominantly single-family housing types, are located away from industry.

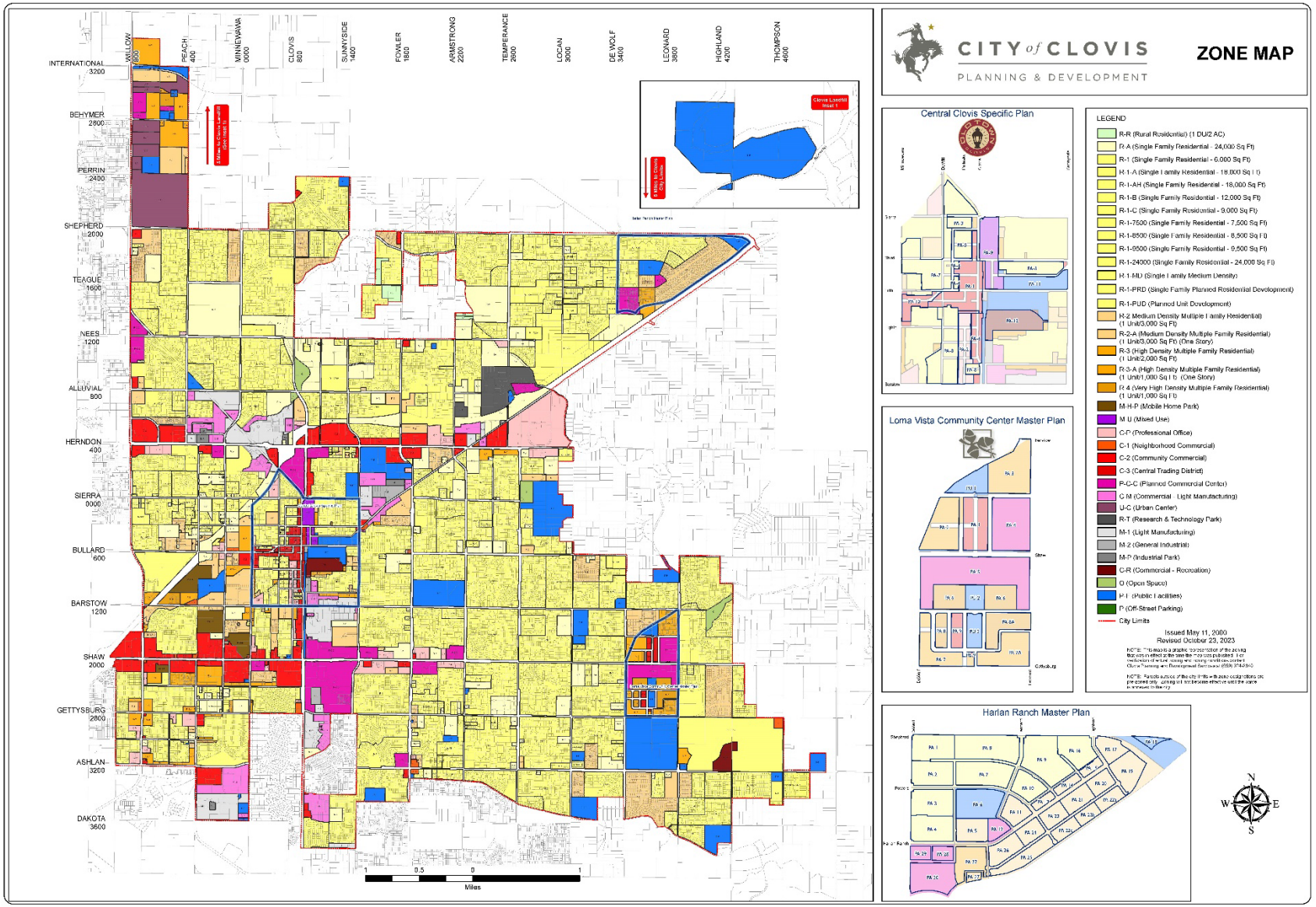
[9] Low density zones are those designated R-R, R-A, R-1, R-1-A, R-1-B, R-1-C, R-1-MD, R-1-PRD, R-1-24000, R-1-7500, R-1-8500, R-1-9500. Multifamily designations include M-U, M-H-P, R-2, R-2-A, R-3, R-3-A, R-4, and RT. The remaining nonresidential land uses are commercial, industrial, public facilities, and open space. Note that this is analysis does not include recent annexations for Homeplace or Willow Corridor.

Figure 4-39 Historical Growth Patterns, City of Clovis, 1910-2021



Source: City of Clovis, Adapted by Ascent in 2023.

Figure 4-40 Zoning Districts, City of Clovis



Source: City of Clovis, 2023.

City Programs and Public Investments

The City of Clovis allocates CalHOME and Community Development Block Grant (CDBG) funding every year for housing and community development projects. Typical projects include housing rehabilitation, street and alley reconstruction, park improvements, ADA improvements, and sidewalk repair. As the City of Clovis continues to grow, the City is targeting CDBG funding in lower-income neighborhoods to ensure that neighborhoods with affordable housing maintain their quality. Between 2018 and 2020, the City used CDBG grants to finance 16 capital improvement projects in Historic Helm Ranch and Central Clovis, including ADA improvements and sidewalk repairs, sewer infrastructure improvements, street and alley paving and resurfacing, and park improvements.

Grant Funding and Public Investments

Clovis estimates that it will receive CDBG funding of $3,750,000 over the next five years (2021-2025), with approximately 20 percent of those funds anticipated to be used for administrative costs.[10] The following breaks down how the City anticipates prioritizing CDBG funding.

- **Housing:** $750,000 (24 percent) to be used to improve the quality of owner-occupied units, increase multifamily units for low- to moderate-income households, support transitional and permanent housing for people experiencing homelessness, and support regional efforts to end chronic homelessness.
- **Infrastructure:** $1,337,500 (35 percent) to be used to improve the quality and increase the quantity of public improvements that benefit low- to moderate-income residents and neighborhoods, improve the quality and increase the quantity of facilities that benefit neighborhoods, seniors, and those with special needs, and provide funds to bring public facilities into ADA compliance.
- **Economic Development:** $250,000 (6 percent) to be used to support projects that create jobs for low- to moderate-income persons.
- **Public Services:** $562,500 (15 percent) to be used to provide crime awareness and additional policing that benefits low- to moderate-income neighborhoods, support senior and youth programs, support programs and activities that benefit those with special needs, and to support food pantry programs.

The City of Clovis is committed to leveraging as many funds as possible against the CDBG allocation. In 2021 the City provided $1 million to the Fresno Housing Authority for the construction of 60 units of affordable housing. The funding was provided through the City's Affordable Housing Development Impact Fee Reduction Program. Funding went toward the Solvita Commons affordable multifamily housing complex located in the Northeast corner of Willow and Alluvial Avenues in Clovis. In 2022, the City provided $300,000 in Development Impact Fee Reduction funds to assist the City's first permanent supportive housing development, Butterfly Gardens. The City was recently awarded $5 million in funds from the State of California CalHOME program. These funds are focused on owner-occupied rehabilitation including mobile home replacements, which typically house extremely low-income seniors at high risk of homelessness. In addition, a small portion of the funds will be used for down-payment assistance. The City also received and will be implementing an award of $1 million in CalHOME funds for down-payment assistance and an award of just over $2 million in Permanent Local Housing Allocation (PLHA) funds for a variety of additional affordable housing efforts.

Community Investment Program

The City's total budget of $330.8 million for Fiscal Year 2023-2024 includes $49 million (15 percent) in capital improvement expenditures from the Community Investment Program (CIP).[11] Focal CIP projects include the Clovis Sewage Treatment – Water Reuse Facility, new parks, major street improvements, and expansion of the City's landfill. The following major projects are included in the 2023-24 CIP:

[10] City of Clovis, Annual Action Plan 2023-2024. Accessed via: https://cityofclovis.com/affordablehousing/cdbg-documents-2/
[11] City of Clovis, 2023. Budget-at-a-Glance: Fiscal Year 2023-24. Accessed via: https://cityofclovis.com/wp-content/uploads/2023/06/Budget-at-a-Glance-2023-24.pdf

- **Street Construction:** $24.9 million. ADA improvements to City-owned right of way, rejuvenation and sealing of various street surfaces to increase longevity and reduce deterioration, pedestrian and bike improvements, traffic signal improvements, and multiple street widening and reconstruction projects.
- **Sewer System Improvements:** $7.6 million. Reconstruction of sanitary sewer mains, design of wastewater master plan diversions, and work on the Sewer and Recycled Water Master Plans.
- **Housing and Community Development:** $7.1 million. Assistance in the repair and rehabilitation of affordable housing and assist low-to-moderate-income families with their first home purchase.
- **Water System Improvements:** $7.0 million. Investment for Water Development, construction of new water mains and granular activated carbon treatment facilities for removal of 1, 2, 3-Trichloropropane (TCP), improvements at various well sites, and design for an additional storage tank at the Surface Water Treatment Plant.
- **Park Improvements:** $1.2 million. Acquire property for future parks, continue updating Master Plan for City Parks, and master planning for a regional park in the Northeast.
- **Refuse Improvements:** $1.0 million. Landfill flare improvements to meet new requirements by the San Joaquin Valley Air Pollution Control District.
- **Government Facilities:** $0.2 million. Upgrades and repairs to Fire Station Facilities.

CDBG funds were used or will be used to complete the following Capital Improvement Projects in the previous Consolidated Plan Period (2020-2024):

- ADA Improvements: Various Locations
- Helm/Lincoln Alley Reconstruction
- Alamos/Santa Ana Alley Reconstruction
- Cherry Lane/Oxford Alley Reconstruction
- Minnewawa/Cherry Lane Alley Reconstruction
- Helm/Ashlan Alley Reconstruction
- Ashcroft/Holland Alley Reconstruction
- Two additional alley reconstruction projects will replace 4 separate alleys in low-income areas.

Grants and capital projects are being used to increase the level of amenities in the open spaces of the older neighborhoods as opposed to relying on impact fees. There are also volunteer organizations, such as Tree Fresno, that have participated with the City of Clovis to plant trees in underserved areas. As part of the implementation of the Housing Element, programs are identified to upgrade the City's infrastructure and improve neighborhood quality in low- and moderate-income neighborhoods with the greatest needs. In 2013, the City established a Core Area Impact Fee Reduction Program (Resolution 13-122) for infill projects. The program reduced development fees in the core area (south of Sierra Avenue and west of Locan Avenue) by eliminating sewer major facilities, parks, fire and police fees. Street fees (Outside Travel Lane, Center Travel Lane, Traffic Signals, and Bridges) were reduced to only what was necessary to reimburse developers. This program, effective until 2017, reduced development fees within the core area by as much as 70 percent. After the program ended, several of the benefits for the core area were continued through the reduction of streets and parks fees. On November 4, 2019, Clovis City Council passed a resolution authorizing the Affordable Housing Development Impact Fee Reduction Program. The program is intended to reduce impact fees for affordable housing projects that provide deed-restricted units to households that make at or below 80 percent of Area Median Income.

Rates of Homeownership

Homeownership is the largest asset of most households in the US and, for many low-income households, provides an opportunity for future generations to attain homeownership by increasing the family's wealth. One of the most prevalent consequences of residential segregation is the intergenerational inaccessibility of homeownership. Clovis has high rates of homeownership relative to Fresno County and the State, with 65.1 percent of housing units occupied by homeowners compared to 53.7 percent in Fresno County and 55.3 percent statewide.

Figure 4-41 shows the distribution of renter households in Clovis. The percentage of renters is highest in the southwestern area of the City, with census tracts in Historic Helm Ranch and along the western City boundary reporting more than 60 percent of households occupied by renters. Census tracts with lowest proportions of renters and the highest homeownership rates are in the eastern areas of Clovis, particularly in the Harlan Ranch, Loma Vista, and Valencia Grove neighborhood areas. These areas correlate with racially concentrated areas of affluence having the highest median household incomes and the lowest concentrations of non-White residents.

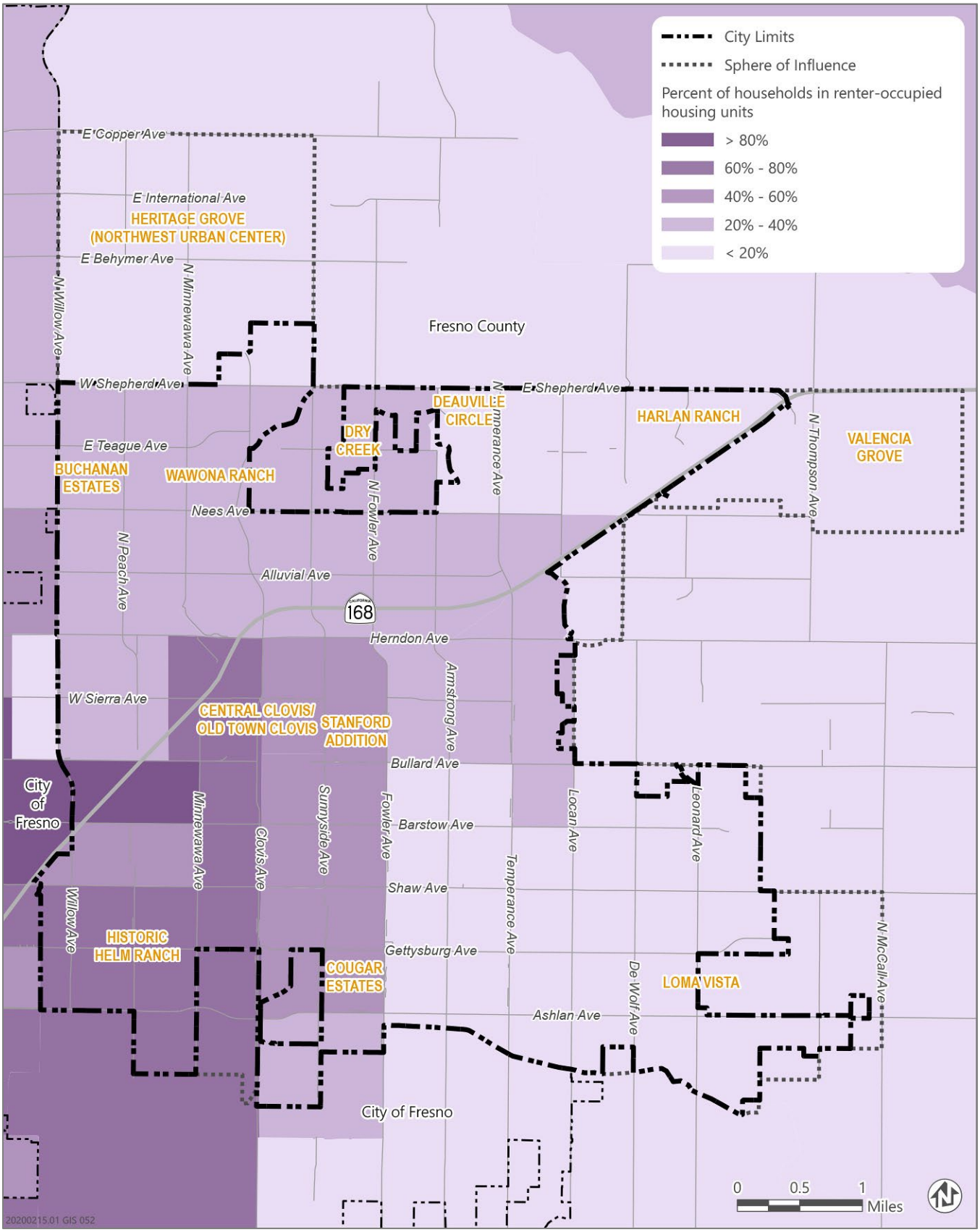
Disparities in homeownership rates by race/ethnicity reflect historical federal, state, and local policies that limited access to homeownership for communities of color and the resulting generational wealth gap. In Clovis, homeownership rates are lowest among Native Hawaiian or Pacific Islander (25.8 percent) or Black (40.6 percent) residents relative to Hispanic or Latino (60.7 percent) [12], Asian (74.1 percent) or non-Hispanic White (65.6 percent) residents (see Figure 3-7).

Housing Choice Vouchers

Housing Choice Vouchers (HCVs), or Section 8 vouchers, can show patterns of concentration and integration to help inform needed actions. In Fresno County, vouchers are allocated by the Fresno Housing Authority to residents throughout the county. 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. In Fresno County, HCV use is most concentrated within the City of Fresno with nearly 52 percent of households in tracts along SR 41 (1,800 HCVs in four tracts) and a concentration of areas with rates between 15 and 30 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. By comparison, Clovis has a relatively low percentage of housing choice vouchers. As shown in Figure 4-42, renter occupied households using housing choice vouchers are primarily located in southwest Clovis, with the surrounding areas reporting no data on housing choice voucher usage. Census tracts with the highest percentage of households using housing choice vouchers are located in Central Clovis and Historic Helm Ranch (between 5 and 15 percent). Census tracts in the City of Fresno, outside Clovis city limits, report significantly higher rates of HCV usage (between 15 and 30 percent). Stakeholders interviewed as part of the Housing Element update process indicated that it is difficult for residents to find housing in Clovis using a HCV, as rent prices in Clovis generally exceed HCV rent limits and there is a limited supply for low-income affordable housing.

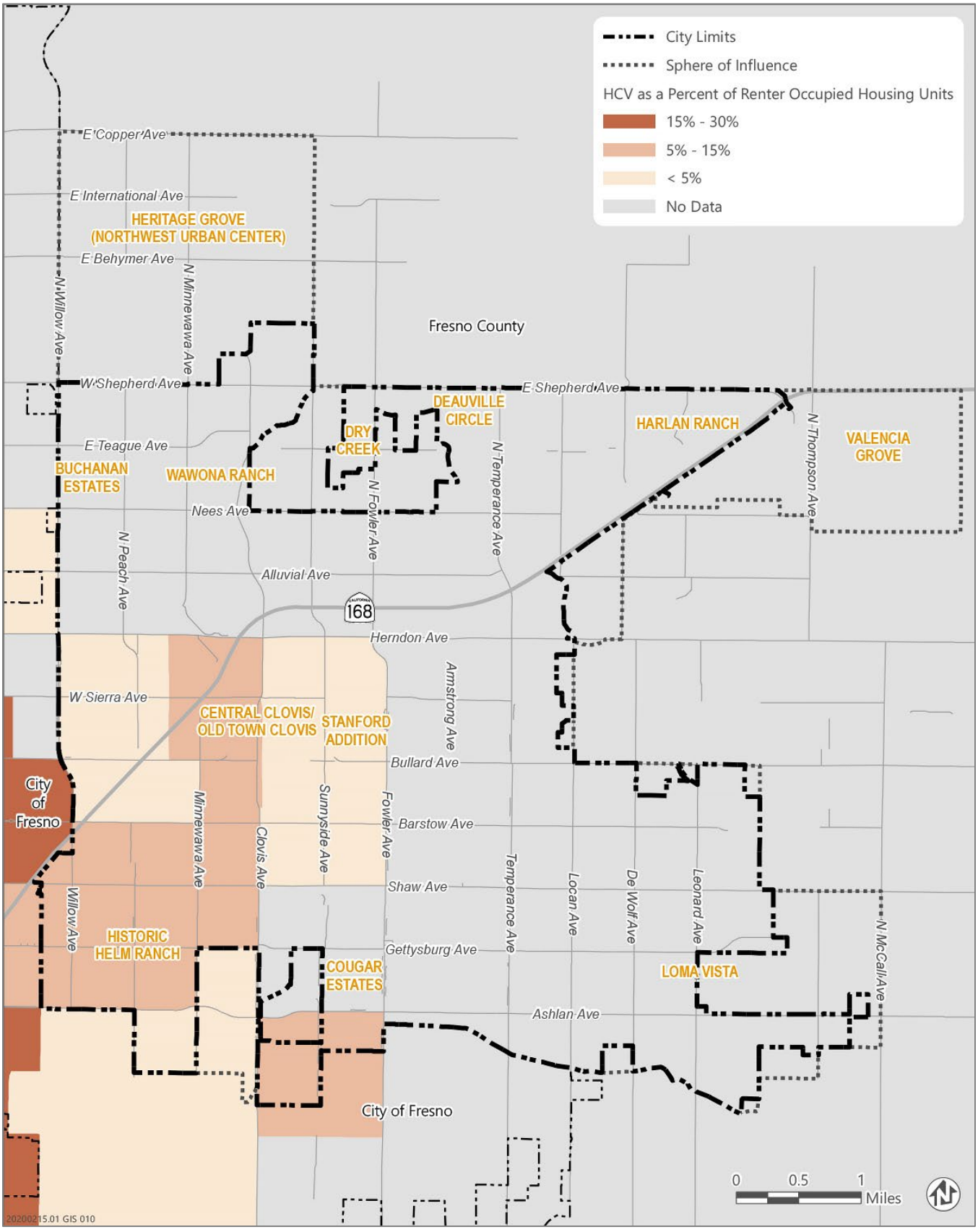
[12] Homeownership by race data was not disaggregated from Hispanic/Latino ethnicity. Homeownership among Hispanic/Latino residents could be skewed higher by higher rates of homeownership among Hispanic/White residents. See Figure 3-7.

Figure 4-41 Renter-Occupied Households, Clovis, 2012-2016



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on US Census Bureau data.

Figure 4-42 Housing Choice Vouchers Use, Clovis, 2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2022, based on US HUD.

Location of Existing Publicly-Supported Affordable Housing

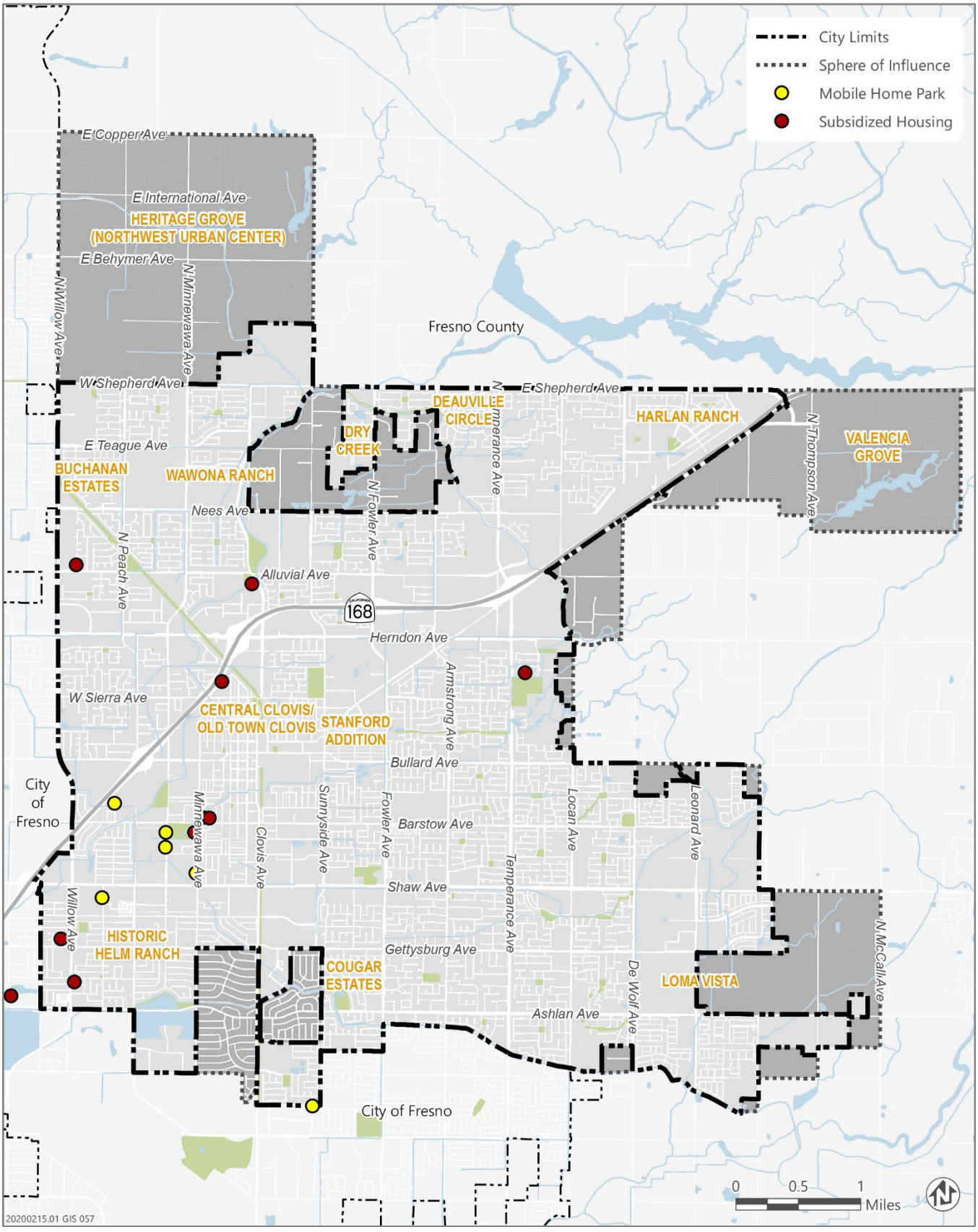
The geographic distribution of existing publicly-supported affordable housing is an important factor in examining fair housing choice and patterns of segregation by income and race/ethnicity. Table 4-15 lists existing subsidized rental housing developments in Clovis, as of 2022. Existing affordable housing, including mobile home parks, is generally concentrated in the southwestern portion of the City, closer to the City of Fresno and transit services (see Figure 4-43). Four of the City's eight subsidized housing developments are located in highest resource areas (see Figure 4-19), north of Herndon Avenue and east of Fowler Avenue.

Table 4-15 Existing Subsidized Affordable Rental Housing in Clovis, 2022

Name	*Address*
Solvita Commons	725 Alluvial Avenue
Silver Ridge (age 62+)	88 Dewitt Avenue
Roseview Terrace (age 62+)	101 Barstow Avenue
Lexington	1300 Minnewawa Avenue
Hotchkiss Terrace (age 62+)	51 Barstow Avenue
Coventry Cove	190 N Coventry Avenue
Cottonwood Grove	732 N Clovis Avenue
Magnolia Crossing (age 62+ assisted living)	32 W Sierra Avenue
The Willows	865 W Gettysburg Avenue

Source: City of Clovis 2022.

Figure 4-43 Subsidized Housing and Mobile Home Parks, Clovis, 2022



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2022, based on US HUD.

4.8 Assessment of Sites Inventory and Fair Housing

State housing element law, Government Code Section 65583(c)(10), requires that the sites inventory (see Chapter 5) be analyzed with respect to AFFH. By comparing units inventoried in approved projects and on vacant and underutilized sites to the fair housing indicators in this assessment, this section analyzes whether the inventory of sites included in the Housing Element improves or exacerbates fair housing conditions, patterns of segregation, and access to opportunity throughout the City. This section starts with a summary of the sites inventory capacity relative to fair housing indicators by census tract and then provides a more in-depth look at several of the key indicators.

Summary Analysis of Sites Inventory and Fair Housing

The City was assigned a total Regional Housing Needs Allocation (RHNA) of 8,977 new housing units, which includes 2,926 very low-, 1,549 low-, 1,448 moderate, and 3,054 above moderate-income housing units. Based on the assumptions and methodology applied in the sites inventory analysis (see Chapter 5), the City has identified a total capacity of 14,821 units, which includes 133 ADUs. The analysis of sites inventory does not include ADUs, and analyzes 14,688 units within the planning period, which is sufficient capacity to meet the City's RHNA at all income levels.[13]

A significant portion (approximately 64 percent) of residential capacity identified in the sites inventory is located in the City's new growth areas along the northern and eastern edges of the City. This is a product of the City's development trajectory which plans for most new housing to occur in new growth areas, particularly focused in the Northwest Urban Center (Heritage Grove) and the Loma Vista Specific Plan area. As described in Section 4.7, neighborhoods in new growth areas are planned as complete communities. Master plans for these areas provide for a range of self-sustaining land uses, including mixed-density neighborhoods, commercial, civic, and open space uses. As shown in Figure 4-44, the Housing Element identifies capacity for 9,526 housing units in new growth areas, including 3,145 lower-income units, 1,746 moderate-income units, and 4,635 above moderate-income units. Housing capacity in new growth areas accounts for more than the City's total Sixth Cycle RHNA (106 percent), including approximately 73 percent of the lower-income RHNA as well as enough capacity to satisfy the moderate- and above moderate-income RHNA with a surplus.

The remaining 36 percent of inventoried housing capacity is located within the developed core of the city. The balance of capacity between new growth areas and infill sites is primarily driven by a limited supply of vacant and underutilized sites available for new housing development within the older and established neighborhoods of Clovis. The remaining 27 percent of the lower-income RHNA is satisfied on sites within the RHN overlay, which allows for higher density residential development suitable for lower-income housing opportunities (see Chapter 5 for additional analysis of the RHN overlay). RHN overlay sites are distributed through the City as shown in Figure 5-4 (Sites Inventory Map).

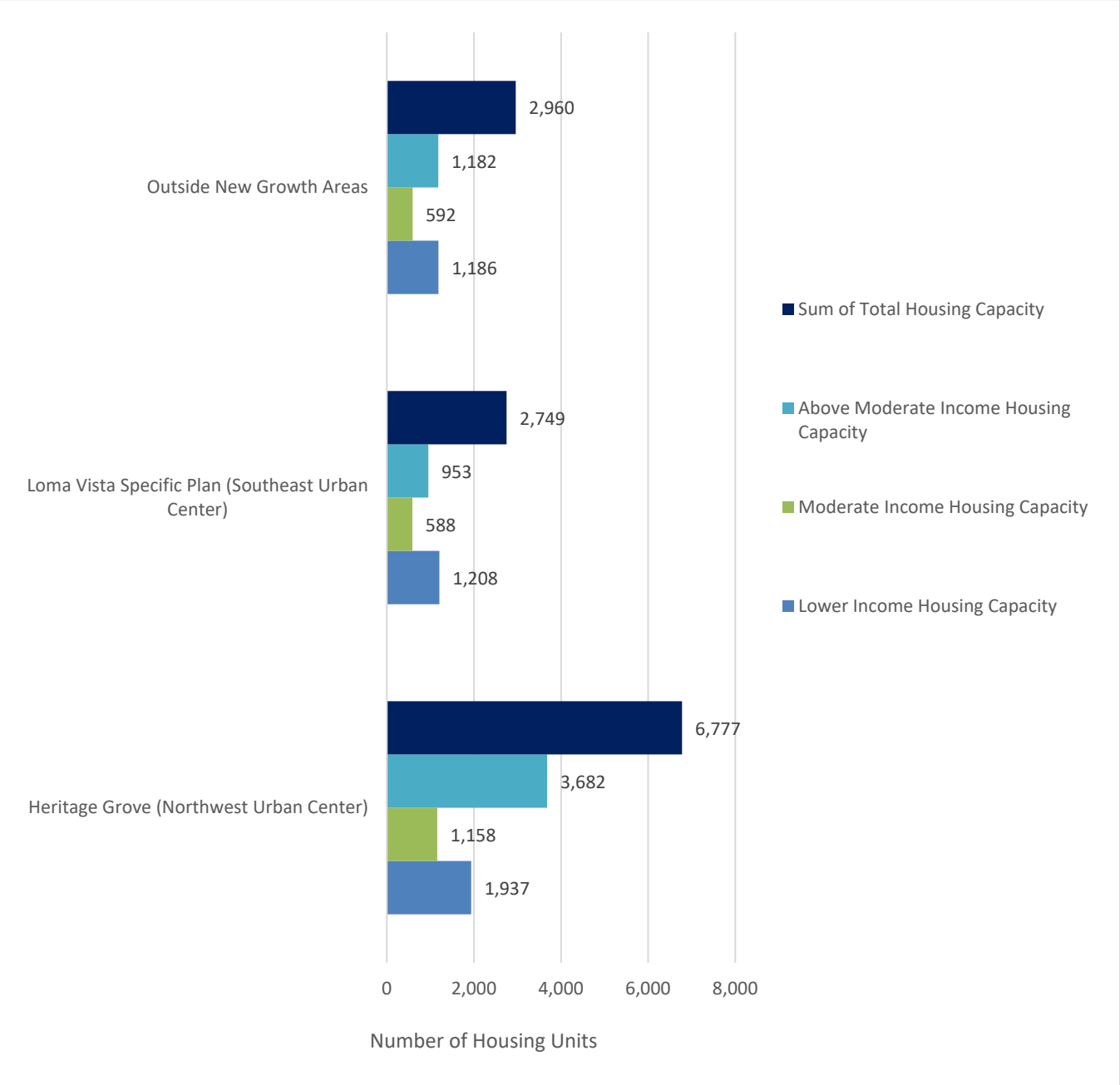
Using data and research from the HCD AFFH Data and Mapping Tool 2.0 Table 4-16 presents the housing unit capacity and existing conditions as they relate to indicators of fair housing analyzed in this assessment for each census tract in the City. For more information about the indicators, refer to the local assessment discussed previously in this chapter (see Sections 4.4, 4.5, and 4.6). The census tracts and sites inventory are mapped and shown in Figure 4-45. As previously described, access to opportunity is well-distributed within Clovis, with no areas of moderate or low resource identified within City limits (see Figure 4-19 TCAC Composite). Because Clovis as a whole is fairly affluent relative to the region, expanding the supply of affordable housing anywhere within the City will expand access to opportunity and housing mobility for lower-income residents. However, socioeconomic indicators analyzed in this assessment reflect that residents of older neighborhoods in Central and southwest Clovis are more likely to experience fair housing issues such as housing cost burden. Residents in these neighborhoods are also more likely to be non-White with relatively lower median household incomes than residents in neighborhoods in the northern and eastern areas of the City that are designated as RCAAs (see Figure 4-17). As shown in Figure 4-41, residents in Central and southwest Clovis are more likely to be renters compared to areas to the north and east where households are

[13] The City's total housing capacity to accommodate the RHNA is 14,821 units, including accessory dwelling units, as shown in Table 5-19. The 14,688 units described here refers to the capacity, excluding the 133 ADUs included in the inventory.

predominantly owner-occupied. Census tracts in older neighborhoods also rank lower on the TCAC Opportunity Index for indicators of economic and educational opportunity.

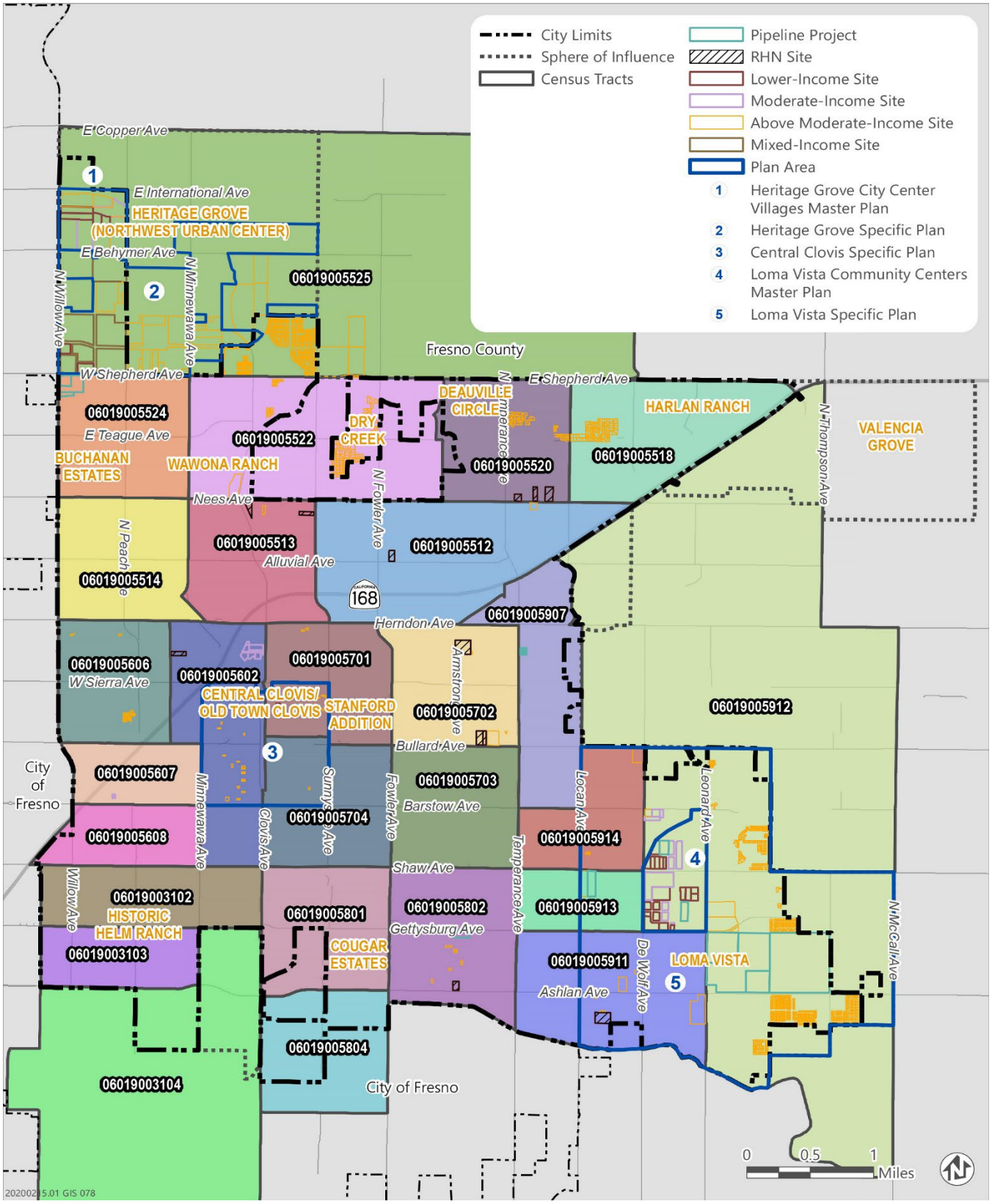
Overall, the analysis demonstrates that the sites inventory will improve existing fair housing conditions by providing more opportunities for affordable housing throughout Clovis, but particularly in new growth areas that are anticipated to be rich in amenities and opportunities. The programs in the Housing Element will further improve fair housing conditions in the city, beyond what is demonstrated in the sites inventory analysis.

Figure 4-44 Inventoried Housing Capacity by Area



Source: Ascent, 2024.
Note: Total housing capacity does not include units from pipeline projects.

Figure 4-45 Sites Inventory by Census Tract, Clovis



Source: Ascent, 2024.

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Table 4-16 Distribution of Housing Capacity by Census Tract and Fair Housing Indicators

Census Tract	Neighborhood	Housing Capacity (Vacant and Underutilized Sites + Approved Projects)					Integration and Segregation Indicators						Access to Opportunity				Disproportionate Housing Needs/Displacement Risk		
		Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Housing Units	Percent of Total Housing Unit Capacity	Non-White Population[1]	Median Household Income	RCAA	Female-Headed Households	Disability Rate	Poverty Rate	TCAC Resource Designation	TCAC Economic Domain Score	TCAC Education Domain Score	TCAC Environmental Domain Score	Overcrowded Households	Renter Overpayment	UDP Displacement Risk
31.02	Historic Helm Ranch	0	0	11	11	0.07%	41 - 81%	$50,000 - $87,100	No	40 - 60%	10 - 20%	10 - 20%	High	0.50 - 0.75	0.50 - 0.75	0.50 - 0.75	8.3 - 12%	40 - 60%	Vulnerable
31.03	Historic Helm Ranch	0	0	0	0	0.00%	41 - 81%	$50,000 - $87,100	No	40 - 60%	10 - 20%	30 - 40%	High	0.50 - 0.75	0.25 - 0.50	0.50 - 0.75	8.2% or less	40 - 60%	Vulnerable
31.04		0	0	0	0	0.00%	21 - 81%	$50,000 - $87,100	No	20 - 40%	10 - 20%	10 - 20%	High	> 0.75	0.50 - 0.75	0.25 - 0.50	8.2% or less	20 - 40%	Vulnerable
55.12		66	0	3	69	0.45%	21 - 60%	$87,101 - $99,999	Yes	<20%	< 10%	< 10%	Highest	> 0.75	> 0.75	0.50 - 0.75	8.2% or less	40 - 60%	Not Vulnerable
55.13		137	0	3	140	0.92%	21 - 60%	$87,101 - $149,999	Yes	<20%	< 10%	< 10%	Highest	> 0.75	> 0.75	0.50 - 0.75	8.2% or less	40 - 60%	Not Vulnerable
55.14		0	0	0	0	0.00%	21 - 60%	$50,000 - $149,999	Yes	< 20%	10 - 20%	< 10%	Highest	> 0.75	> 0.75	0.50 - 0.75	8.2% or less	60 - 80%	Not Vulnerable
55.18	Harlan Ranch	0	0	127	127	0.83%	41 - 60%	$100,000 - $149,999	Yes	< 20%	< 10%	< 10%	Highest	> 0.75	> 0.75	> 0.75	8.2% or less	20 - 40%	Not Vulnerable
55.20	Deauville Circle	241	0	55	296	1.93%	21 - 60%	$100,000 - $199,999	Yes	< 20%	< 10%	< 10%	Highest	> 0.75	> 0.75	> 0.75	8.3 - 12%	40 - 60%	Not Vulnerable
55.22	Wawona Ranch/Dry Creek	0	0	180	180	1.18%	21 - 60%	$87,101 - $199,999	Yes	< 20%	< 10%	< 10%	Highest	> 0.75	> 0.75	0.50 - 0.75	8.2% or less	20 - 40%	Not Vulnerable
55.24	Buchanan Estates/Wawona Ranch	0	258	0	258	1.69%	41 - 60%	$100,000 - $149,999	Yes	< 20%	< 10%	< 10%	Highest	> 0.75	> 0.75	0.25 - 0.50	8.2% or less	20 - 40%	Not Vulnerable
55.25	Heritage Grove (Northwest Urban Center)	2,083	1,377	4,393	7,853	51.33%	21 - 40%	$50,000 - $149,999	Yes	< 20%	10 - 20%	< 10%	Highest	> 0.75	> 0.75	0.50 - 0.75	8.2% or less	20 - 40%	Not Vulnerable
56.02	Central Clovis/Old Town Clovis	62	256	19	337	2.20%	21 - 81%	$50,000 - $87,100	No	20 - 40%	20 - 30%	10 - 20%	High	0.50 - 0.75	> 0.75	0.50 - 0.75	8.2% or less	40 - 60%	Not Vulnerable
56.06		0	0	33	33	0.22%	41 - 60%	$50,000 - $99,999	No	< 20%	10 - 20%	10 - 20%	Highest	> 0.75	0.50 - 0.75	0.50 - 0.75	8.2% or less	40 - 60%	Not Vulnerable
56.07		0	12	0	12	0.08%	21 - 81%	$50,000 - $87,100	No	20 - 40%	10 - 20%	20 - 30%	High	> 0.75	0.50 - 0.75	0.25 - 0.50	8.2% or less	40 - 60%	Vulnerable
56.08		0	0	0	0	0.00%	21 - 60%	$50,000 - $87,100	No	20 - 40%	20 - 30%	10 - 20%	High	0.25 - 0.50	0.50 - 0.75	0.25 - 0.50	8.2% or less	40 - 60%	Not Vulnerable
57.01	Central Clovis/Old Town Clovis/Stanford Addition	14	105	17	136	0.89%	21 - 81%	$50,000 - $87,100	No	< 20%	10 - 20%	10 - 20%	Highest	0.50 - 0.75	> 0.75	> 0.75	8.2% or less	40 - 60%	Not Vulnerable
57.02		274	0	14	288	1.88%	21 - 60%	$50,000 - $149,999	No	< 20%	< 10%	10 - 20%	Highest	> 0.75	> 0.75	> 0.75	8.2% or less	20 - 40%	Not Vulnerable

Census Tract	Neighborhood	Housing Capacity (Vacant and Underutilized Sites + Approved Projects)					Integration and Segregation Indicators						Access to Opportunity				Disproportionate Housing Needs/Displacement Risk		
		Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Housing Units	Percent of Total Housing Unit Capacity	Non-White Population[1]	Median Household Income	RCAA	Female-Headed Households	Disability Rate	Poverty Rate	TCAC Resource Designation	TCAC Economic Domain Score	TCAC Education Domain Score	TCAC Environmental Domain Score	Overcrowded Households	Renter Overpayment	UDP Displacement Risk
57.03		0	0	0	0	0.00%	21 - 60%	$50,000 - $149,999	Yes	< 20%	< 10%	< 10%	Highest	> 0.75	> 0.75	> 0.75	8.2% or less	40 - 60%	Not Vulnerable
57.04		0	0	2	2	0.01%	41 - 81%	$50,000 - $87,100	No	20 - 40%	10 - 20%	10 - 20%	High	0.50 - 0.75	> 0.75	0.50 - 0.75	8.2% or less	20 - 40%	Not Vulnerable
58.01	Cougar Estates	0	0	1	1	0.01%	41 - 60%	$50,000 - $87,100	No	20 - 40%	10 - 20%	< 10%	Highest	0.50 - 0.75	> 0.75	> 0.75	8.2% or less	40 - 60%	Not Vulnerable
58.02	Cougar Estates	64	0	21	85	0.56%	41 - 60%	$100,000 - $149,999	Yes	< 20%	10 - 20%	< 10%	Highest	> 0.75	> 0.75	0.50 - 0.75	8.2% or less	40 - 60%	Not Vulnerable
58.04		0	0	0	0	0.00%	41 - >81%	$50,000 - $99,999	No	< 20%	10 - 20%	10 - 20%	High	0.50 - 0.75	> 0.75	0.25 - 0.50	8.2% or less	20 - 40%	Vulnerable
59.07		0	0	7	7	0.05%	41 - 60%	$87,101 - $99,999	Yes	< 20%	10 - 20%	< 10%	Highest	> 0.75	> 0.75	> 0.75	8.2% or less	40 - 60%	Not Vulnerable
59.11	Loma Vista	182	200	22	404	2.64%	41 - 81%	$50,000 - $99,999	Yes	< 20%	< 10%	< 10%	Highest	> 0.75	> 0.75	0.50 - 0.75	8.2% or less	20 - 40%	Not Vulnerable
59.12	Loma Vista	1,208	857	2,067	4,132	31.00%	21 - 40%	$100,000 - $149,999	Yes	< 20%	< 10%	< 10%	Highest	> 0.75	> 0.75	0.50 - 0.75	8.2% or less	40 - 60%	Not Vulnerable
59.13	Loma Vista	279	0	24	303	1.98%	41 - 60%	$100,000 - $149,999	Yes	< 20%	10 - 20%	< 10%	Highest	> 0.75	> 0.75	> 0.75	8.2% or less	20 - 40%	Not Vulnerable
59.14	Loma Vista	0	0	14	14	0.09%	61 - 81%	$100,000 - $149,999	Yes	< 20%	10 - 20%	< 10%	Highest	> 0.75	> 0.75	> 0.75	8.2% or less	20 - 40%	Not Vulnerable
	Total	**4,610**	**3,065**	**7,013**	**14,688**														

Source: City of Clovis and Ascent, 2024. Data for fair housing indicators downloaded from HCD AFFH Data and Mapping Tool in 2021 and adapted by Ascent; based on data from ACS.
Note: RCAA = Racially Concentrated Area of Affluence

Potential Effects on Patterns of Segregation

As described previously, Clovis is predominantly non-Hispanic White and fairly affluent relative to the surrounding region. There are no racially or ethnically concentrated areas of poverty within city limits. However, older neighborhoods of Clovis, located in the southwestern core of the City, tend to have higher concentrations of non-White residents as well as lower median household incomes than the northern and eastern areas of the City. These areas also tend to have greater concentrations of people living with disabilities and single-parent households.

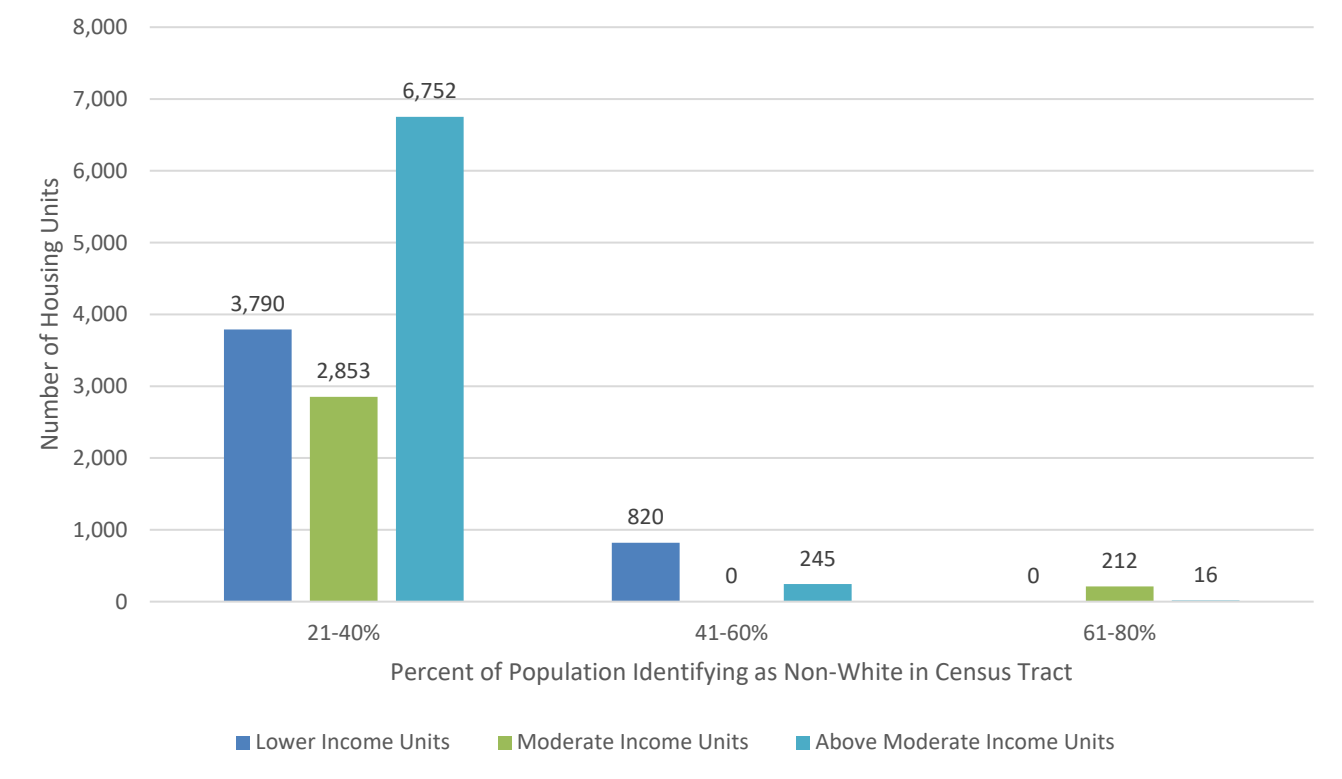
Given that the City has a higher proportion of moderate- and above moderate-income households, the City has included implementation programs in the Housing Element aiming to increase the diversity of the housing stock to provide more "missing middle" housing for moderate-income households while also facilitating additional opportunities to develop lower-income-housing and housing for special needs groups.

Race/Ethnicity

As described above, the City is predominantly non-Hispanic White, with a minority population that is predominantly Hispanic/Latino. The Non-White population is slightly larger in the southwestern area of the City, with block groups in the Historic Helm Ranch and Cougar Estates neighborhoods where non-White residents comprise between 61 and 81 percent of the population (see Figure 4-3). White residents outnumber non-White residents by the most significant margins in several block groups particularly in the northern and eastern areas of the City, such as the Dry Creek, Heritage Grove, Valencia Grove, and Loma Vista neighborhoods. These neighborhoods also ranked relatively low on the Diversity Index, indicating higher degrees of racial/ethnic homogeneity.

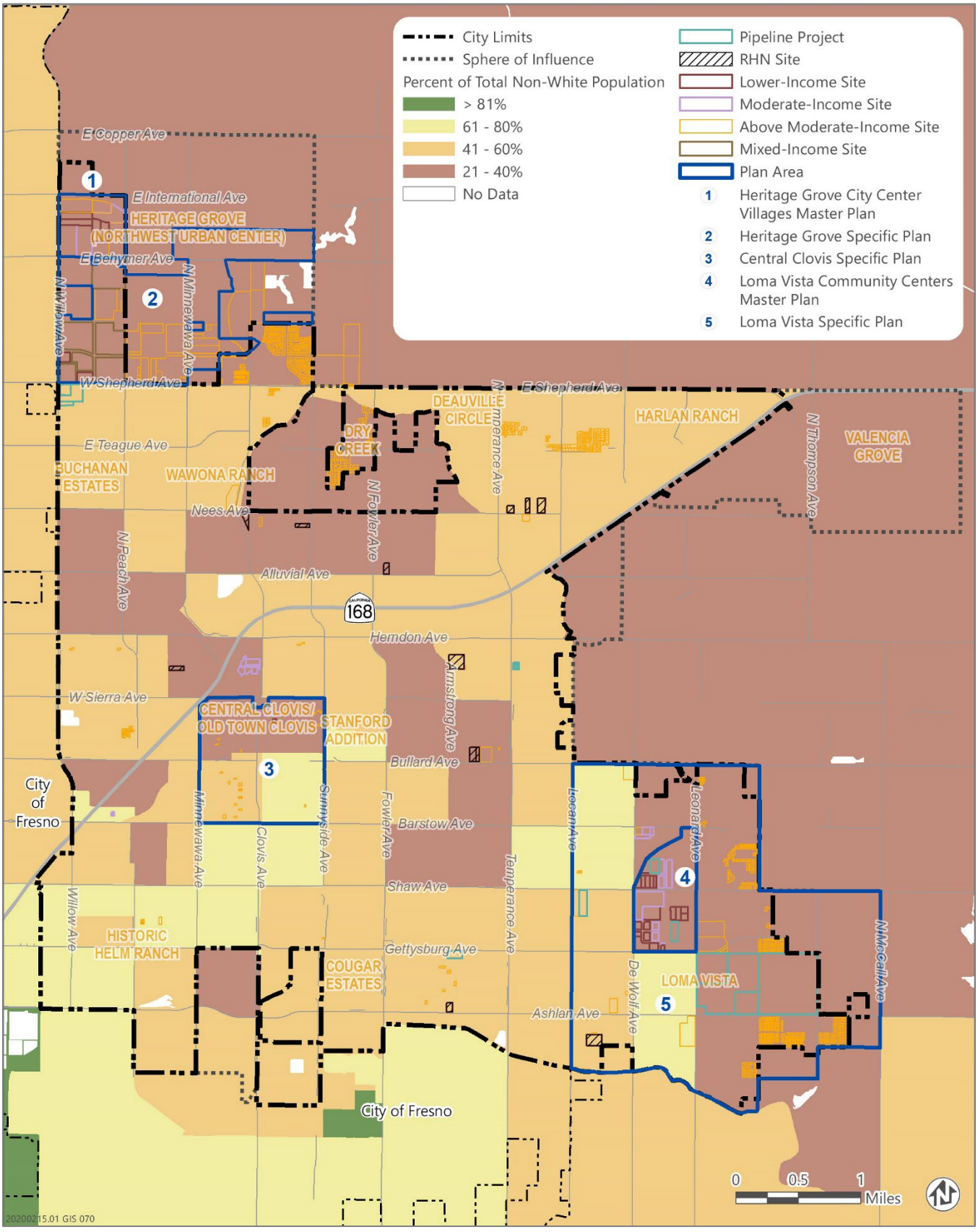
Figures 4-46 and 4-47 show the City's sites inventory in relation to concentration of non-White residents by census tract. Approximately 13,395 units in the inventory (91 percent of the total capacity) is identified in areas where between 21 and 40 percent of the population is non-White. Only 2 percent of the total inventory capacity (228 units) is located within census tracts where more than 61 percent of the population is non-White.

Figure 4-46 Sites Inventory and Predominant Racial Composition of Census Tract, Clovis



Source: Ascent, 2024.

Figure 4-47 Sites Inventory and Racial/Ethnic Distribution by Census Tract, Clovis



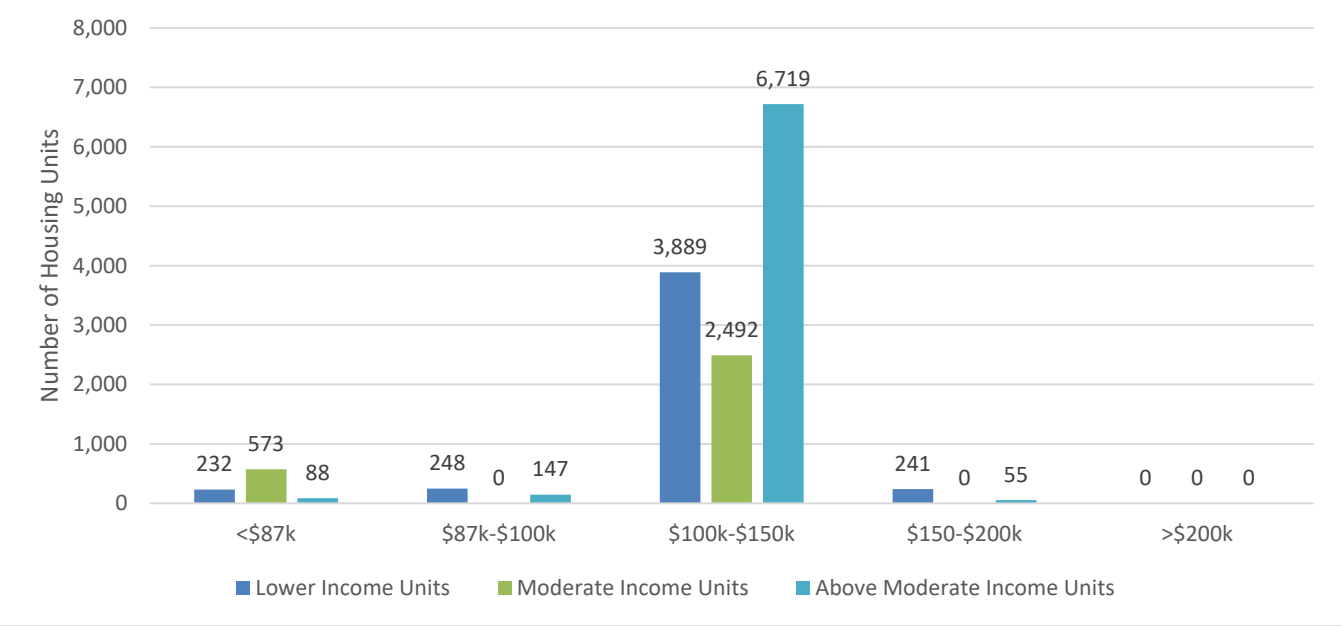
Source: Ascent, 2024. Data downloaded from HCD AFFH Data and Mapping Tool in 2022.

Income

As shown in the assessment above, block groups in Old Town Clovis, Historic Helm Ranch, and Cougar Estates neighborhoods have the lowest median household incomes in the City (lower than the 2020 statewide median household income of $87,100). Household incomes are highest in newer areas of the City, particularly along the northern and eastern boundaries, where the median household incomes exceed $100,000.

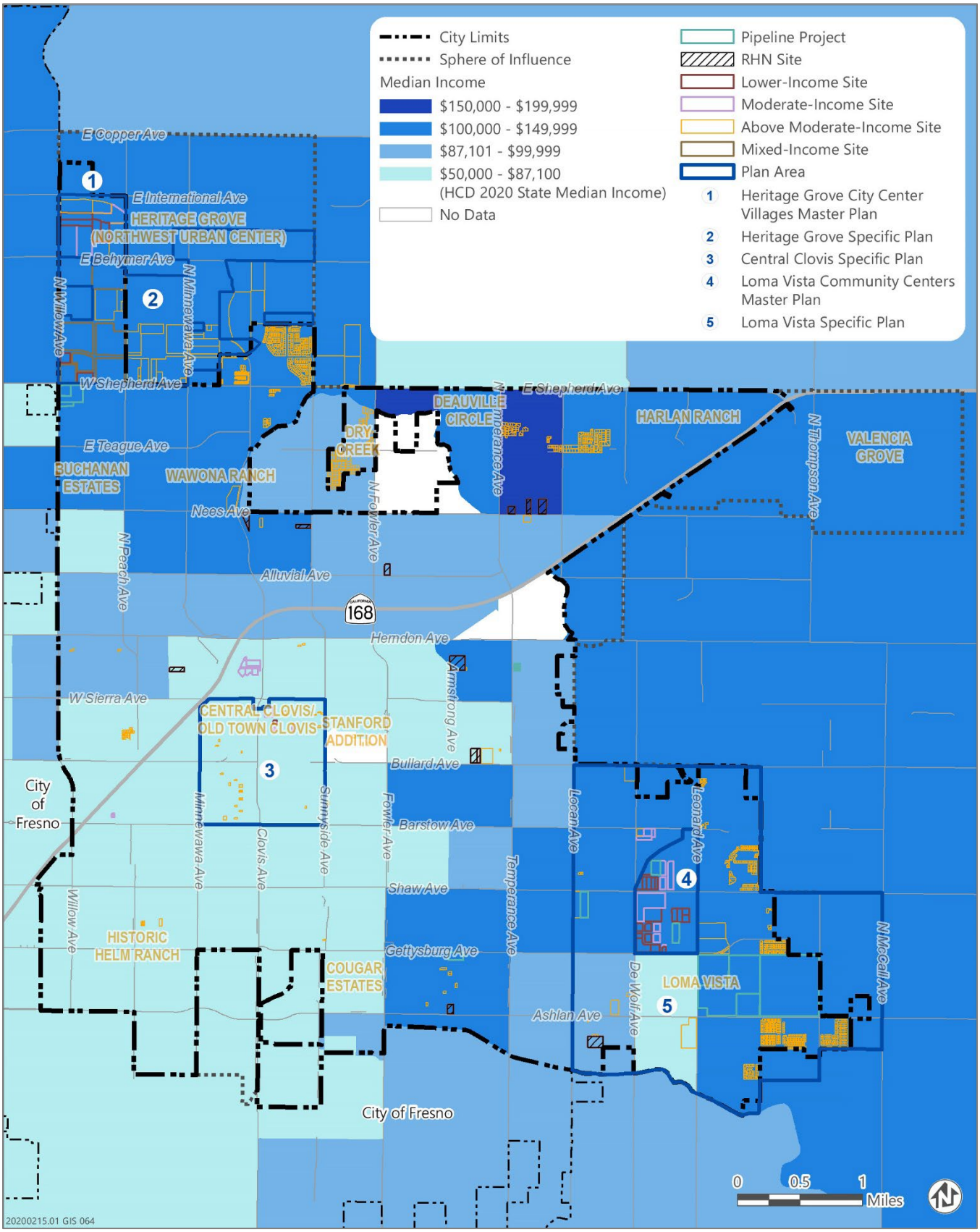
As shown in Figure 4-48, 91 percent of the total capacity (13,396 units) identified in the sites inventory is located in areas with median incomes from $100,000 to $200,000. In addition, 81 percent of moderate-income units and 89 percent of lower-income units are located in these areas to support opportunities for moderate-income and lower-income families to live in wealthier neighborhoods. There are three RHN overlay sites located in areas with lower median household incomes (less than $87,100), which collectively provide capacity for 218 lower-income units (see Figure 4-49).

Figure 4-48 Sites Inventory Distribution by Median Income of Census Tract, Clovis



Source: Ascent, 2024.

Figure 4-49 Sites Inventory Distribution by Median Income of Census Tract, Clovis



Source: Ascent, 2024. Data downloaded from HCD AFFH Data and Mapping Tool in 2022.

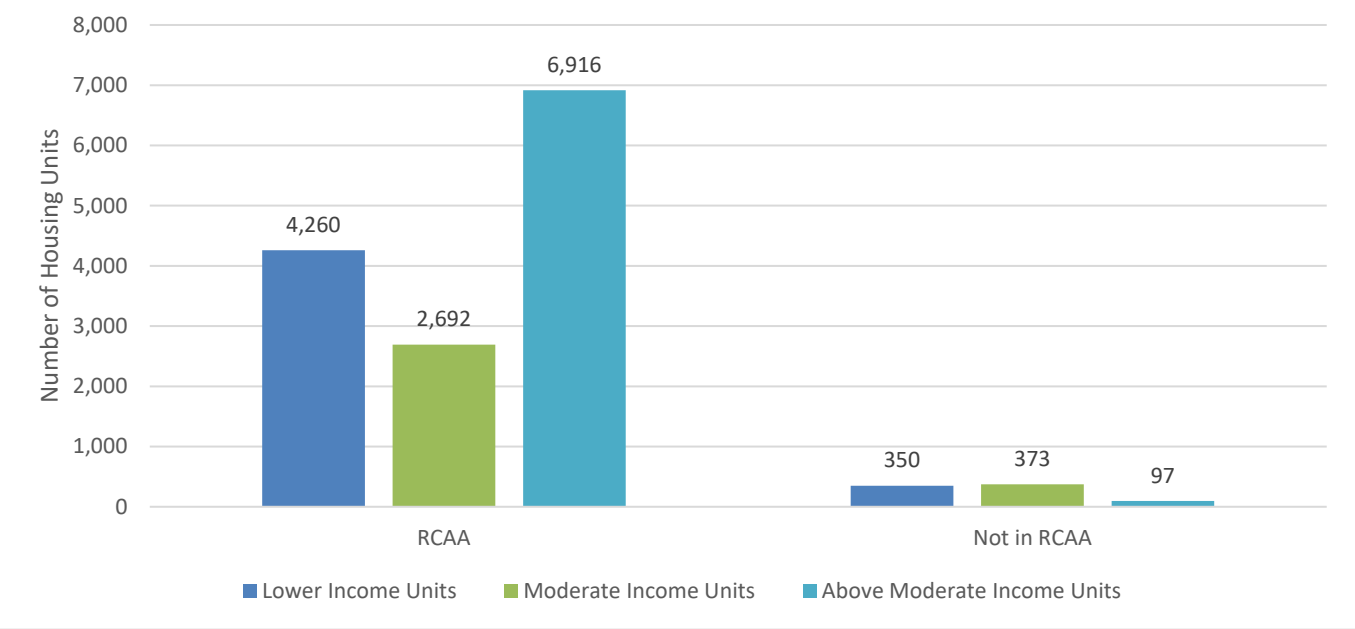
Racially or Ethnically Concentrated Areas of Affluence

Figure 4-50 and Figure 4-51 show the sites inventory relative to RCAAs in the City. Most of the northern and eastern areas of the City meet the definition of RCAAs in the City of Clovis, specifically north of Herndon Avenue and east of Fowler Avenue. Due to historic development patterns described in Sections 4.4 and 4.7, housing in these areas is predominantly owner-occupied low density single-family homes. Most sites identified in the sites inventory are located in an RCAA, amounting to capacity for approximately 13,868 new housing units in these areas. Further, 91 percent of the moderate and lower-income housing capacity is located in an RCAA.

The concentration of lower- and moderate-income housing capacity in RCAAs reflects the diversity of zoning planned in new growth areas, representing an improvement upon historic growth patterns and land use practices from a fair housing perspective. Historically, before the City's implementation of its urban center development strategy, new growth areas developed predominately as low density, single-family neighborhoods. As planned in designated urban centers, development in the Heritage Grove and Loma Vista Specific Plan areas will include a wide range of housing types. The distribution of lower- and moderate-income housing capacity provides an opportunity for the most affluent areas of Clovis to become more diverse by expanding opportunity for lower- and moderate-income households. In addition to the sites inventory, the Housing Element includes the following programs to further expand housing choice for lower- and moderate-income households in RCAAs:

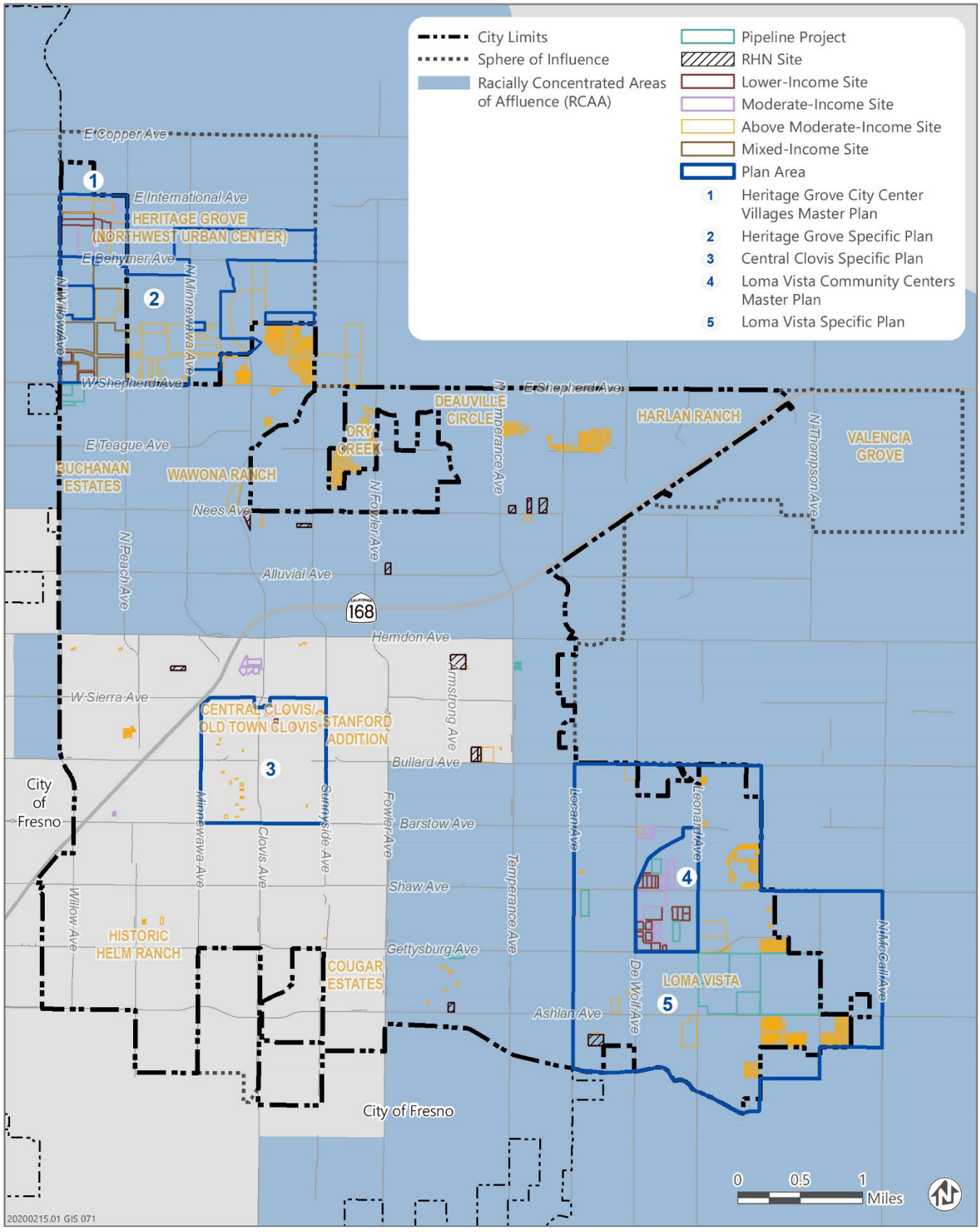
- Program H5 (Affordable Housing Incentives and Support) prioritizes support for affordable housing developments in highest resource areas;
- Program H6 (Missing Middle Housing Tools and Resources) prioritizes the distribution of information and workshops on ADUs and other missing middle housing types in areas of high resource;
- Program H8 (Development Standards and Zoning Consistency) will increase the minimum density in the R-3 zone to 20 units per acre, which will help encourage more affordable housing on R-3 zoned sites within RCAAs;
- Program H9 (Lot Configuration and Large Lot Development) will facilitate development of affordable housing on large sites, which are primarily located in master planned areas that are classified as RCAAs; and
- Program H12 (Mixed Income Zoning Ordinance) will require a certain set aside percentage of affordable housing in new residential developments.

Figure 4-50 Sites Inventory and Racially/Ethnically Concentrated Areas of Affluence, Clovis



Source: Ascent, 2024.

Figure 4-51 Sites Inventory and Racially/Ethnically Concentrated Areas of Affluence, Clovis



Source: Ascent, 2024. Data downloaded from HCD AFFH Data and Mapping Tool in 2022.

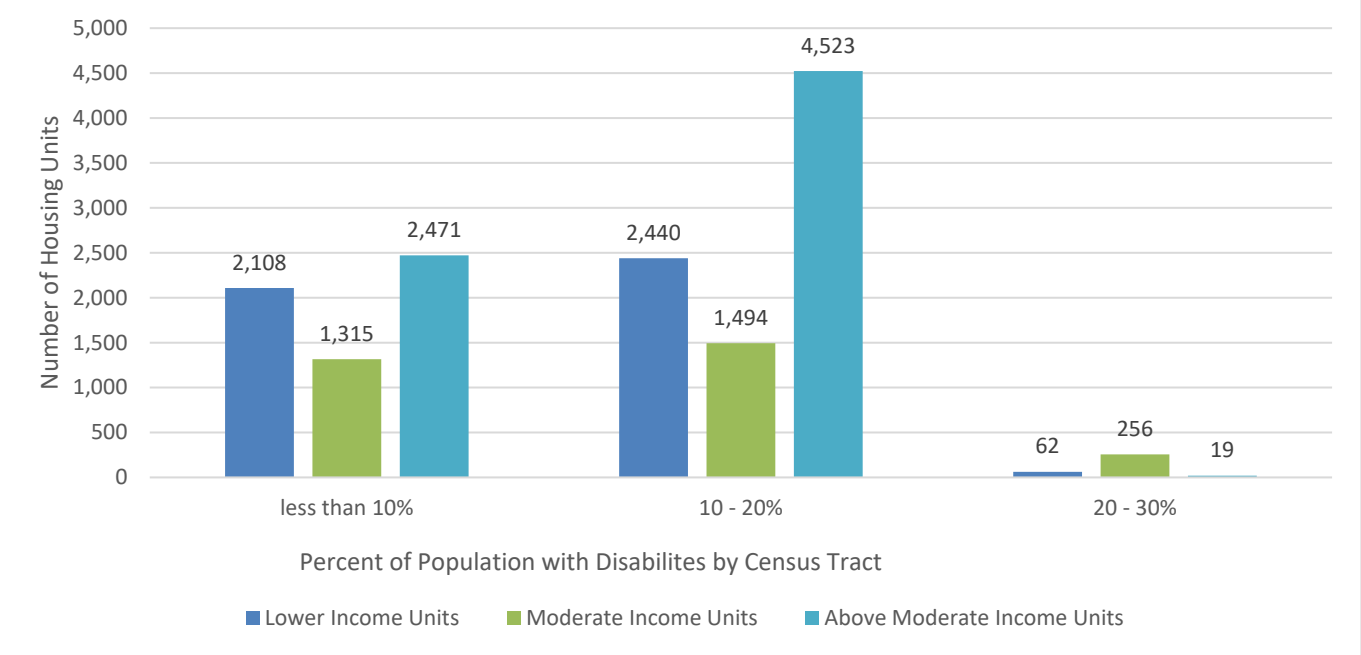
Population with a Disability

In the City of Clovis, most census tracts have a population with less than 20 percent of residents living with at least one disability. However, western areas of the City, particularly in Central Clovis and north of Historic Helm Ranch, tend to have larger concentrations of residents living with disabilities (20.8 percent). Figures 4-52 and 4-53 display the sites inventory relative to the percentage of the population with a disability by census tract. Compared to the distribution of residents with disabilities in Clovis, approximately 58 percent of total capacity identified in the sites inventory (8,457 units) is located in census tracts where 10-20 percent of the population has a disability of some sort; 40 percent of the total identified capacity is located in census tracts where less than 10 percent of the population lives with a disability.

The sites inventory identifies capacity for 4,610 lower-income units that could provide additional housing opportunities for residents with disabilities. However, the sites inventory only identifies capacity for 62 lower-income housing units in census tracts with the highest rates of people living with disabilities (20 to 30 percent). Most of the lower-income housing capacity is located in Heritage Grove and Loma Vista, on the northern and eastern outskirts of the City. Although these areas will be developed to include services and community amenities accessible to persons with disabilities, they are located farther away from places where residents may already be accessing services in Central Clovis and the City of Fresno. To balance the distribution of affordable housing opportunities in existing neighborhoods throughout Clovis, the Housing Element includes the following programs:

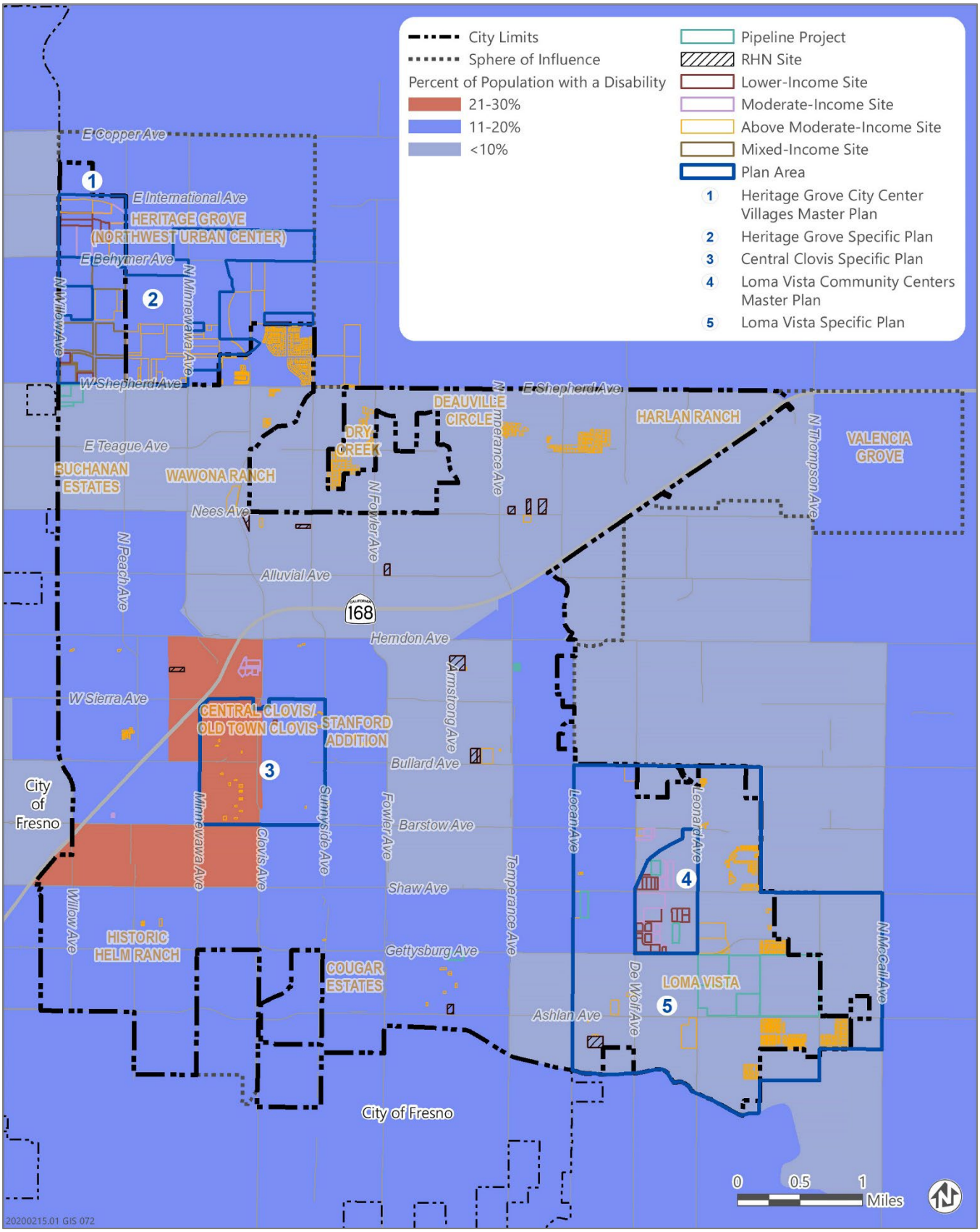
- Program H11 (Infill Rezone Program): Rezone sites to R-3 and R-4 zoning to expand the supply of land available for affordable housing in established neighborhoods; and
- Program H12 (Mixed Income Zoning Ordinance): Requires a certain set aside percentage of affordable housing in new residential developments.

Figure 4-52 Sites Inventory and Percent of Population with a Disability by Census Tract, Clovis



Source: Ascent, 2024.

Figure 4-53 Sites Inventory and Percent of Population with a Disability, Clovis



Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2022.

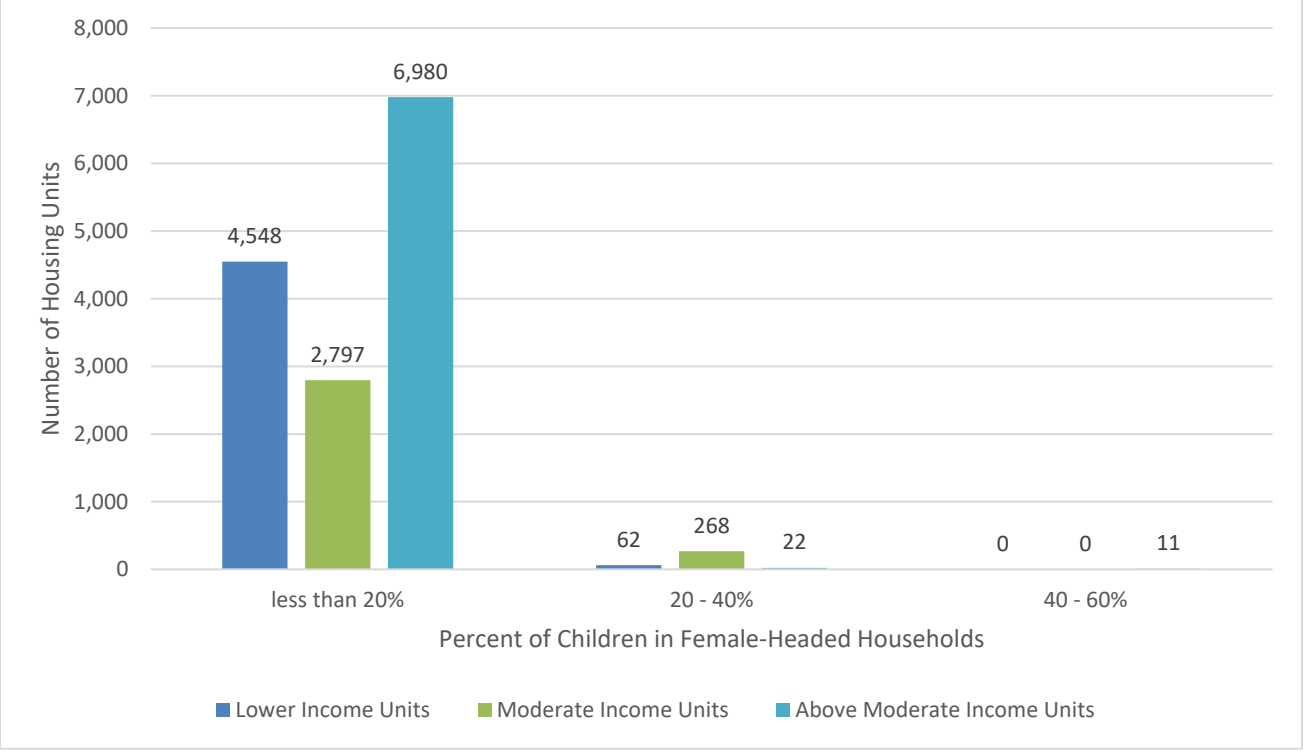
Familial Status

In most areas of the City, less than 20 percent of all households are single female-headed households, including census tracts located in Heritage Grove and Loma Vista. Married-couple households are the predominant family type in the northern and eastern portions of the City. However, census tracts located in the southwest corner of the City, in the Historic Helm Ranch and Cougar Estates neighborhoods, report higher concentrations of single female-headed households between 40 and 60 percent. Census tracts in Central/Old Town Clovis also report relatively high concentrations between 20 and 40 percent. The distribution of female-headed households throughout the City reflects regional trends of single-parent households clustered in urban areas with closest proximity to jobs and services, as well as affordable housing opportunities.

Figures 4-54 and 4-55 show the distribution of units in the sites inventory at each income level relative to the percentage of single female-headed households with children (as a percentage of the total population of each census tract). In areas of the City where at least 20 percent of households are single female-headed households, the sites inventory identifies capacity for 62 lower-income units, 268 moderate-income units, and 33 above moderate-income units. Only 11 units from the sites inventory, all of which are assumed to develop as above moderate-income housing, are in census tracts that have between 40 and 60 percent of children in female-headed households. As such, most sites are located in areas of the City where married-couple households are the predominant family type.

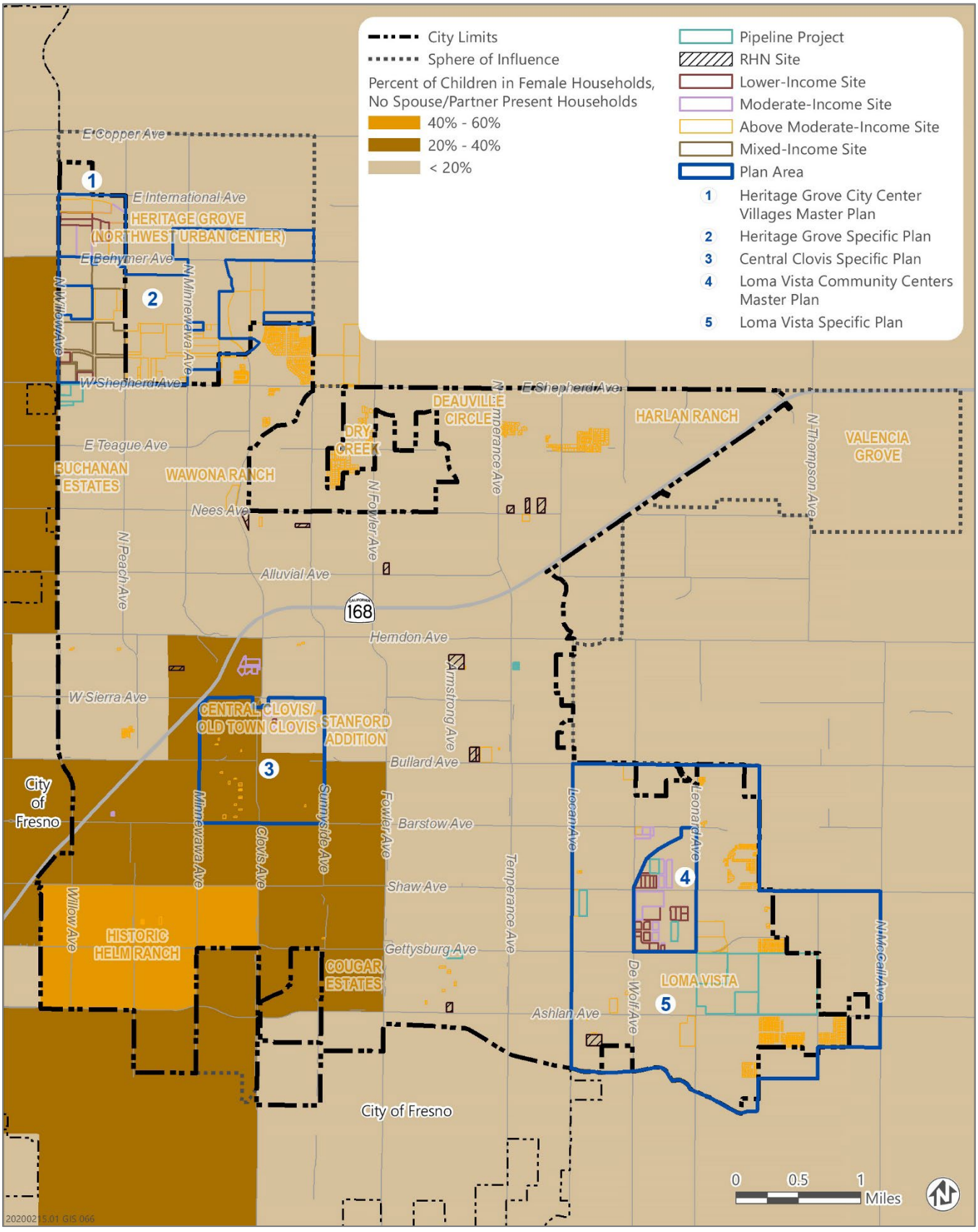
Upon full build-out of Heritage Grove and Loma Vista, the distribution of moderate- and lower-income sites concentrated in these areas will improve fair housing conditions for single female-headed households. As previously described, both areas are planned as complete communities, with a variety of housing options oriented around community hubs including employment-generating uses, schools, parks, and other services. In the long term, the large capacity of housing opportunities in these areas will increase housing choice for single female-headed households at a range of income levels.

Figure 4-54 Sites Inventory and Distribution of Female-Headed Households with Children



Source: Ascent, 2024.

Figure 4-55 Sites Inventory and Distribution of Female-Headed Households with Children



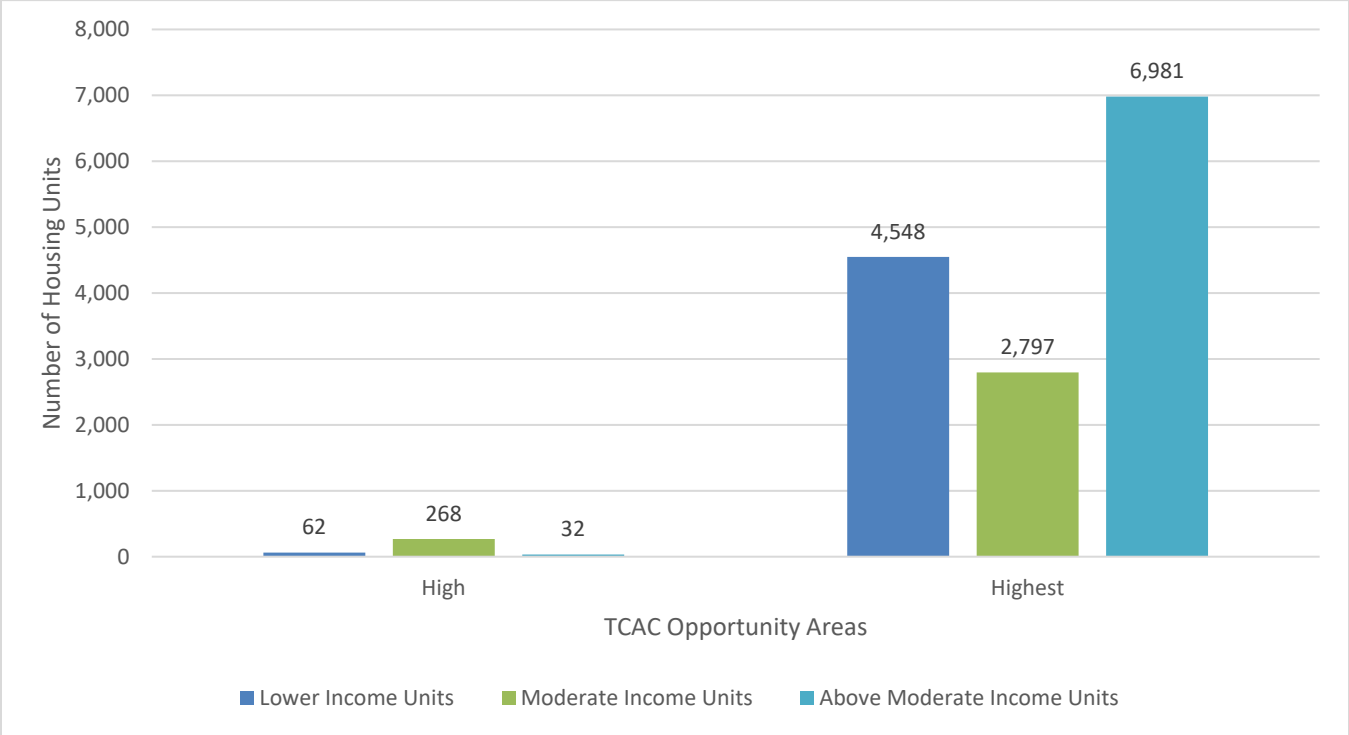
Source: Ascent, 2024. Data downloaded from HCD AFFH Data and Mapping Tool in 2022.

Potential Effects on Access to Opportunity

Expanding capacity for affordable housing development in Clovis will expand access to opportunity for lower- and moderate-income households. As shown in Figures 4-19 through Figure 4-27, Clovis is composed entirely of high and highest resource areas and provides residents citywide with opportunities for positive economic, educational, and environmental outcomes. Areas identified above as RCAAs correspond to areas of the City designated as highest resource, while the southwestern areas of the City, particularly Historic Helm Ranch and neighborhoods bordering Fresno city limits, are designated as high resource areas. Figures 4-56 and 4-57 present the sites inventory in relation to the 2022 TCAC opportunity areas. As shown in Figure 4-56, 98 percent of the total sites inventory (14,326 units) is located in highest resource areas.

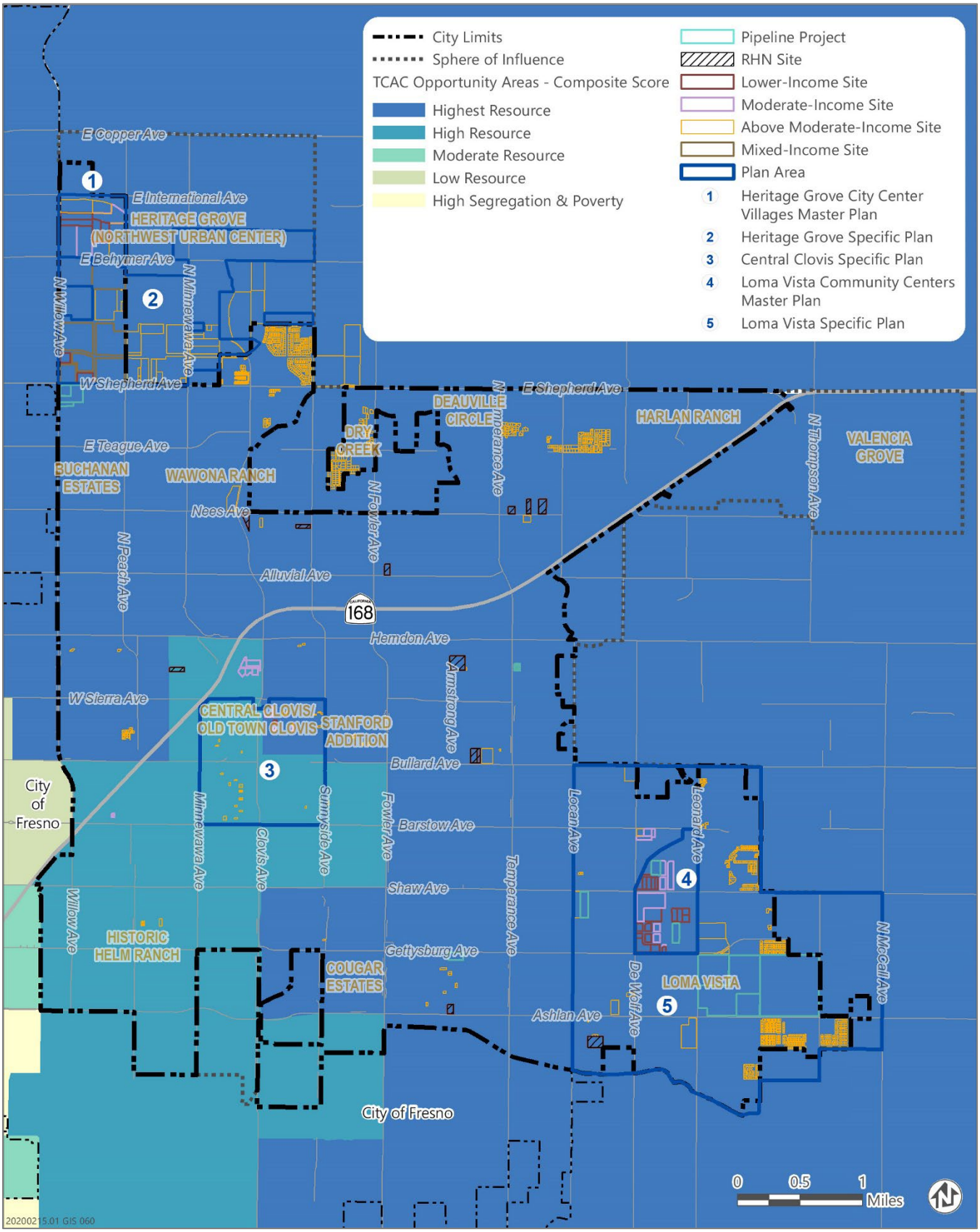
Figures 4-58 through Figure 4-63 present the sites inventory in relation to TCAC economic, environmental, and educational opportunity scores. The sites inventory identifies almost all its total capacity in areas providing most optimal access to educational and economic opportunity (99 and 97 percent, respectively). The City as a whole scores relatively low on the environmental opportunity index, reflecting regional environmental challenges. However, most of the inventoried capacity across all income levels is in areas with environmental index scores greater than 0.50.

Figure 4-56 Sites Inventory and Distribution of TCAC Opportunity Index Composite Scores



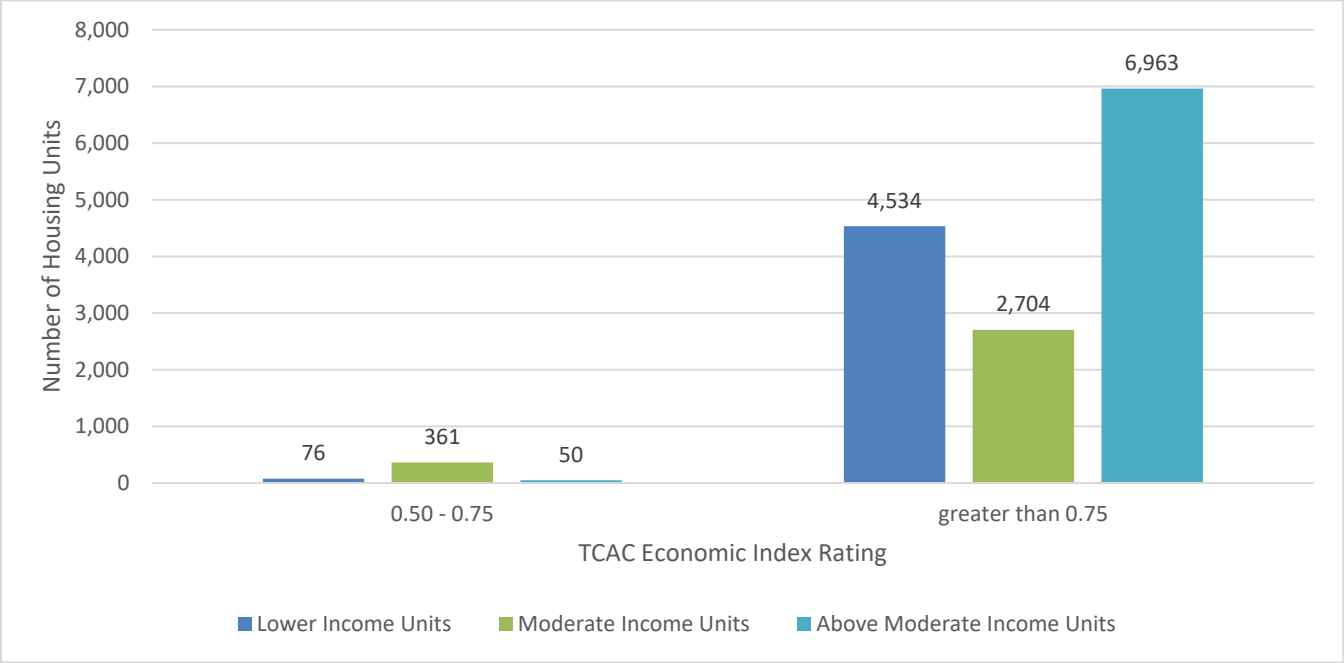
Source: Ascent, 2024.

Figure 4-57 Sites Inventory and TCAC Opportunity Index Composite Scores



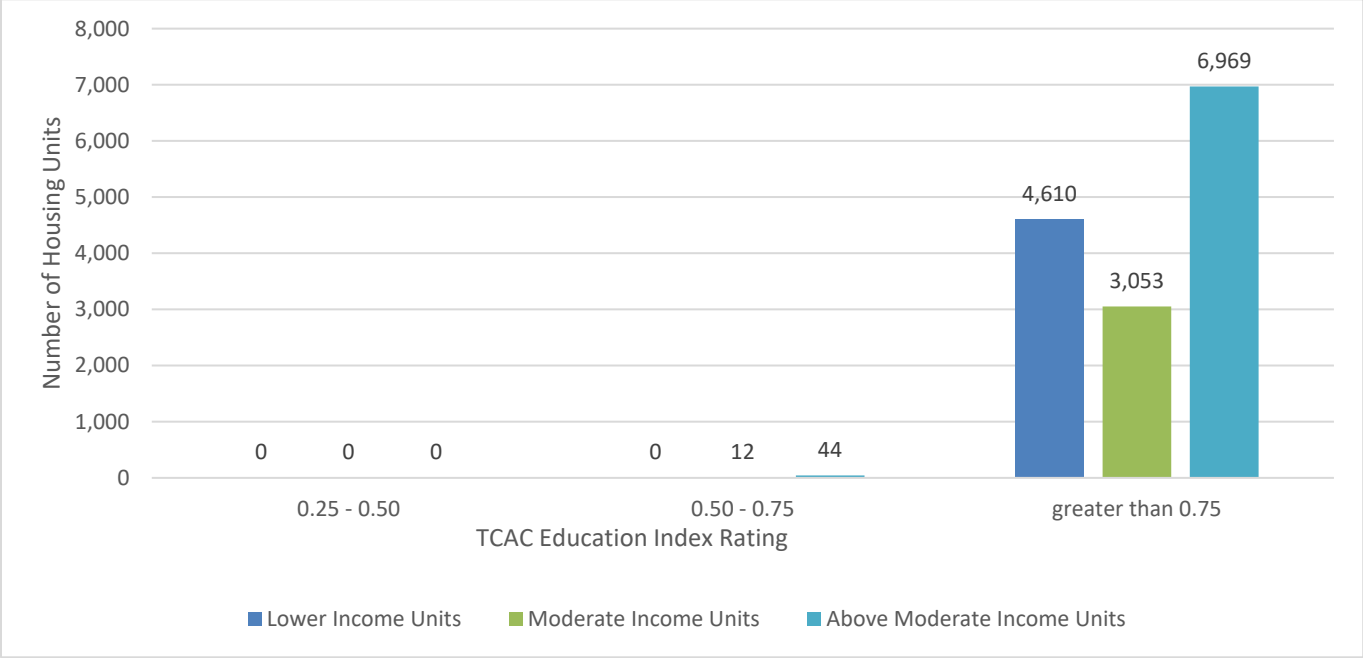
Source: Ascent, 2024. Data downloaded from HCD AFFH Data and Mapping Tool in 2022.

Figure 4-58 Sites Inventory and Distribution of TCAC Opportunity Index Economic Domain Scores



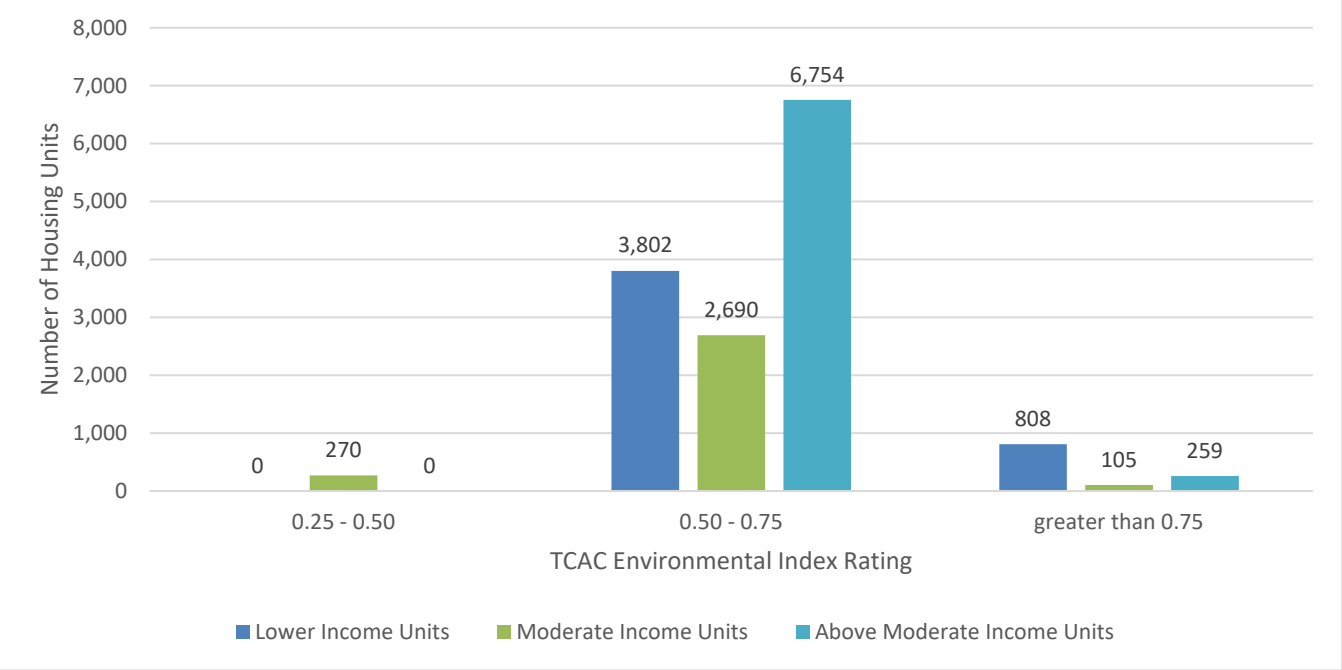
Source: Ascent, 2024.

Figure 4-59 Sites Inventory and Distribution of TCAC Opportunity Index Education Domain Scores



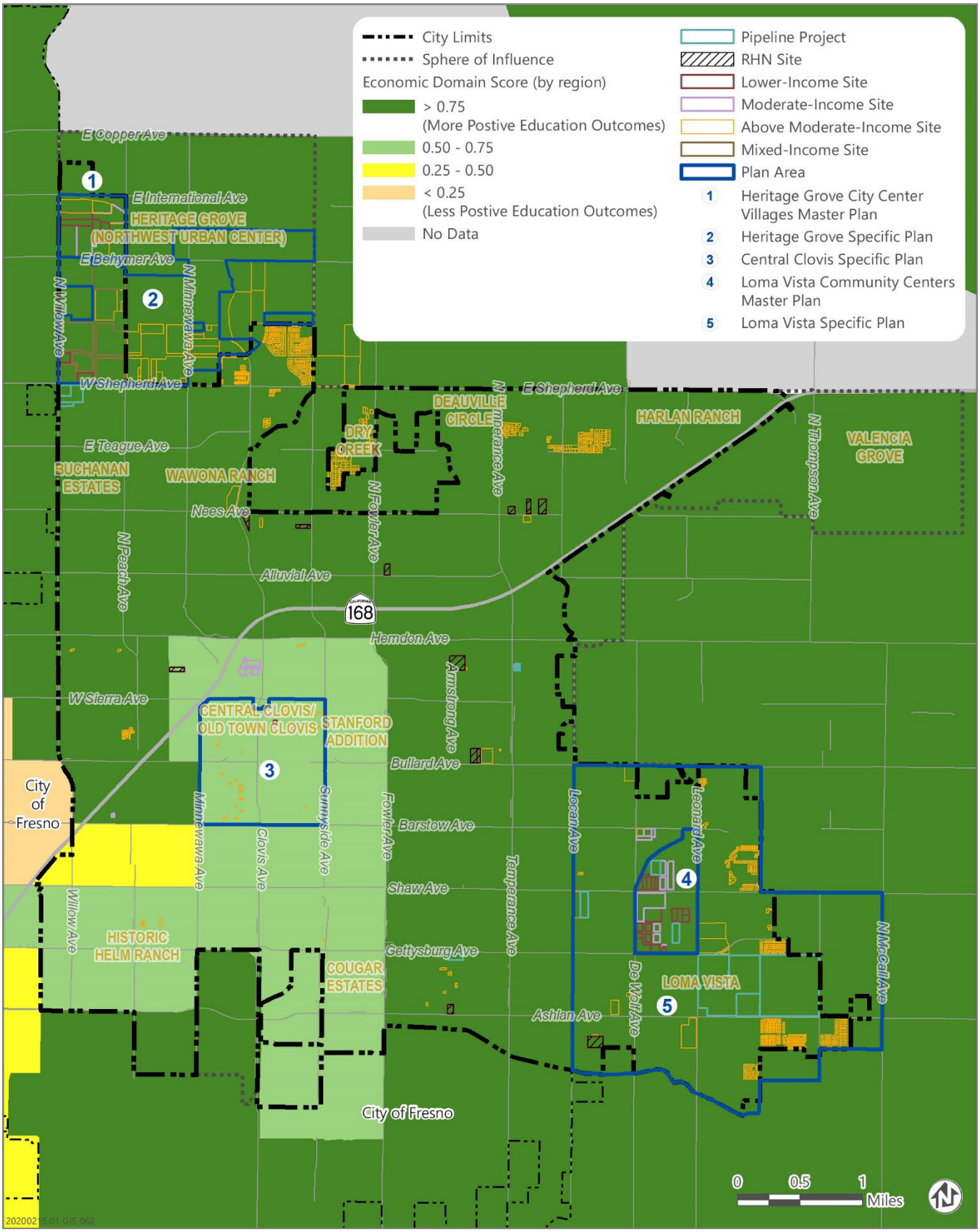
Source: Ascent, 2024.

Figure 4-60 Sites Inventory and Distribution of TCAC Opportunity Index Environmental Domain Scores



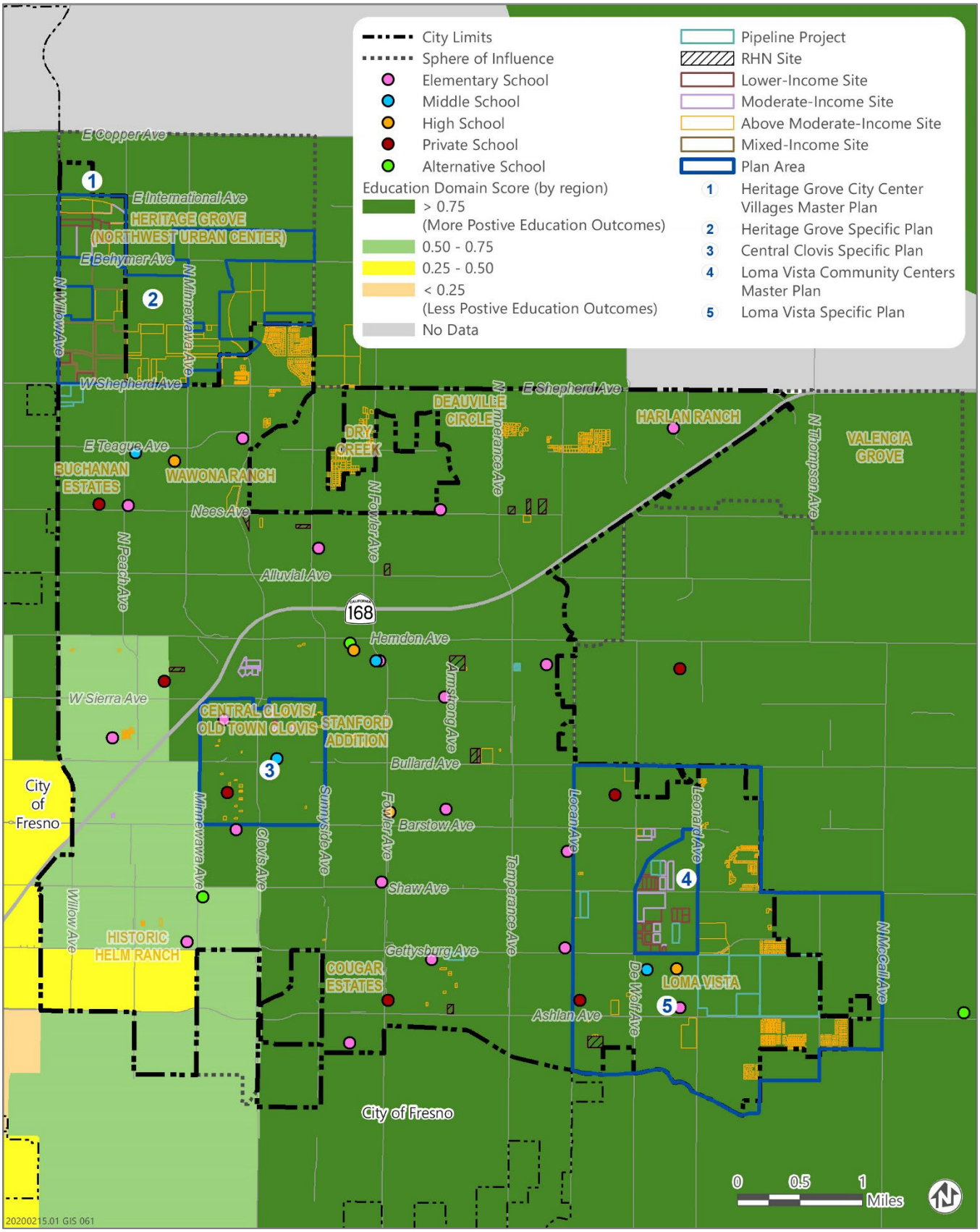
Source: Ascent, 2024.

Figure 4-61 Sites Inventory and TCAC Opportunity Index Economic Domain Scores



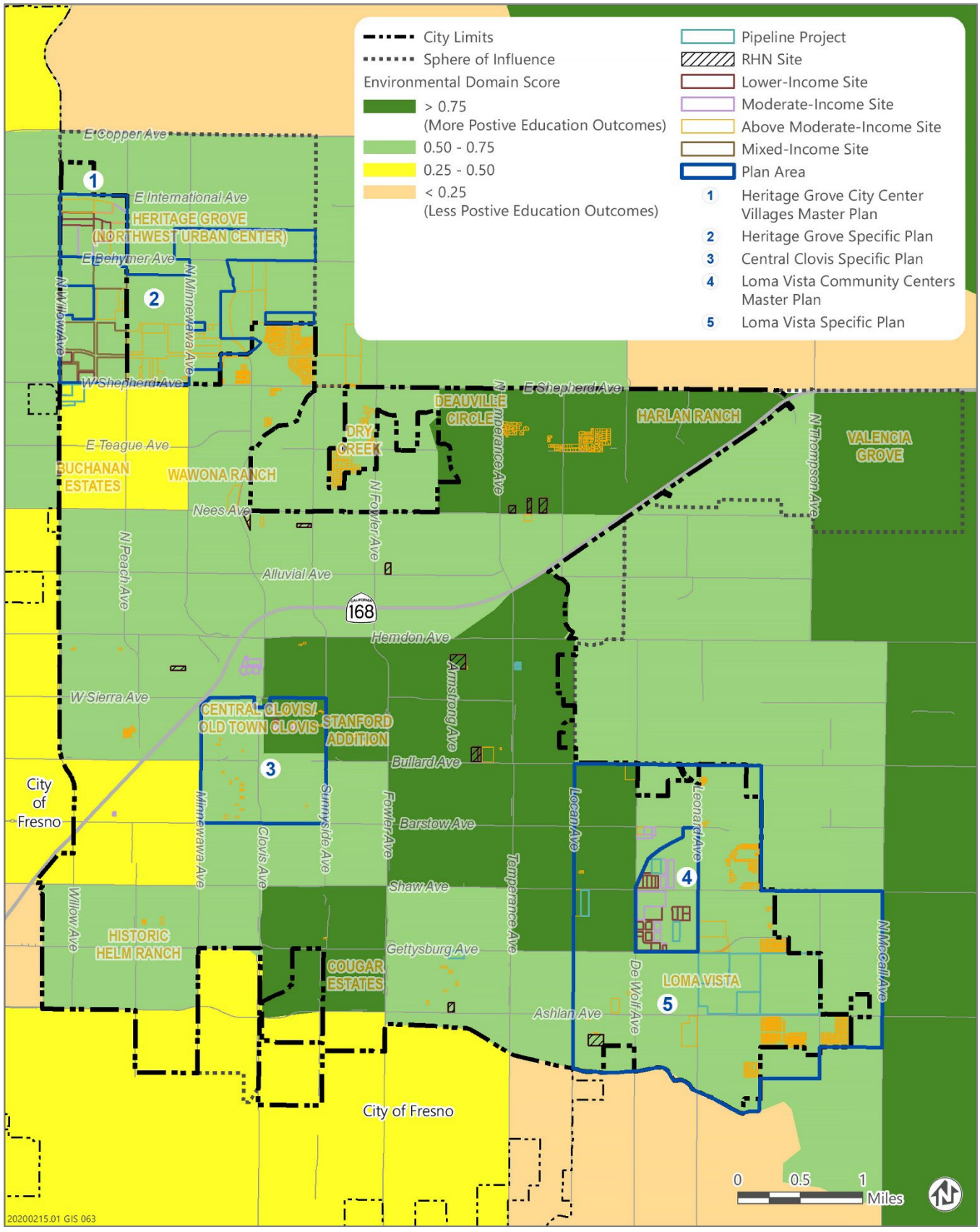
Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2022.

Figure 4-62 Sites Inventory and TCAC Opportunity Index Educational Domain Scores



Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2022.

Figure 4-63 Sites Inventory and TCAC Opportunity Index Environmental Domain Scores



Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2022.

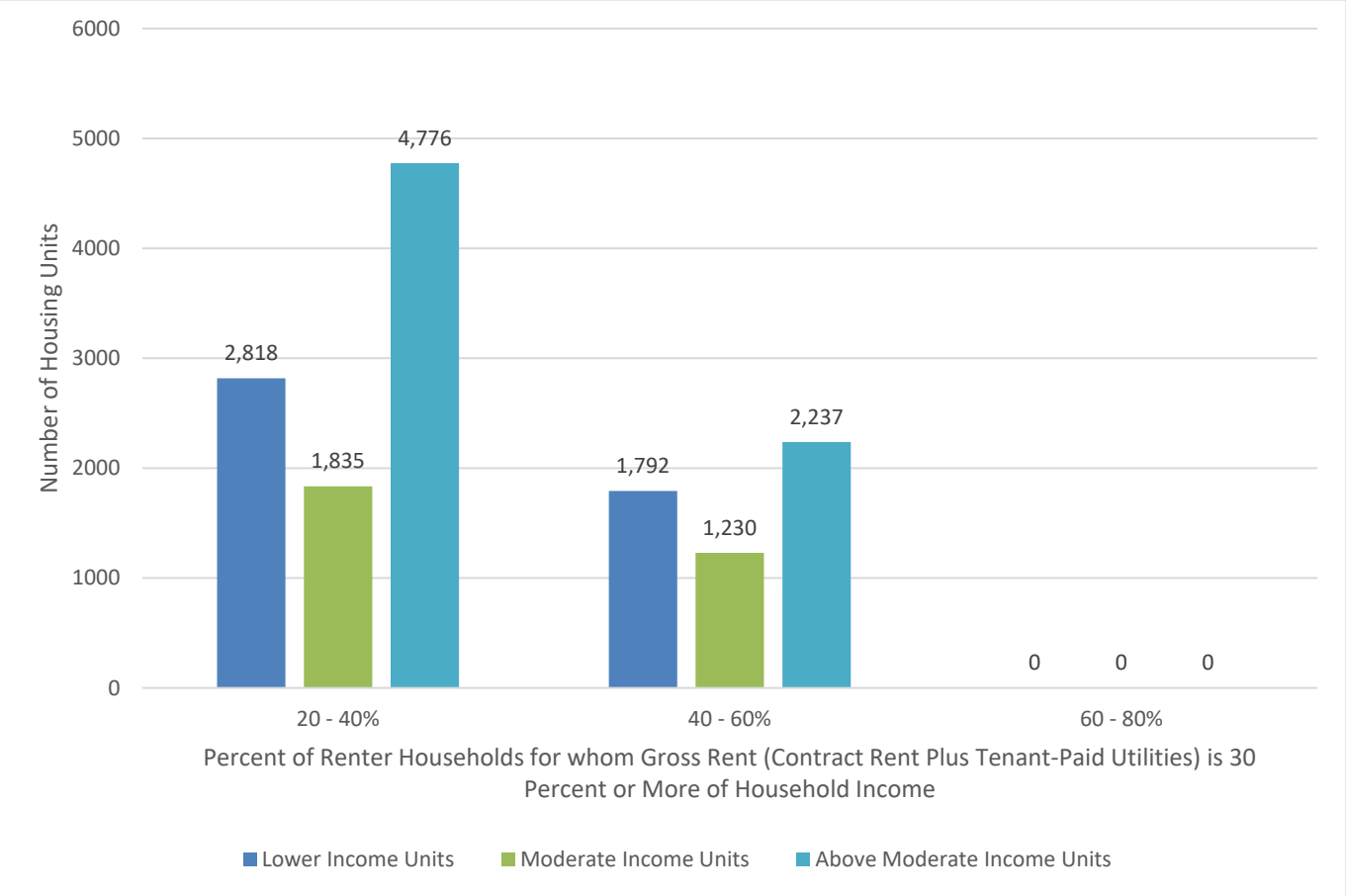
Potential Effects on Disproportionate Housing Needs

As discussed previously, renters are disproportionately affected by housing needs including overpayment, substandard housing conditions, and displacement risk. Future housing opportunities identified in the sites inventory have the potential to ease overcrowding and cost burden as there would be more housing options available for a variety of income levels. Low-income households in the southwestern portion of the City, particularly in Historic Helm Ranch and mobile home parks, are sensitive to or at risk of displacement.

Overpayment

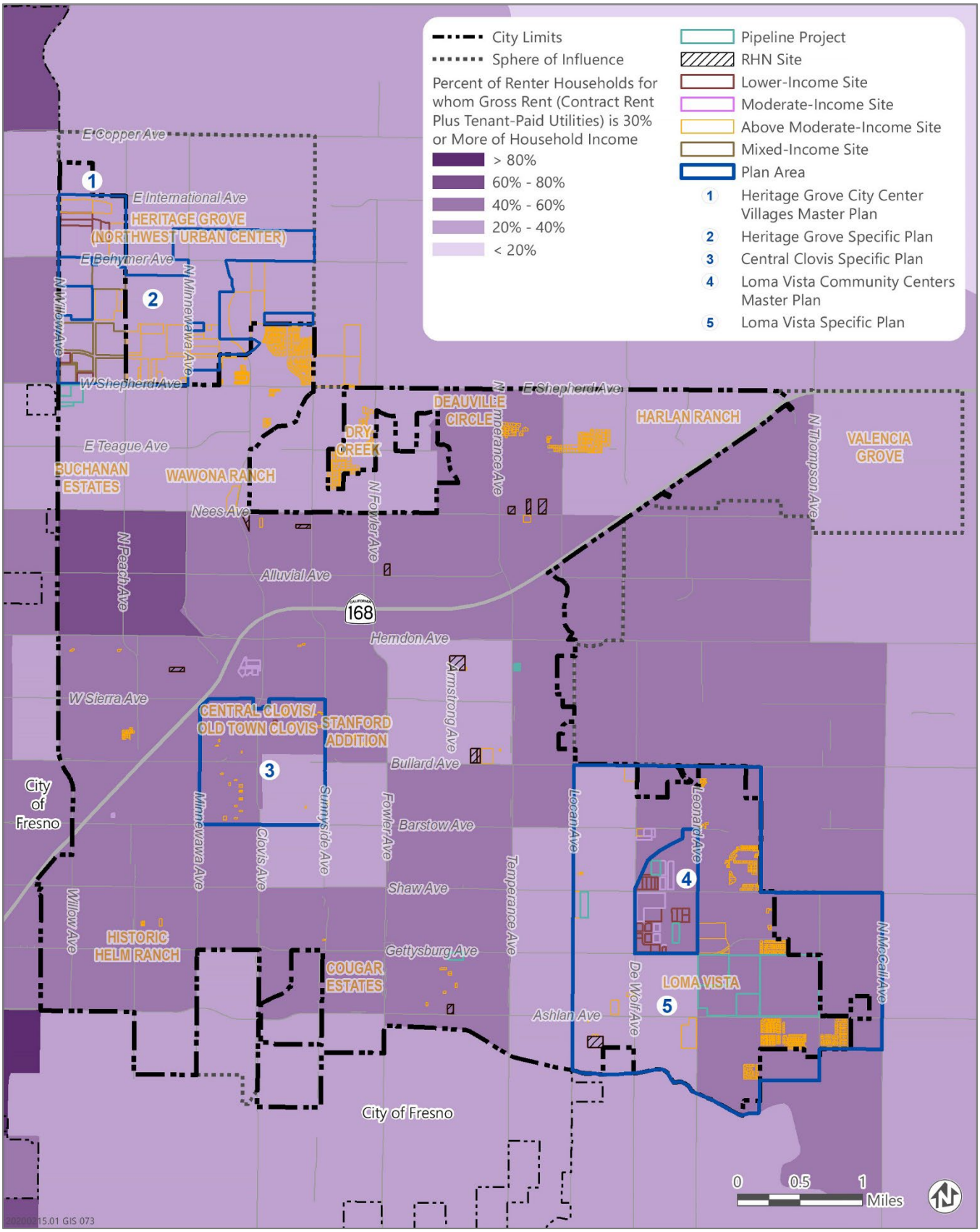
As described above, overpayment among Clovis renters has generally declined over time with most areas of the City reporting between 40 and 60 percent of renters paying more than 30 percent of their monthly income on housing costs. Census tracts north of Nees Avenue report lower rates of renter overpayment (between 20 and 40 percent), although this is likely skewed by a significantly lower supply in existing renter households than established neighborhoods throughout the City. Figures 4-64 and 4-65 present the sites inventory relative to overpayment rates among renter households. Although there are no sites identified in the areas of the City with higher rates of overpayment (between 60 and 80 percent), expanding supply of housing affordable to lower and moderate-income in the City generally could alleviate conditions contributing to overpayment.

Figure 4-64 Sites Inventory Distribution by Cost-Burdened Renter Households



Source: Ascent, 2024.

Figure 4-65 Sites Inventory and Distribution of Overpayment by Renters

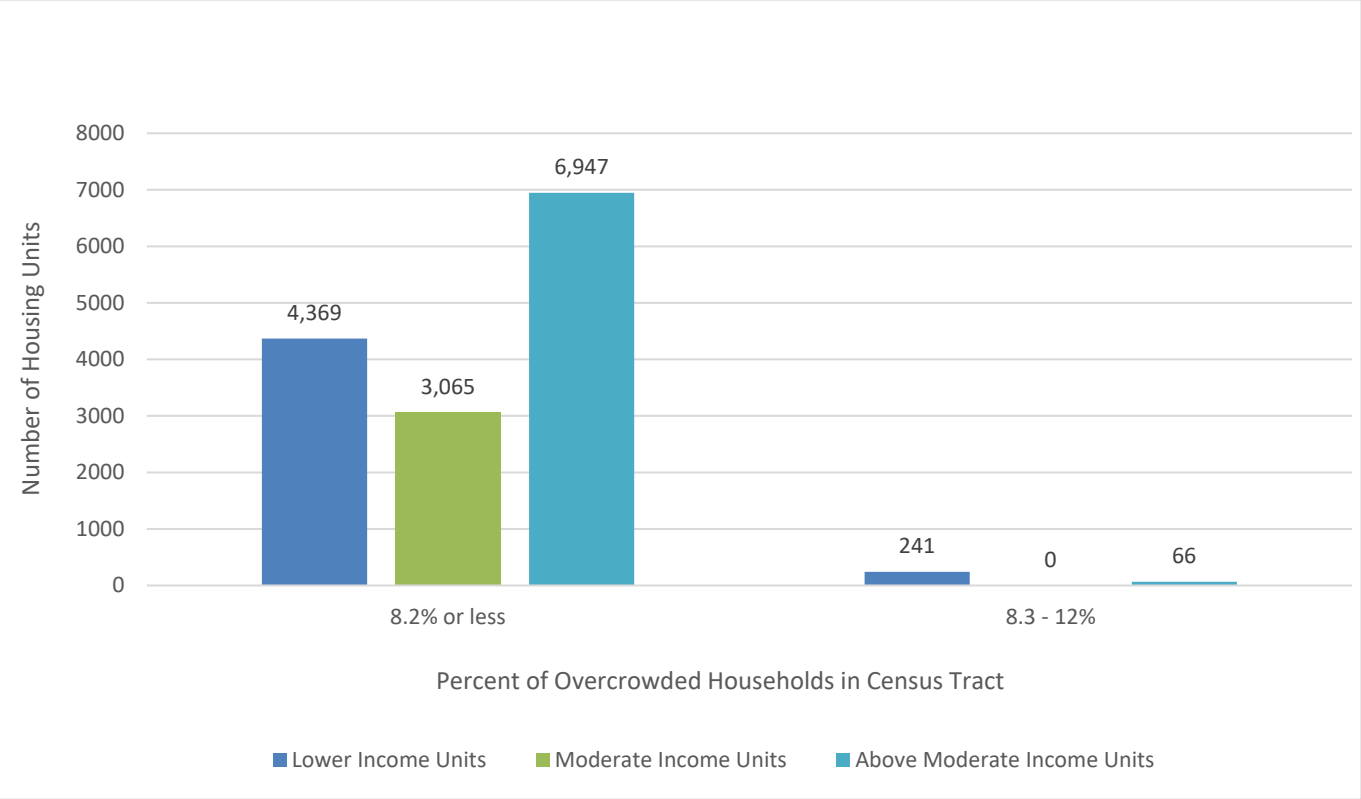


Source: Ascent, 2024. Data downloaded from HCD AFFH Data and Mapping Tool in 2022.

Overcrowding

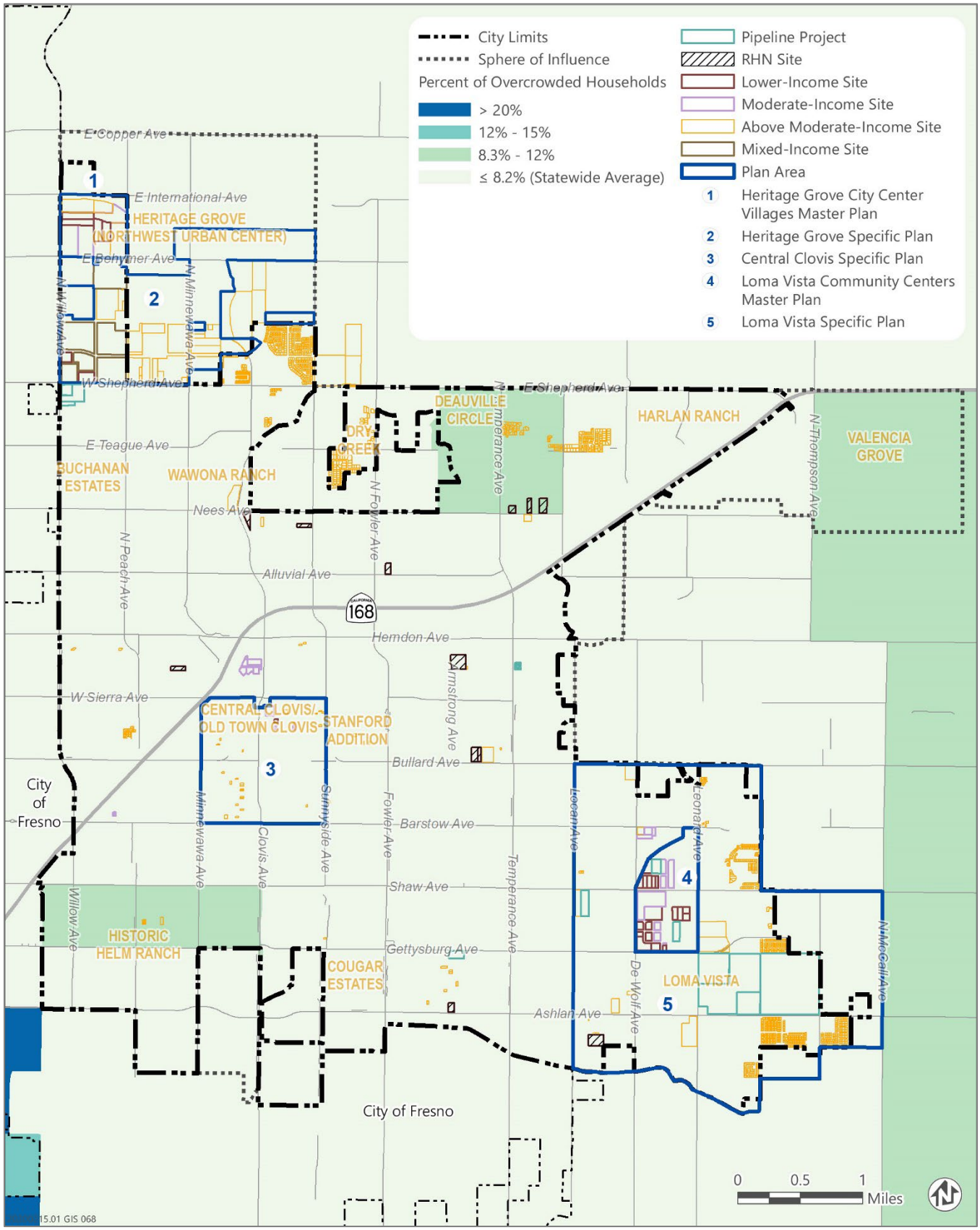
Almost all census tracts in the City of Clovis report less than 8.2 percent of households as overcrowded, except for pockets located in Historic Helm Ranch and Deauville Circle along the northern border reporting rates between 8.3 and 12 percent. Figures 4-66 and 4-67 show the sites inventory relative to the distribution of overcrowded households in Clovis as of 2019. Approximately 98 percent of the total identified capacity in the sites inventory is located in areas with overcrowding rates less than 8.2 percent, including 4,369 lower-income units and 3,065 moderate-income units. Although most of the lower-income capacity is identified in these areas, there are three RHN overlay sites identified in the inventory along Nees Avenue where overcrowding rates are between 8.3 and 12 percent (see Figure 4-67) which together provide capacity for 241 lower-income units. An increase in the supply of affordable housing in the City could help to alleviate conditions that contribute to overcrowding by reducing the gap between supply and demand for larger housing types and/or affordable housing options.

Figure 4-66 Sites Inventory Distribution by Overcrowded Households



Source: Ascent, 2024.

Figure 4-67 Sites Inventory and Distribution of Overcrowded Households



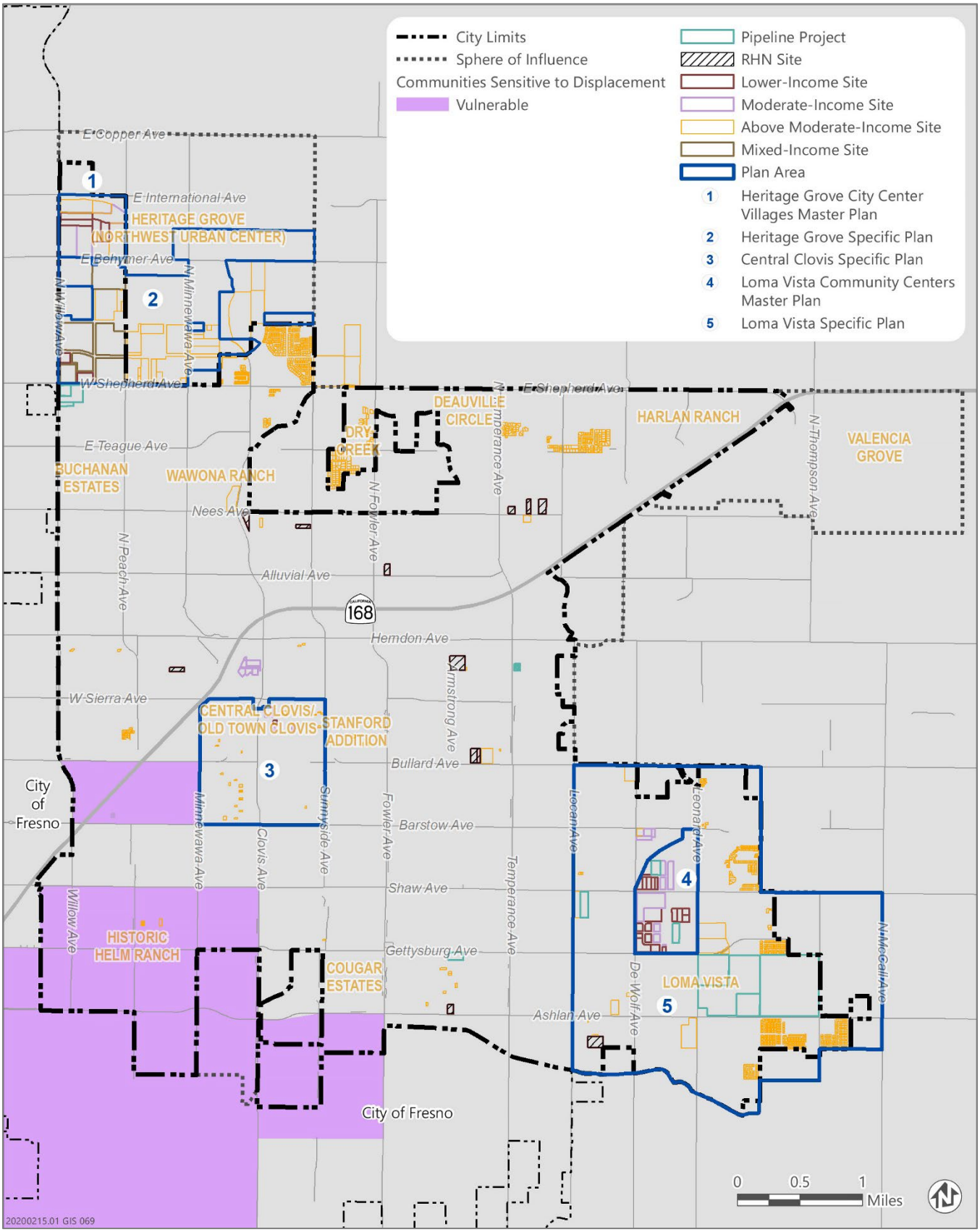
Source: Ascent, 2024. Data downloaded from HCD AFFH Data and Mapping Tool in 2022.

Displacement Risk

As the housing market strengthens in Clovis, there is concern that tenants may be priced out and at a greater risk of displacement as rent and home sales prices have risen dramatically across California and the Central Valley in recent years. Only a small portion of Clovis is considered vulnerable to displacement, with census tracts in southwest Clovis and Historic Helm Ranch identified as sensitive communities (see Figure 4-68). Almost all of the inventoried residential capacity (99 percent) is located on sites outside of these vulnerable areas, including all of the lower-income capacity (or 4,610 units) as shown in Figure 4-69. Additional affordable housing capacity identified in the sites inventory could provide more options to mitigate displacement for residents. In addition to balancing the impact of historic development patterns through the distribution of the sites inventory and significant public investments (see Section 4.7), the Housing Element includes the following programs to alleviate fair housing conditions within its sensitive communities:

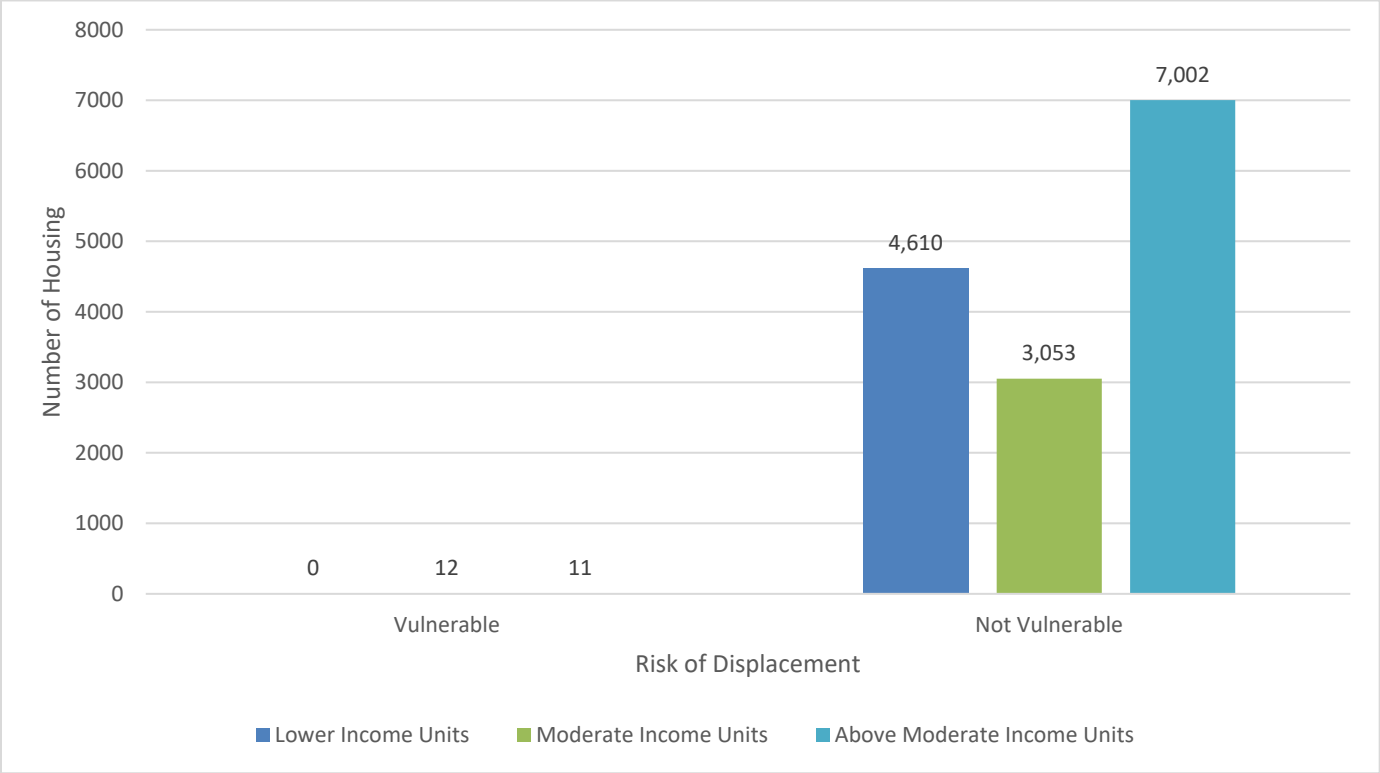
- Program H11 (Infill Rezone Program): Rezone sites in established communities to R-3 and R-4 zoning to provide opportunities for high-density affordable housing;
- Program H14 (Mobile Home Rent Review and Stabilization): Prevent displacement of mobile home park residents in sensitive communities through enforcement of the City's Mobile Home Rent Review and Stabilization Ordinance and expanded tenant education and outreach efforts;

Figure 4-68 Sites Inventory and Displacement Risk



Source: Ascent, 2024. Data downloaded from HCD AFFH Data and Mapping Tool in 2022.

Figure 4-69 Sites Inventory Distribution by Displacement Risk



Source: Ascent, 2024.

4.9 Summary of Fair Housing Issues, Contributing Factors, and Actions

HCD defines a fair housing issue as "a condition in a geographic area of analysis that restricts fair housing choice or access to opportunity, which includes such conditions as ongoing local or regional separation or lack of integration, racially or ethnically concentrated areas of poverty and affluence, significant disparities in access to opportunity, disproportionate housing needs, and evidence of discrimination or violations of civil rights law or regulations related to housing."

Fair housing issues in Clovis are primarily related to greater segregation by income and race compared to the surrounding region, disproportionate housing needs in older neighborhoods of the City, and increased risk of displacement as housing costs rise throughout the state. Access to opportunity is well-distributed throughout the City with no area of the City ranking lower than "high resource." There are no definitive concentrated areas of poverty. However, neighborhoods in southwest Clovis, such as Historic Helm Ranch and Cougar Estates, tend to rank lower across all opportunity indicators relative to the rest of the City.

As discussed earlier in this chapter, neighborhoods in southwest Clovis with lower median household incomes and a high concentration of renter-households are at an elevated risk of displacement. This risk is particularly acute for residents of the City's mobile home parks, who are more likely to be on fixed incomes or with otherwise limited economic mobility to weather rising housing costs. As such, the City has identified targeted strategies to prevent displacement of mobile home park residents.

Pursuant to Government Code Section 65583 (c)(10)(A)(v), the Housing Element includes several policies and programs to proactively address fair housing issues and replace segregated living patterns with integrated and balanced communities. Table 4-17 below summarizes the fair housing issues, contributing factors, and meaningful actions (i.e., implementation programs) included in the Housing Element to affirmatively further fair housing in Clovis. The details for each of the implementation programs can be found in Chapter 2, "Housing Plan."

Table 4-17 Fair Housing Issues, Contributing Factors, and Meaningful Actions				
Assessment of Fair Housing Identified Issue	*Contributing Factors*	*Meaningful Actions*	*Targets and Timeframes*	*Priority*
Regional segregation/ integrations patterns by race and income/ presence of racially concentrated areas of affluence	While Clovis has been growing rapidly in recent decades, most residential development in Clovis has been single-family homes in large subdivisions, reflective of the predominance of single-family zoning in the City. New growth areas to the north and east tend to include single-family homes affordable to households with higher incomes relative to the region. Until recently, a large percentage of new homes were sold at prices affordable to moderate-income households, but with rising home values, most new homes are now (2022) only affordable to above moderate-income households. The lack of affordable housing, and rental housing generally, means that there is little opportunity for lower-income residents and housing choice voucher recipients to live in Clovis.	Facilitate the development of a wide range of different housing types for all income levels to diversify the City's housing stock and provide units for lower-income and special needs households (Policy H 1.3). Prioritize funding to affordable housing developments in high or highest resource areas or developments that include permanent supportive housing (Program H5).	Provide technical assistance and incentives to support development of 1,100 lower-income housing units during the planning period, including 500 low-, 500 very low-, and 100 extremely low- or special needs housing units. Prioritize supporting affordable housing developments in highest resource areas that promote housing mobility for lower-income and special needs populations or projects that will reduce displacement risk due to overcrowding, overpayment, or other burdens, such as in southwest Clovis (Program H5).	High
		Provide financial support to affordable housing projects through the creation of the Local Housing Trust Fund (Program H10) and Development Impact Fee Deferral/Waiver program (Program H4).	Provide fee reductions in support of 120 affordable housing units per year following the adoption of the Development Impact Fee Deferral/Waiver program in Spring 2024 (Program H4).	High
			Adopt Housing Trust Fund and make an initial contribution of $1 million by July 2024 with annual contributions of at least $100,000 to facilitate the construction of 3,035 lower-income units. Dedicate two City-owned properties to the Housing Trust Fund within 30 days of the creation of the Housing Trust Fund (Program H10).	High
		Remove identified constraints to development of higher density housing (Program H8).	Update the Development Code by June 2025 to remove identified constraints including reducing parking and open space standards and increasing minimum density in the R-3 zone to 20 units per acre (Program H8).	High
		Prioritize review of surplus public land for sale/lease for development of affordable housing in high and highest resource areas (Program H3).	Identify one publicly owned site to declare surplus public lands in high and highest resource areas (Program H3).	Low

Table 4-17 Fair Housing Issues, Contributing Factors, and Meaningful Actions				
Assessment of Fair Housing Identified Issue	*Contributing Factors*	*Meaningful Actions*	*Targets and Timeframes*	*Priority*
		Expand supply of affordable housing by requiring new residential development to set aside units affordable to lower-income households (Program H12).	Adopt Mixed Income Zoning Ordinance by February 2025 to provide capacity for 320 affordable housing units (Program H12).	High
		Encourage and facilitate "missing middle" and affordable housing in existing single-family neighborhoods (Policy H-1.5, Program H11).	Facilitate the construction of 200 ADUs, cottage homes, and ministerial lot splits and duplexes, with a goal of 75 percent in highest resource areas (Program H6).	Medium
			Rezone sites to R-3 and R-4 zoning throughout existing neighborhoods no later than June 2025 to provide capacity for approximately 1,284 affordable housing units (Program H11).	High
Disproportionate housing problems in Central Clovis and southwest Clovis	As one of the first areas to develop in the City, the housing stock and infrastructure in Central and southwest Clovis (e.g., Historic Helm Ranch and Cougar Estates neighborhoods) is aging. There is a high concentration of low-income and renter-occupied households in these areas relative to newer neighborhoods in Clovis.	Encourage use of code enforcement processes and housing rehabilitation assistance programs to bring substandard housing units into compliance. (Program H15) Maintain funding and promote use of Home Rehabilitation Loan and Grant program by low-income homeowners, including mobile home owners to complete necessary health & safety repairs (Program H16)		Medium
		Prioritize capital improvement projects that provide improvements or amenities in older, low-income neighborhoods with limited existing amenities (Program H27)	Establish a capital planning prioritization process to guide an objective methodology used to produce equal and equitable outcomes. Review funding priorities annually. (Program H27)	Medium
		Expand homeownership opportunities that create stability and wealth-building for lower-income households through down payment assistance and sweat equity programs (Policy H-3.5)	Assist three lower-income households per year with homebuyer assistance (Program H21)	High

Table 4-17 Fair Housing Issues, Contributing Factors, and Meaningful Actions				
Assessment of Fair Housing Identified Issue	*Contributing Factors*	*Meaningful Actions*	*Targets and Timeframes*	*Priority*
Displacement risk due to economic pressures for residents in southwest Clovis	Rising home sale and rent prices are outpacing wage growth in Clovis and throughout Fresno County, creating a higher risk of displacement especially for lower-income households. There is a high concentration of low-income and renter-occupied households in Central/southwest Clovis. Heightened displacement risk is exacerbated by a low supply of affordable housing, lack of assistance opportunities for first time home-buyers, a lack of tenant protections, and a shortage of resources and support for low-income and special needs households.	Preserve at-risk affordable housing units from conversion to market rate units (Program H13)	Preserve 260 publicly-assisted rental units. (Program H13)	High
		Expand housing resources for extremely-low-income residents, particularly seniors and people with disabilities, by providing financial support to organizations that provide counseling, education, housing services/referrals, financial support, and/or legal advice to those populations (Program H16)	Assist 100 extremely-low-income households with targeted outreach efforts in high poverty areas (Program H16).	High
		Expand homeownership opportunities for lower- and moderate-income households through down payment assistance, sweat equity programs, and other homeownership programs (Policy H-3.5)	Assist three households per year with homebuyer assistance to support stability and wealth building for lower-income households (Program H24)	Medium
		Ensure local ordinances and development regulations provide equal housing opportunities for persons with disabilities and developmental disabilities (Policy H-3.4)	Amend the Zoning Code to ensure compliance with state law regarding by-right development of group homes of more than six, reasonable accommodation procedures, and the provision of supportive housing units by December 2024 (Program H25)	High
Displacement risk for mobile home park residents	All of the City's mobile home parks are located within Central and southwest Clovis, where low-income residents are at higher risk of displacement. However, displacement risk for mobile home park residents is particularly acute with recent trends of investment firms purchasing mobile home parks.	Expand public outreach to mobile home park residents on Mobile Home Park Rent Review and Stabilization Ordinance and establish a City staff ombudsman to assist residents in navigating process (Program H14)	Conserve 867 mobile homes within five existing mobile home parks, distribute educational materials in multiple languages to residents twice a year, beginning 2024 (Program H14)	High
		Promote Home Rehabilitation Program at mobile home park residents to assist with necessary health and safety repairs (Program H16)	Provide housing rehabilitation loans and grants to 250 lower-income households, including 50 very low- and 50 extremely low-income households during the planning period. (Program H16)	Medium

Table 4-17 Fair Housing Issues, Contributing Factors, and Meaningful Actions				
Assessment of Fair Housing Identified Issue	*Contributing Factors*	*Meaningful Actions*	*Targets and Timeframes*	*Priority*
Limited local fair housing outreach and enforcement	Local fair housing enforcement and outreach is limited relative to other areas in Fresno County. Limited information on local fair housing issues is exacerbated by a lack of representation of marginalized communities in planning processes as well as lack of education for landlords and tenants on fair housing law.	Collaborate with Fair Housing Council of Central California to conduct fair housing testing for discriminatory practices in private rental housing and ensure compliance with fair housing laws. (Program H23)	Encourage FHCC to conduct 8 to 10 fair housing tests, beginning in 2024. (Program H23)	High
		Expand fair housing outreach to prospective home sellers, landlords, buyers, and renters to provide information on fair housing rights and available services in multiple languages. (Program H21)	Distribute fair housing information annually through the City. Begin offering translated materials in December 2024. (Program H21).	High
		Increase availability of information about affordable housing opportunities and programs in the city and ensure that information is available in multiple languages (Program H25)	Prepare outreach materials in 2025 and conduct 8 community workshops during the planning period. (Program 25)	Medium
		Collaborate with the Fresno Housing Authority to launch an educational campaign encouraging landlords to actively participate in the HCV program (Program H20)	Increase HCV participation and usage by 10 households in highest resource neighborhoods, initiate educational campaign in 2024, host first workshop in April 2025 (Program H20)	Medium

CHAPTER 5 | Sites Inventory

5.1 Regional Housing Needs Allocation

The California Department of Housing and Community Development (HCD) determines statewide projected housing needs and allocates new housing unit targets to regional councils of governments (COGs). This process is called the Regional Housing Needs Determination (RHND). The RHND identified for each COG is based on population projections produced by the California Department of Finance (DOF) as well as state-required adjustments that incorporate the region's existing housing need. The RHND for the Fresno region for the 2023-2031 projection period totals 58,298 housing units.[1] Each COG is tasked with developing a methodology to distribute the RHND to all its member jurisdictions. The Fresno Council of Governments (FCOG) developed a Regional Housing Needs Plan to determine each jurisdiction's fair share, which is called the Regional Housing Needs Allocation (RHNA).

On June 30, 2022, the FCOG Board approved the Final RHNA Methodology, allocating 8,977 housing units to the City of Clovis, which is just over 15 percent of the total countywide RHNA. The RHNA for Clovis is broken down by the income categories shown in Table 5-1 below (i.e., very low, low, moderate, and above moderate).

Table 5-1 Regional Housing Needs Allocation, City of Clovis (June 30, 2023 – December 31, 2031)

	Very Low-Income (<50% of AMI)	*Low-Income (50%-80% of AMI)*	*Moderate-Income (80%-120% of AMI)*	*Above Moderate-Income (>120% of AMI)*	*Total*
Housing Units	2,926[1]	1,549	1,448	3,054	8,977
Percent of Total RHNA	**33%**	**17%**	**16%**	**34%**	**100%**

Notes: AMI = Area Median Income. Fresno County 2022 Area Median Income is $80,300 for a 4-person household.

[1] Extremely low-income allocation is equal to 50 percent of very low-income allocation (1,463 units).

Source: Fresno Council of Governments, July 2022.

5.2 Residential Sites Inventory

As part of this Housing Element update, the City must demonstrate that it has adequate zoning to accommodate the RHNA. The residential sites inventory identifies sites with general plan land use designations and zoning for future housing development, and it evaluates the adequacy of these sites in fulfilling the City's share of regional housing needs.

Methodology

The Housing Element is required to identify and describe land available for residential development to meet the City's RHNA for the June 30, 2023 through December 31, 2031 projection period. The City plans to accommodate the RHNA using a combination of the following:

- Sites with approved residential development that have not begun construction before the start of the projection period on June 30, 2023;
- Vacant and underutilized sites with general plan land use designations and zoning that allow for additional housing development;

[1] The RHNA is set for an eight and a half-year projection period (June 30, 2023, through December 31, 2031), which differs from the Housing Element planning period (December 31, 2023, through December 31, 2031). The projection period is the timeframe for which the regional housing need is calculated, whereas the planning period dictates the housing element adoption date and the timeframe for the housing element policies and programs.

- Sites within the Central Clovis Specific Plan and Loma Vista Specific Plan;
- Sites within the Willow-Shepherd Northeast Prezone and Annexation, which were annexed into the city in 2023, including the Heritage Grove City Center Villages Master Plan, and the "Urban Center" portion of the Heritage Grove Development Co. Specific Plan;
- Sites within Phase 1a and Phase 1b of the Heritage Grove Development Co. Specific Plan that are anticipated to initiate the annexation process in 2024;
- Other near-term annexation areas, including Wilson TM-6343, which is anticipated to be annexed in 2024, and TM6205 – Shepherd North where the annexation process is currently underway; and
- A projection of accessory dwelling unit (ADU) construction.

Relationship Between Density and Income Level

Density can be a critical factor in the development of affordable lower-income housing. Higher density development can lower per-unit land cost and facilitate construction in an economy of scale. The following describes the assumptions used to determine the inventoried income categories and the realistic buildout capacity for each site.

- Lower-Income Sites. State law (Government Code Section 65583.2[c][3]) establishes a "default density standard" of 30 units per acre for Clovis, which is categorized as a metropolitan jurisdiction. This is the density that is "deemed appropriate" in state law to accommodate the City's lower-income RHNA. Sites with land use designations that allow for development at a density of at least 30 units per acre were included in the inventory as meeting the lower-income RHNA.
- Moderate-Income Sites. Sites with a land use designation/zoning district that allows for multifamily development but does not meet the default density standard of 30 units per acre were included in the inventory as meeting the moderate-income RHNA.
- Above Moderate-Income Sites. Sites with a land use designation/zoning district that allows for only single-family housing and limited attached ownership housing (e.g., duplexes, townhomes) were included in the inventory as meeting the above moderate-income RHNA.

AB 725 Compliance

Assembly Bill 725 (AB 725, 2021) requires that at least 25 percent of the remaining above moderate-income RHNA be accommodated on sites that have a density standard that allows at least four units of housing, and that at least 25 percent of the remaining moderate-income RHNA be accommodated on sites that allow at least four units of housing but a density of no more than 100 units per acre. After accounting for the approved projects shown in Table 5-6, the remaining above moderate-income RHNA is 1,858 units and the remaining moderate-income RHNA is 721 units. To comply with AB 725, the inventory must demonstrate capacity for 465 above moderate-income units and 180 moderate-income units on sites allowing at least 4 units of housing.

Sites included in the analysis were reviewed to confirm that they had a general plan or zoning designation that allowed the development of at least four units on a site. There is one site included in this analysis that is larger than 10 acres and meets the default density of 30 units per acre for lower-income housing; however, it is assumed only 50 percent of the capacity on this site is counted toward the lower-income RHNA, with the remaining capacity meeting the moderate- and above moderate-income housing need. Based on the projected capacity of sites at different income categories included in the inventory, a total of 32 sites were identified in the moderate-income category that allow at least four units per parcel, with an overall capacity of 2,337 units, or 161 percent of the total moderate-income RHNA, which exceeds the target of 180 remaining moderate-income units to comply with AB 725. Of those sites, there are 7 that also have units included in the above-moderate income category that allowed more than 4 units on the site, with an overall capacity of 830 above moderate-income units, which exceeds the target of 465 remaining above moderate-income units to comply with AB 725.

Realistic Density

The inventory applies a realistic buildout density based on the development standards, market trends, and recent development to calculate capacity. Capacity on sites within the lower density zoning districts (i.e., R-A, R-1-A, R-1-AH, R-1, R-1-B, R-1-C, R-1-MH, R-1-MD and R-1-PRD) is calculated using 80 percent of the maximum allowable density. For larger lots subdivided into single-family lots, it is assumed that one unit would be built per lot.

Table 5-2 shows the buildout density of recently approved residential developments. As shown in Table 5-2, residential developments in the R-2 zoning district were built at an average of 84 percent of the maximum allowable density and multifamily developments in the R-3 zoning district were built at an average of 96 percent of the previous maximum allowable density. However, this calculation is based on a maximum density of 25 units per acre. In September 2023, the City increased the maximum density in the R-3 zone to 30 units per acre in order to count R-3 zoned sites in the lower-income site inventory. The assumption of 25 units per acre is only 80 percent of the new maximum density in the R-3 zone. Very little multifamily development has occurred in the R-4 zoning district. Only one project was constructed at 27.5 units per acre, which is 64 percent of the maximum allowable density (43 units per acre). Because there are limited examples to substantiate a higher density in the R-4 zoning district, the minimum density of 25 units per acre is assumed. Two affordable housing developments were approved using the RHN Overlay zone, which has a density range of 35-43 units per acre. One project was built at the higher end of the density range while the other project was approved closer to the minimum density. Based on these recent multifamily developments, the inventory uses the following realistic density assumptions to calculate residential capacity.

- R-2 Zoning District. Residential capacity on sites within the R-2 zoning district is calculated using an assumed realistic density of 80 percent of the maximum allowable density, or 12 units per acre.
- R-3 Zoning District. Residential capacity on sites within the R-3 zoning district is calculated using an assumed realistic density of 24 units per acre, which is 80 percent of the maximum allowable density of 30 units per acre.
- R-4 Zoning District. Residential capacity on sites within the R-4 zoning district is calculated using an assumed realistic density equal to minimum allowable density, or 25 units per acre.
- RHN Overlay District. Residential capacity on sites within the Regional Housing Needs (RHN) Overlay district is calculated using the minimum density of 35 units per acre. Additional assumptions are applied to RHN Overlay sites, as described later in this chapter.

Table 5-2 Recent Multifamily Project Built Densities

Project Name/Location[1]	*Zoning District*	*Maximum Allowed Density*	*Site Size (Acres)*	*Number of Units*	*Built Density*	*Percent of Maximum Allowed Density*
SPR2016-05	P-C-C	n/a[2]	12	216	18	n/a[2]
MFDR2021-001	R-2	15	15.72	216	13.74	92%
SPR2012-12	R-2	15	8.85	87	9.83	66%
SPR2014-10	R-2	15	3.15	47	14.92	99%
SPR2017-01	R-2	15	5.58	80	14.34	96%
SPR2018-29, *Solivita*	R-2	15	4.18	60	14.35	96%
SPR2018-30	R-2	15	0.75	6	8.00	53%
R-2 Average					**12.53**	**84%**
SPR2008-13A2	R-3	25 / 30[3]	0.41	10	24.27	97% / 81%[3]
SPR2021-001	R-3	25 / 30[3]	2.6	60	23.08	92% / 77%[3]
SPR2018-25	R-3	25 / 30[3]	6.43	158	24.57	98% / 82%[3]
R-3 Average					**23.97**	**96% / 80%**
SPR2018-11A2, *Matharu*	R-4	43	11.67	321	27.51	64%
R-4 Average					**27.51**	**64%**
Butterfly Gardens	RHN	43	1.82	75	41.2	96%
RHNA 2022-001	RHN	43	7.92	279	35.2	82%
RHN Overlay Average					**38.2**	**89%**

[1] All projects are market-rate except SPR2018-29, Solivita and Butterfly Gardens, both shown in italics. Both affordable projects were built at 96% of the maximum density.

[2] When authorized by the General Plan, a specific plan or other City of Clovis plan, residential may be included as an allowed use in the P-C-C District.

[3] In September 2023, the City increased the maximum density of the R-3 zone from 25 to 30 units per acre in order for the R-3 zone to meet the default density standard for lower-income sites. The maximum density was 25 units per acre when the example project included in this table were approved. Therefore, the percentage calculations are shown for both the 25 units per acre and 30 units per acre maximum density standard.

Source: City of Clovis 2022.

In addition, the following realistic density assumptions are applied to the portions of the Northwest Urban Center that are included in the sites inventory:

- **Medium Density Residential.** The allowable residential density of 4 to 7 dwelling units per acre aligns with the R-1-MD and R-1-PRD zoning districts. As such, residential capacity on sites is calculated assuming 80 percent of the maximum allowable density, or 6 units per acre.
- **Medium High Density Residential.** The allowable residential density of 7 to 15 dwelling units per acre aligns with the R-2 zoning district. As such, residential capacity on sites is calculated assuming 80 percent of the maximum allowable density, or 12 units per acre.
- **High Density Residential.** The allowable residential density of 15 to 30 dwelling units per acre aligns with the R-3 zoning district. As such, residential capacity on sites is calculated assuming 80 percent of the maximum allowable density, or 24 units per acre.

- **Very High Density Residential, Mixed Use Village, and Urban Village.** The allowable residential density of 15 to 43 dwelling units per acre or 25.1 to 43 dwelling units per acre aligns with the R-4 zoning district. As such, residential capacity on sites is calculated using an assumed realistic density of 25 units per acre. See "Mixed Use Sites" below on the methodology applied sites designated for mixed uses.

Regional Housing Needs Overlay District Assumptions

In 2018, the City adopted the RHN Overlay district to allow additional opportunities for high density residential development to meet the City's lower-income housing needs. The RHN Overlay allows for residential developments that include affordable housing to be built at densities of 35 to 43 units per acre; however, the RHN Overlay does not change the base zoning and development consistent with the density and development standards of the base zoning is also permitted. Several sites in the RHN Overlay are within the R-A or R-1 base zoning districts, allowing low density residential development at 0.6 to 2 units per acre or 2 to 4 units per acre, respectively.

Since the RHN Overlay was adopted on November 5, 2018, the City has approved entitlements for a variety of housing developments on RHN Overlay sites, including single-family and multifamily developments using the underlying zoning standards and two affordable multifamily developments using RHN Overlay standards. Butterfly Gardens, which includes 75 units on a 1.82-acre site at a density of 41 units per acre (or 96 percent of the maximum density) is a permanent supportive housing development built in 2022 on an RHN Overlay site. A second affordable multifamily development is comprised of 279 units on 7.92 acres (35 units per acre). In March 2022, the City completed preliminary review and prepared the project for the submittal of building and civil improvement plans as soon as funding is approved for the project (see Site P-6, Table 5-6).

RHN Overlay projects only require the approval of a building permit. No public hearings or discretionary entitlements are required. RHN Overlay Projects must adhere to the standards built into the development code (Municipal Code, Section 9.18.050) and the City's Multiple-Family Residential Design Standards. To assist project developers with understanding what needs to be included in the building permit package, City staff works with the project developer to conduct a pre-project review which utilizes a preliminary version of the project site plan to generate comments from staff and other service providers, such as the Fresno Metropolitan Flood Control District (FMFCD). The purpose of this review is to inform the applicant of the submittal requirements, streamline the building permit package, and provide the applicant with information they will need to make funding applications to third parties, such as applications for tax credits.

RHN Overlay sites included in this Sixth Cycle Housing Element inventory were reviewed closely to consider existing uses, site size, and site location to identify those most likely for high density residential development during the planning period. Only the sites that are most likely to develop as affordable housing were included in the inventory. In addition, to account for the potential for non-residential or low density residential development, the inventory counts only 75 percent of the high density residential development potential. Also, in consideration of the limited development that has occurred on RHN Overlay sites, the inventory uses the minimum density of 35 units per acre as the realistic density.

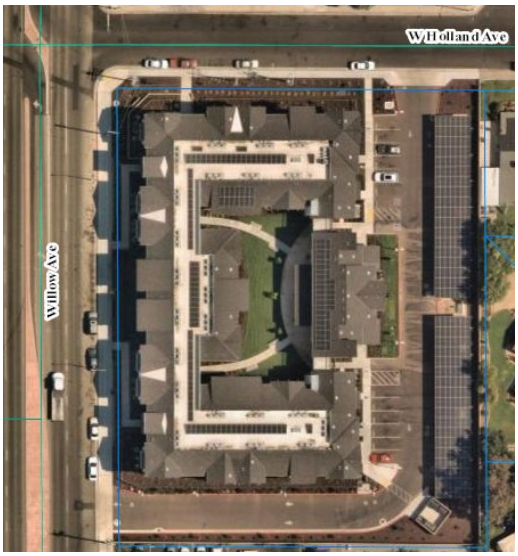
The following are four examples of recent affordable housing entitlements on RHN Overlay sites. In three out of the four examples, the developer elected to use the RHN Overlay density standards. One development, Solivita Commons, built by the Fresno Housing Authority, was at a density lower than that allowed by the RHN Overlay. The Housing Authority elected instead to rely on the density allowed under the base zoning.

Butterfly Gardens (784 W. Holland Ave)

Before:



After:





Project Details

Project Description	75 units (73 deed-restricted supportive housing units, 2 manager units
APN	430-601-21
Parcel Size	1.82 acres
Project Density	41 du/acre
Public Hearings	None (City conducted TEFRA hearing in support of award of tax credits)
Density Bonus Incentives	Parking reduction
Status	Construction completed and units occupied
Base zoning	Medium density/R-A

Maracor Affordable Housing Development (7575 East Shaw Ave)

Before:



Planned:



Project Details

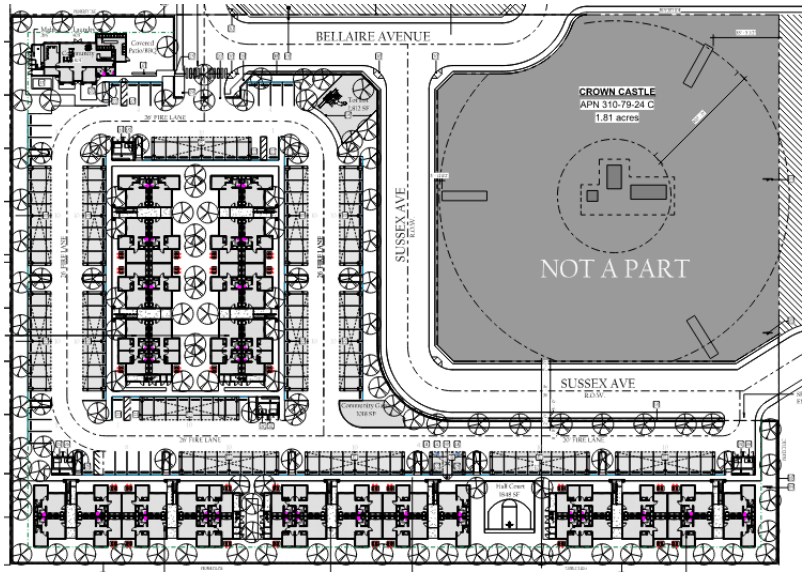
Project Description	279 Unit deed restricted affordable housing development
APN	555-020-61
Parcel Size	8 acres
Project Density	35 du/acre
Public Hearings	None
Status	Pre-application process completed. Applicant pursuing tax credits
Base zoning	Low density/R-A

Bellaire Apartments (3214 Bellaire Ave)

Before:



Planned:



Project Details

Project Description	180 Unit deed restricted affordable housing development
APN	310-795-24
Parcel Size	4.9 acres
Project Density	36 du/acre
Public Hearings	None (City conducted TEFRA hearing in support of award of tax credits)
Status	Developer working with the City on design & pre-application process
Base zoning	Low Density/ R-1-7500

Solivita Commons (725 West Alluvial Ave)





Project Details

Project Description	60 unit affordable apartment complex
APN	561-0611-9S
Parcel Size	3.9 acres
Project Density	15 du/acre
Public Hearings	None
Status	Construction completed and units occupied
Base zoning	R-2

The above examples illustrate four different affordable housing developments on RHN Overlay sites. Development has continued at a rapid pace in Clovis, and there are several examples of RHN Overlay sites built with market rate single-family and multifamily development. Out of 16 RHN Overlay sites with entitlements approved since 2018, 12 of the entitlements were for market rate single-family or multifamily developments that instead used the underlying base zoning standards. In other words, 25 percent of RHN Overlay sites were approved with affordable housing while 75 percent were approved with market rate housing; but 31 percent were developed with some form of multifamily housing (either market rate or affordable).

Looking more closely at development patterns on the RHN Overlay sites shows an increase in multifamily development activity on these sites. After the RHN Overlay was applied to sites across the City, there were a few single-family developments approved on sites that had previously approved tentative maps. Taking these developments out of the equation, 5 out of 12 sites, or 42 percent of sites were developed with multifamily housing. Figure 5-1 shows the number of units of single-family and multifamily approved on RHN Overlay sites each year. On the vacant sites without previously approved maps, there have been more multifamily units built or approved than single-family units and multifamily development activity has increased over time. Two-thirds of approved units were multifamily (67 percent) compared to 33 percent single-family units. The City is receiving increasing interest in the RHN Overlay sites from developers interested in building affordable housing.

While this analysis supports a likelihood that around 40-50 percent of RHN Overlay sites would develop as multifamily housing, there are additional considerations that support the inventory assumption of 75 percent

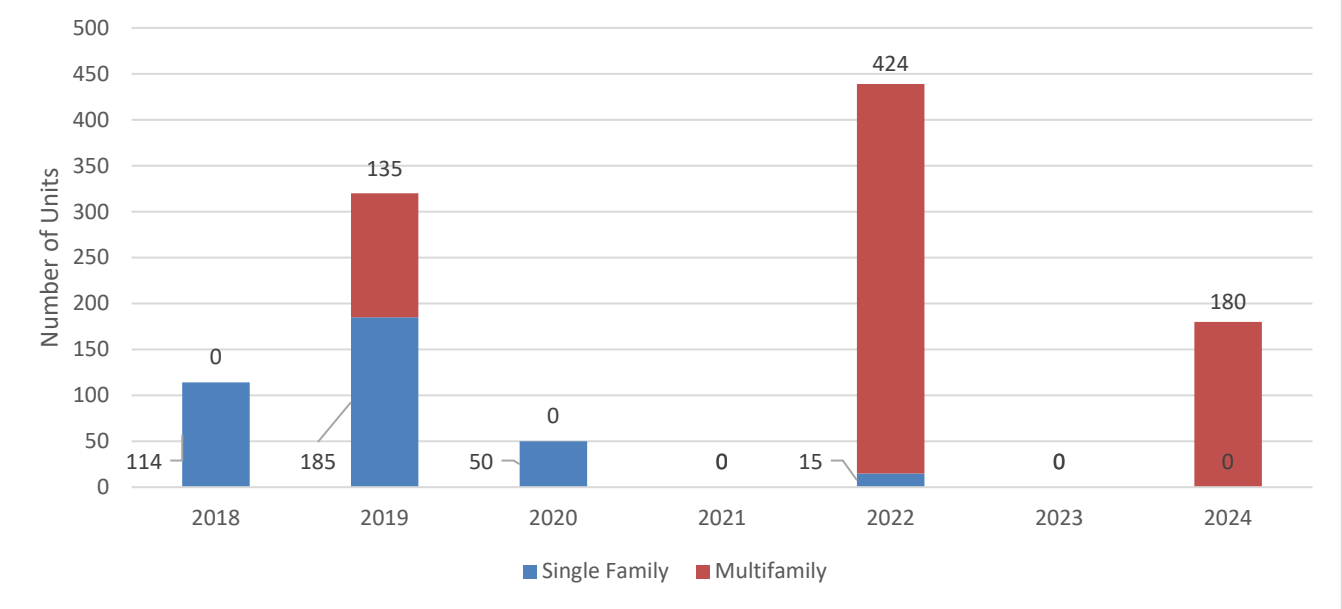
likelihood. Citywide, there are 24 sites designated with the RHN Overlay that have a total capacity of 3,417 units (at the minimum density of 35 units per acre). The sites inventory includes only 12 sites with a total capacity of 1,026 units, which represents 50 percent of the sites and only 30 percent of the total capacity. In identifying RHN Overlay sites to include in the Sixth Cycle Housing Element sites inventory, the City reviewed each of these sites and included only those sites with the greatest likelihood of developing as affordable housing. This was based on factors including vacancy status (i.e., the inventory includes either entirely vacant sites or mostly vacant sites), developer interest for affordable housing, and appropriate parcel size for affordable housing (i.e., ranging from 2.0 - 6.9 acres, with an average size of 3.3 acres and median size of 2.5 acres). This selective process was done to prioritize the most suitable RHN Overlay sites for affordable housing and reduce the overall reliance on the RHN Overlay sites in meeting the Sixth Cycle RHNA.

In addition, several existing provisions in the RHN Overlay as well as programs in the housing element will further support the development of affordable multifamily housing on RHN Overlay sites, including the following:

- The City has removed barriers to multifamily housing on RHN Overlay sites by creating a by-right approval process for all multifamily housing in the City. RHN Overlay projects only require the approval of a building permit. No public hearings or discretionary entitlements are required.
- The RHN Overlay provides a streamlined subdivision approval process for projects. A tentative parcel map is not required for eligible housing projects in the RHN Overlay if the City Engineer can make a finding that the proposed map is consistent with the Municipal Code, Map Act, and other applicable regulations related to parcel size, zoning, and density.
- Housing Element Program H8 commits to reducing parking standards for multifamily housing, which have been identified as a constraint for achieving higher densities. This will make development of multifamily housing in the allowed 35-43 unit per acre range of the RHN Overlay more feasible and should spur development of these sites.

Based on all of these considerations, including trends favoring increased multifamily housing interest on RHN Overlay sites, selective inclusion of RHN Overlay sites in the Housing Element, parcel sizes that are most appropriate for affordable housing, and provisions and new programs to streamline affordable development and make it more feasible, the sites inventory assumes 75 percent likelihood of developing the 12 inventoried RHN Overlay sites as affordable housing. This equates to an inventoried capacity of 1,026 housing units on 12 sites. The remaining 12 RHN Overlay sites are not included in the inventory but are still available for affordable housing development.

Figure 5-1 Development Activity on RHN Overlay Sites, 2018-2024



Source: City of Clovis 2024.

Site Size

Per state law, sites smaller than half an acre or larger than 10 acres are not considered adequate to accommodate the lower-income housing need unless it can be demonstrated that sites of equivalent size were successfully developed during the prior planning period or other evidence is provided that the site can be developed as lower-income housing.

Small Sites

All sites included in the lower-income inventory are larger than 0.5 acres. Two adjacent parcels (Site 24, APN 42014211 and Site 25, APN 42014212) within the R-4 zoning district meet the lower-income default density standard. However, due to their size (0.23 acres, each), these sites are included in the moderate-income inventory and no capacity for lower-income units is calculated.

Similarly, there are three sites with R-3 zoning in the Central Clovis Specific Plan. Two of the sites are less than half an acre and are included in the moderate-income inventory due to their small size (Site CC-8, APN 49213313 and CC-12, APN 49213105).

Large Sites

Table 5-3 shows the six sites that are larger than 10 acres and are included in the lower-income inventory. All of these sites are included as mixed-income sites. This assumes that parcels will be further subdivided to create smaller parcels appropriate for lower-income housing development. This approach helps the City comply with AB 725 and avoid an overconcentration of lower-income sites in the northern area. The Housing Element includes Program H9 directing the City to expand the City's ministerial review and approval process for dividing parcels for RHN Overlay projects to any deed-restricted affordable housing project. Furthermore, the program requires master plans to include provisions for establishing parcels no greater than 10 acres for sites where the zoning allows 20 units per acre or greater.

Five of the six sites (Sites HG-PA-01-A, HG-PA-01-C, HG-PA-02, HG-PA-04, and HG-PA-05) are in the Heritage Grove Specific Plan Area and designated Mixed Use Village and zoned U-C, which allows residential zoning at 15-43 du/acre. These sites are assumed to be mixed-income sites with 60 percent of residential capacity counted as lower-income housing, 20 percent of residential capacity counted as moderate-income, and 20 percent of residential capacity counted as above moderate-income housing, which is generally consistent with the City's RHNA income distribution. Furthermore, in addition to the assumption that these large sites are mixed income, the assumptions also reflect that only a portion of future development in these areas will be residential. To account for the potential for non-residential development, the inventory incorporates assumptions for residential uses from the draft concepts proposed for the plan area that range from 10 percent of total capacity for residential uses on HG-PA-02 (37.5 ac), to 55 percent of total capacity for residential uses on Sites HG-PA-01-A (11.7 ac), HG-PA-01-C (12.6 ac), to 75 percent of total capacity for residential uses on HA-PA-04 (34.2 ac), and 80 percent of total capacity for residential uses on HG-PA-05 (30.2 ac). The Housing Element program requiring that master plans include provisions for establishing parcels no greater than 10 acres on higher-density zoned sites will ensure the subdivision of these larger sites into parcels that are 10 acres or smaller.

One site (Site 869, APN 55601032) is 38.7 acres and has a base zone of R-3, which allows up to 30 du/ac, but is assumed to have a realistic density of 24 du/ac. It is assumed that on Site 869 only 25 percent of residential capacity would accommodate the lower housing income need, with the remaining portion split between the moderate-income and above-moderate income housing need.

Table 5-3 Large Lower-income Sites										
Site ID	*APN*	*Zoning*	*Acres*	*Density Range (du/ac)*	*Realistic Density (du/ac)*	*Total Units*	*Lower-Income Units*	*Moderate-Income Units*	*Above Moderate-Income Units*	*Location*
869	55601032	R-3	38.7	15.1 - 30	24	**584**	146	219	219	Outside of Plan Areas
HG-PA-01-A	55602016S	U-C	11.7	15-43	25.1	**161**	97	32	32	Heritage Grove Dev. Co. Specific Plan
HG-PA-01-C	55602016S	U-C	12.6	15-43	25.1	**173**	104	35	34	Heritage Grove Dev. Co. Specific Plan
HG-PA-2	55602016S	U-C	37.5	15-43	25.1	**94**	56	19	19	Heritage Grove Dev. Co. Specific Plan
HG-PA-4	55602016S; 55602018	U-C	34.2	15-43	25.1	**644**	386	129	129	Heritage Grove Dev. Co. Specific Plan
HG-PA-5	55602016S; 55602003	U-C	30.2	15-43	25.1	**606**	364	121	121	Heritage Grove Dev. Co. Specific Plan

Source: Ascent 2024.

Sites Identified in Previous Housing Elements

Per statute (Government Code Section 65583.2), a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to a policy in the housing element allowing residential development by-right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Several sites included in the inventory for lower-income housing have been included in previous housing element planning periods. The Housing Element includes a policy that commits the City to allowing residential use by-right on these sites when at least 20 percent of the units are affordable to lower-income households. It should be noted that multifamily housing is already a by-right permitted use in Clovis, and the City ministerially processes multifamily development applications. This existing ministerial process would apply to all multifamily development, not just affordable housing, proposed on previously used sites.

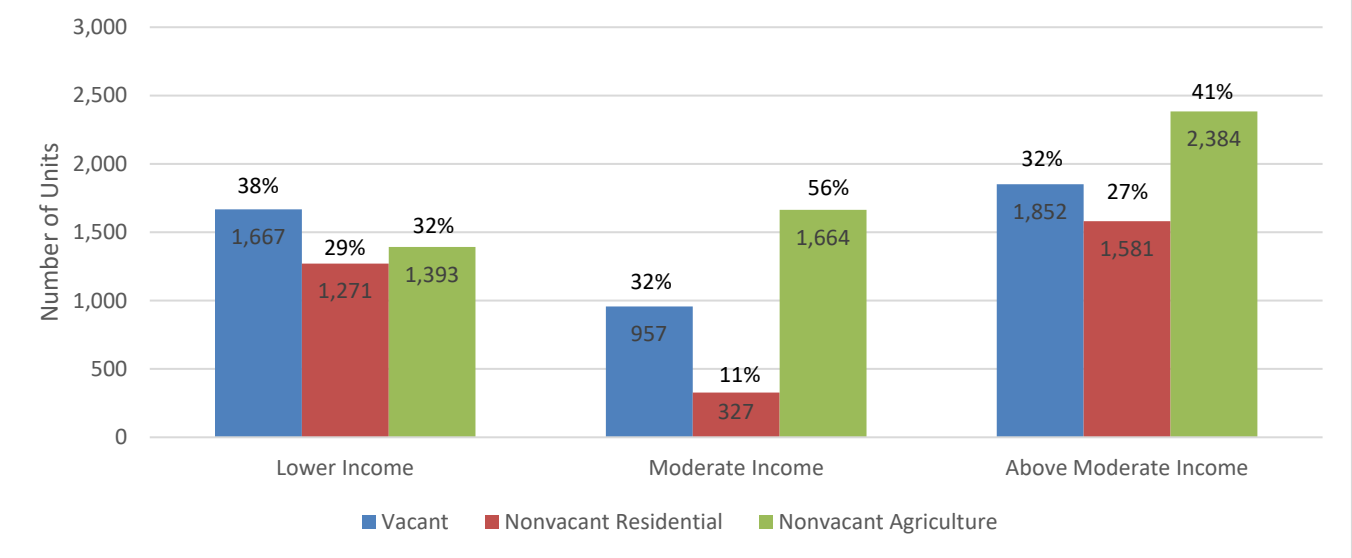
Non-Vacant Sites

State law allows jurisdictions to rely on non-vacant, or underutilized, sites to accommodate the RHNA. However, non-vacant sites can present challenges for residential redevelopment and must therefore be analyzed closely to determine suitability. Jurisdictions must consider the extent to which existing uses may constitute an impediment to additional residential development, past experiences converting existing uses to higher density residential development, lease or contract requirements limiting residential redevelopment, development trends, market conditions, and regulatory or other incentives.

A number of sites identified in the inventory are non-vacant. Most of the sites classified as non-vacant are agricultural lands or large lot rural residential sites that contain an existing single-family home where the land use designation and zoning allow for much higher intensity of development. There are no sites in the inventory with existing commercial businesses occupying the site. Each site was reviewed closely to estimate the redevelopment potential. Development interest within Clovis has increased substantially in recent years, resulting in the redevelopment of large lot rural residential and agriculture into residential subdivisions and other higher density residential uses. For example, the City approved 33 residential development projects that involved the removal of existing rural residential homes during the previous planning period (from 2013 through May 2021), or 40 percent of all residential developments over that time period, and it is anticipated that lots will continue to be sold for residential redevelopment, consistent with planned land use designations and zoning. All of the residential development projects in the pipeline are on either existing agricultural land, large lot rural residential homesites, or previously agricultural land that has recently been fallowed to make way for development,

Figure 5-2 shows unit capacity by income level by type of site: vacant, non-vacant with a residential structure, and non-vacant agricultural lands. It should be noted that agricultural lands were classified using Google aerial photographs but were not verified by on-the-ground site visits. Some of the sites classified as agricultural lands may not be actively farmed any longer and could be classified as vacant, as all of these sites are slated for development. It should also be noted that there is some overlap between the non-vacant site definitions, as many of the sites identified as non-vacant residential are large agricultural parcels with one home site.

Figure 5-2 Unit Capacity by Income Level and Site Type



Source: Ascent 2024.

Table 5-4 shows that the sites in the inventory that are identified as non-vacant land are nearly all within master planned communities; 73 percent of the lower-income non-vacant site capacity is within the Heritage Grove Specific Plan, 22 percent is within Loma Vista, and only 4 percent is on RHN Overlay Sites and 1 percent within Central Clovis. In the moderate-income inventory, 58 percent of the non-vacant site capacity is within Heritage Grove and 41 percent is in Loma Vista, and in the above moderate-income inventory, 63 percent of non-vacant site capacity is within Heritage Grove, 6 percent in Loma Vista, and 31 percent in other areas, which primarily reflects the capacity on the Near-Term Annexation sites: Shepard and Wilson.

As previously noted, the sites within the master planned and specific plan areas are primarily large, non-vacant agricultural parcels located within two of the City's three designated Urban Centers. Urban Centers are designated growth areas established by the City's General Plan at the edges of the City limits, and the land use prior to development is predominantly agriculture.

Table 5-4 Percentage of Non-Vacant Site Capacity by Income Level			
Area	*Lower-Income*	*Moderate-Income*	*Above Moderate-Income*
Heritage Grove	73%	58%	63%
Loma Vista	22%	41%	6%
Central Clovis	1%	1%	0%
RHN Overlay Sites	4%	0%	0%
Other	0%	0%	31%

Source: Ascent 2024

The City' 2014 General Plan identifies the intended role of Urban Centers by including Land Use Goal #3, as follows:

> *Orderly and sustainable outward growth into three Urban Centers with neighborhoods that provide a balanced mix of land uses and development types to support a community lifestyle and small-town character.*

Loma Vista, the City's first Urban Center (Southeast Urban Center), was first established by the 1993 General Plan and implemented by the 2003 Loma Vista Specific Plan. In 2003, aerial photographs confirm that nearly every parcel in the 3,300-acre Loma Vista Specific Plan was being used for agricultural or rural residential use. The notable exception was a 160-acre Clovis Unified School District campus that had been established a few years earlier in anticipation of development occurring in the area. In April 2024, Loma Vista is approximately 70 percent developed, including dozens of residential projects on properties that were under agricultural use when the Loma Vista Specific Plan was initially approved.

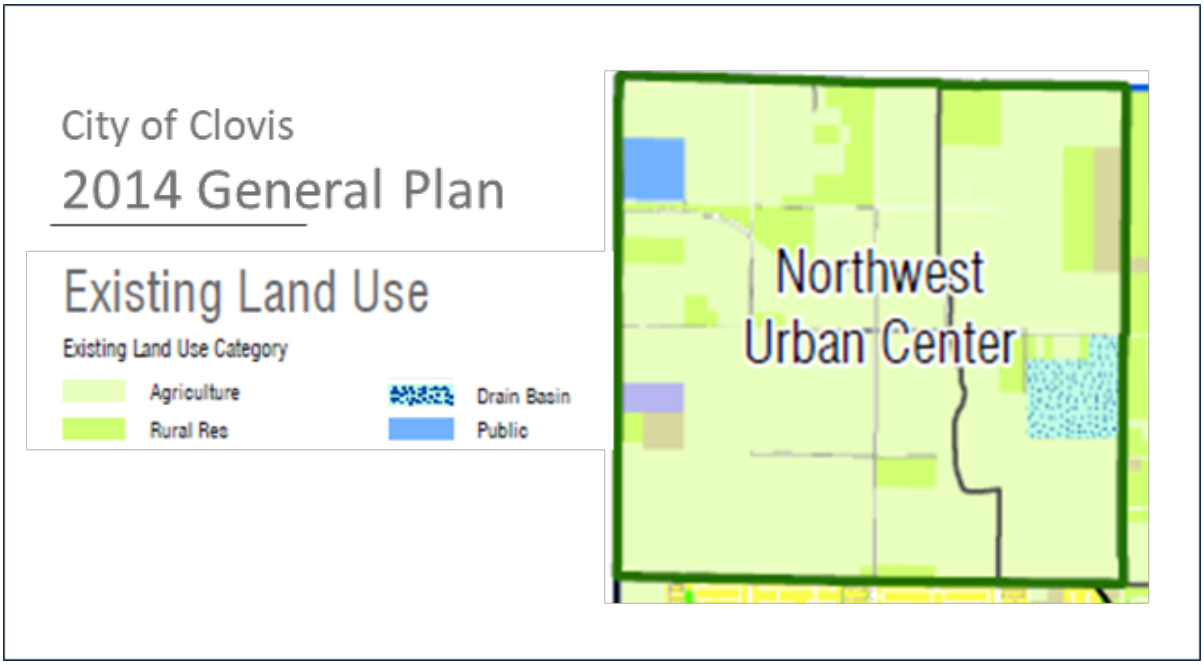
Heritage Grove, the City's second Urban Center (Northwest Urban Center), was established by the 2014 City General Plan and is being implemented by the 2016 Heritage Grove Design Guidelines. Like Loma Vista when it was first established, the 2,600-acre Heritage Grove planning area was almost entirely comprised of agricultural and rural residential properties when initially established as an Urban Center (see Figure 5-3). Since 2018, the City has annexed approximately 750 acres to facilitate development and approved tract maps establishing approximately 840 residential lots in Heritage Grove. An additional annexation of approximately 246 acres and a tract map adding approximately 590 lots is expected to be approved and completed by mid-2024.

Within the Loma Vista and Heritage Grove Urban Centers, the following master plans and specific plan are either established or underway for development purposes: Homeplace Master Plan, Loma Vista Community Centers North and South Master Plan, Heritage Grove City Center Villages Master Plan, and the Heritage Grove Development Company Specific Plan. The adoption of master plans indicates an intention on the part of the City and the property owner to develop the subject sites in the near future.

The Loma Vista Community Centers North and South Master Plan covers around 208 acres and was approved in March 2009. This master plan is designed to support up to approximately 4,700 residential units at various densities. A significant portion of the residential development is planned for the eastern part of the master plan area. There is ongoing interest in development by property owners and developers, including preliminary reviews for mixed use and multifamily projects. Additionally, several of the larger properties within the plan are currently on the market.

The Heritage Grove City Center Villages Master Plan, covering approximately 208 acres, was approved in May 2019 and later incorporated into the City through the Willow-Shepherd Northeast Annexation in 2023. This master plan area primarily features large agricultural parcels with sparsely distributed single-family residences. The owners of the larger parcels are now meeting with the City to confirm site specific details for commercial and multifamily projects, which will comprise the initial stages of the mixed use Urban Village. The City expects development in this area to proceed early during the sixth cycle planning period.

Figure 5-3 Northwest Urban Center



Source: City of Clovis 2014 General Plan.

The Heritage Grove Development Company Specific Plan covers 900 acres and is designed to provide residential units for all income levels. This Specific Plan area primarily features large agricultural parcels with sparsely distributed single-family residences. The Specific Plan is being prepared by the primary land owner in the area, who currently farms the property and intends to do so until the Plan and accompanying subdivision map are complete and construction can commence. Part of this area was brought into city limits with the Willow-Shepherd Northeast Annexation in 2023. The City expects development here to take place early during the sixth cycle planning period.

In consideration of recent redevelopment trends and the location of non-vacant sites within master plan and specific plan areas, existing rural residences and agricultural uses are not considered an impediment to new residential development.

The following are a few of the many examples of residential development on sites containing agricultural uses or rural residential homes. These site examples are similar to the non-vacant sites included in the inventory. The examples range from seven single-family units replacing one home to 258 multifamily units replacing one home. In response to comments from HCD that some of the non-vacant sites appeared too small for redevelopment to be feasible, the City further refined the inventory to remove 53 non-vacant sites where the total inventoried capacity was under 10 units.

SPR2014-10 (APN: 555-110-50)

Before (Single-Family Home)



After (47-unit Multifamily)



SPR2017-01 (APN: 553-150-28)

Before (Single-Family Home)



After (80-unit Multifamily)



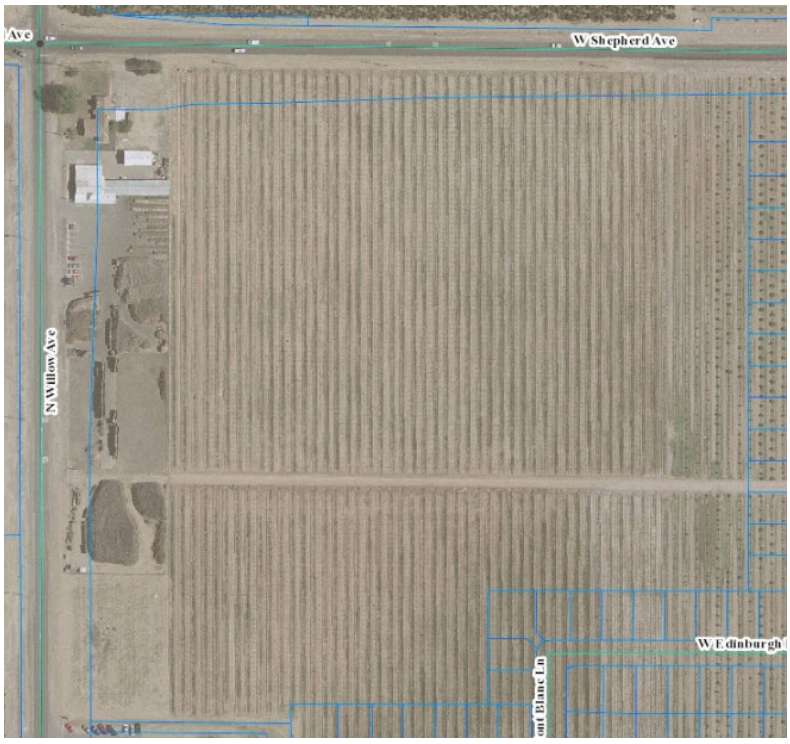
SPR2021-001 / 60-Unit Multifamily Development - not yet built (APN 554-053-341)

Existing Site Conditions (Single-Family Home)



MFDR2021-002 / 258-Unit Multifamily Development - not yet built (APN 560-010-40)

Existing Site Conditions (Agriculture)



MFRDR2023-001 / 12-Unit Multifamily Development - not yet built (APN 563-142-35)

Existing Site Conditions (Single-Family Home)



TM6403

Before (Single-Family Home)



After (16 vacant subdivided lots, not yet built)



TM6393

Before (Single-Family Home)



After (7 vacant subdivided lots, not yet built)



TM6393

Before (Single-Family Home)



After (8 subdivided lots, under construction)



TM6377

Before (Single-Family Home)



After (18 single-family homes)

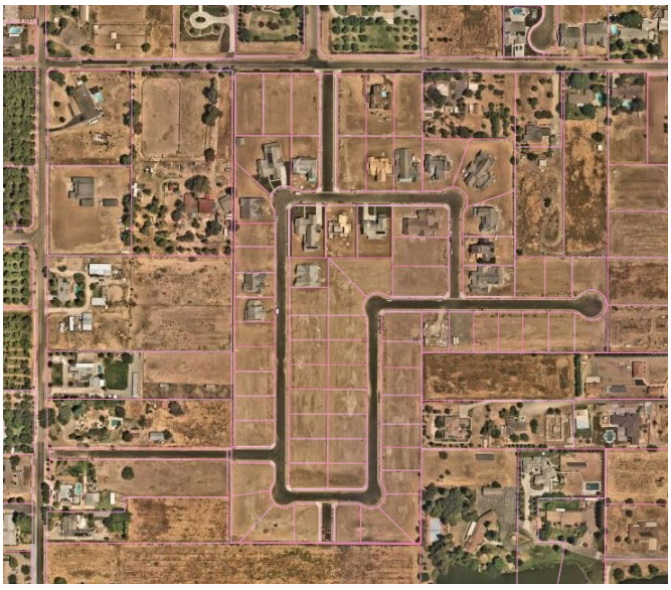


TM6284

Before (Multiple Single-Family Homes and Agriculture)



After (74 single-family lots, under construction)



Mixed Use Sites

State law allows jurisdictions to rely on sites zoned for non-residential uses that allow residential development, such as mixed use development. However, the inventory must consider the potential for mixed use sites to be developed with non-residential uses when estimating realistic capacity.

Table 5-5 identifies all of the sites with mixed use zoning that are included in the sites inventory. The inventory identifies sites designated as Mixed Use Village in the Central Clovis Specific Plan, Loma Vista Community Center Master Plan, Heritage Grove Development Co. Specific Plan, and the Heritage Grove City Center Villages Master Plan. Within the Central Clovis Specific Plan and Loma Vista Community Center Master Plan, the Mixed Use Village designation is only applied in areas where standards to guide development describe the potential for both non-residential and residential development which is further implemented through zoning that designates areas as exclusively residential or commercial. The residential capacity identified for these sites is consistent with the assumptions for the split between residential and non-residential uses in the applicable specific or master plan, thereby accounting for the development of non-residential uses. As such, the potential for non-residential development is already factored into the unit estimates for each site and is not considered a constraint on residential development on these sites. There are no lower-income sites with mixed use zoning in the Central Clovis Specific Plan or Loma Vista Community Center Master Plan because the zones permit densities lower than the units per acre default density. Mixed use sites in those two plan areas are counted as moderate-income sites.

The Mixed Use Village designation is also applied to sites in the Heritage Grove Development Co. Specific Plan, which meets the 30 unit per acre default density standard. The plan proposes to create a dense urban center with a mix of residential uses, employment opportunities, community services, and entertainment. To account for the potential for non-residential development, the inventory incorporates assumptions for residential uses from the draft concepts proposed for the plan area that range from 10 percent of residential capacity for PA-02, to 55 percent of residential capacity for Sites HG-PA-01-A, HG-PA-01-B, HG-PA-01-C, HG-PA-01-D, to 75 percent of residential capacity for HA-PA-04, and 80 percent of residential capacity for HG-PA-05. The residential versus commercial assumptions on the Mixed Use Village sites account for over 1.0 million square feet of commercial floor area, and the overall unit count of 1,825 on these sites is less than the target of 1,933 units in the Specific Plan and significantly less than the 3,492 units allowed for by the Specific Plan (i.e., 52 percent of the maximum allowed residential units).

Two sites within the Heritage Grove City Center Villages Master Plan are designated as Urban Village, which allows for both non-residential, and residential uses that meet the 30 unit per acre default density standard (Sites CCV-PA-1-1

and CCV-PA-1-2). The master plan allows for buildings of up to 5-stories (or 72 feet) and a max floor area ratio of 4.0. Residential is permitted as either vertical mixed use (i.e., above ground floor commercial) or as a standalone building adjacent to commercial or office uses. Standalone commercial and office is also permitted. The master plan includes concepts for each describing the specific uses proposed on each site that calls for a combination of vertical and horizontal mixed use. The inventory calculates residential capacity based on the master plan site concepts and the minimum allowable residential density. The unit estimates for the planning areas account for about 80,000 square feet of non-residential development, including ground floor retail as well as standalone commercial, hotel, and office uses within the mixed use designations.

Table 5-5 Mixed Use Zones

Zoning District	*Plan Area*	*Density Range*	*Allowed Uses*	*Number of Sites*	*Capacity (units)*	*Inventoried Income Level*	*Plan Area Assumptions*
M-U	Central Clovis Specific Plan	15-25 du/ac	Public facilities, supportive commercial, residential. Uses can be standalone or vertically mixed. Standalone residential is allowed. Standalone non-residential allowed.	1	90	Moderate	N/A
C-3	Loma Vista Community Centers North and South Master Plan	15-25 du/ac	Residential units allowed either in a vertical mixed use format or as stand-alone residential projects that can be functionally integrated with non-residential uses on the same or nearby properties. Standalone non-residential also allowed.	3	290	Moderate	Varies by sub-area
P-C-C	Loma Vista Community Centers North and South Master Plan	15-25 du/ac	Residential uses can be stand alone. Commercial uses can be stand alone.	1	506	Moderate	Varies by sub-area
	General Plan Focus Area 2	15-25 du/ac	Residential as part of vertical mixed use, up to 4 stories; standalone commercial	7	256	Moderate	N/A
U-C	Heritage Grove City Center Villages Master Plan	25.1-43 du/ac	Vertical and horizontal mixed use. Residential uses can be standalone. Commercial uses can be standalone.	2	422	Lower	Unit range: 475-814 units; up to 44,000 sq. ft. non-res.
		15.1-25 du/ac		1	350	Moderate	Unit range: 247-409 units; up to 38,000 sq. ft. non-res.
	Heritage Grove Development Company Specific Plan (Urban Center Portion)	15-43 du/ac		7	1,825	All Income Levels	Unit range: 1,227-3,492 units; planned commercial: 1,028,821 sq. ft.
Total				**22 sites**	**3,739**		

Source: City of Clovis 2024.

Approved Projects

The City has residential development applications that have been approved and are planned to be built during the RHNA projection period (June 30, 2023, through December 31, 2031). Table 5-6 shows these approved projects and planned projects. For each project, Table 5-6 includes the assessor parcel number (APN), address, site acreage, number of units by income category, and project status. Figure 5-4 shows the citywide sites inventory, including all approved projects. As shown in Table 5-6, there are 7 projects in the pipeline that will provide a total of 2,202 units including: 279 deed-restricted lower-income units, 727 moderate-income units, and 1,196 above moderate-income units.

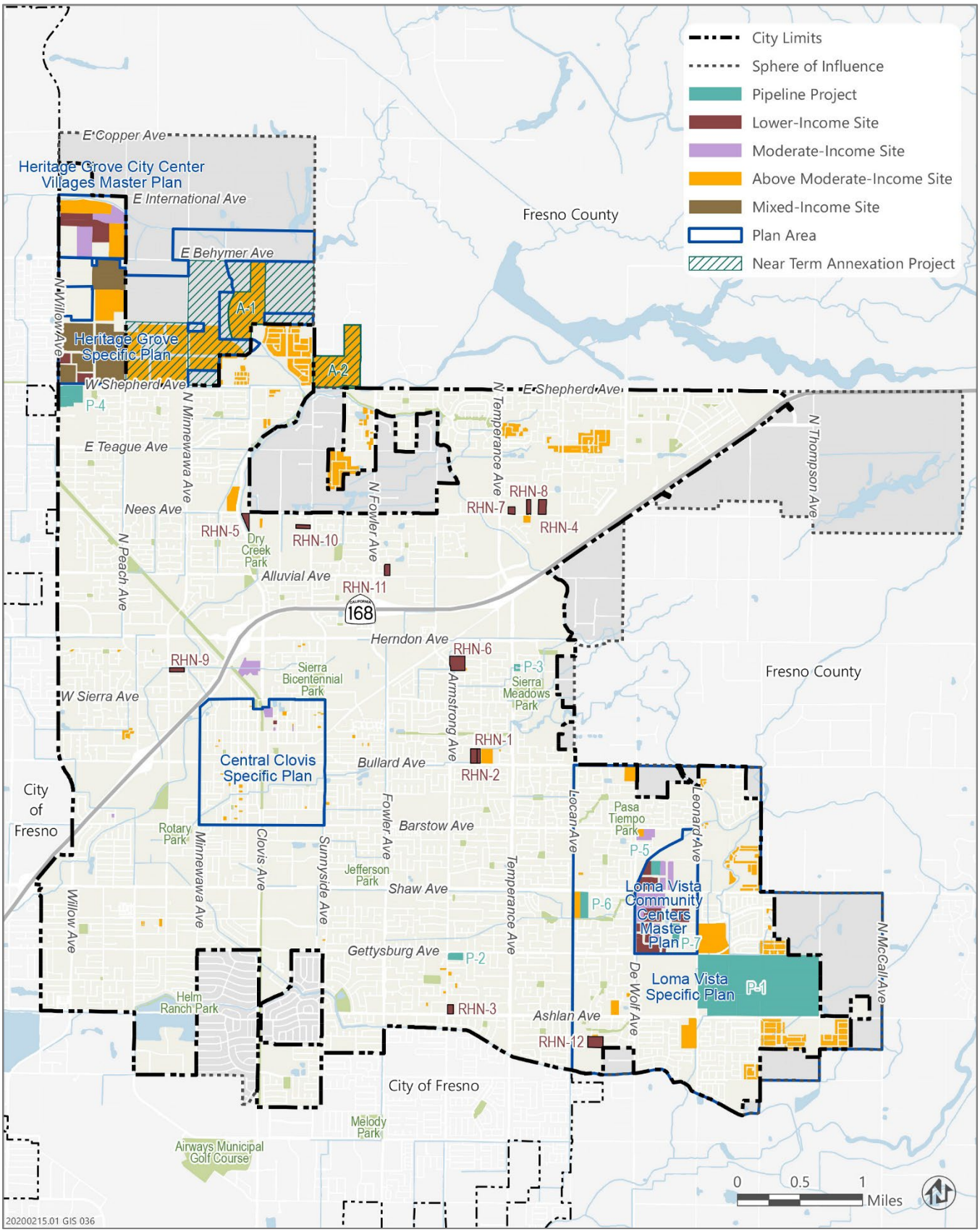
Table 5-6 Approved Projects, Clovis, November 2023

Site No.	Project Name	Assessor Parcel Number	Address	Size (Gross Acres)	General Plan Land Use Designation	Zoning	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units	Status	Description	Remaining Steps and Known Barriers to Development in the Planning Period
P-1	TM6364 - Homeplace	555-050-51, -54, -53; 571-011-39S	Leonard / Gettysburg	310.3	L	-	1,306	0	132	1,174	Approved by City on 9/19/22.	1,174-lot single-family subdivision, 132 market rate multifamily units within Loma Vista Specific Plan area. Annexation approved by the Fresno Local Agency Formation Commission (LAFCO) in March 2023; site is now within city limits (see more notes below)[1]	Submittal of final maps and civil improvement plans for the first phase. Anticipated in 2023/2024.
P-2	TM6403 – GlenEagles Homes	552-171-15	2843 Armstrong	4.5	L	R-1-B	15	0	0	15	Approved 9/12/22	15-lot single-family subdivision	In fourth submittal of final maps and civil improvement plans. Anticipate approvals within the next few months.
P-3	TM6393	553-020-62	251 N. Temperance	1.7	M	R-1	7	0	0	7	Approved 12/16/2021	7-lot single-family subdivision	Final map and civil improvement plans has been approved. Developer to coordinate with adjacent developer on improvements.
P-4	MFDR2021-0–2 - Heritage Dev. Co.	560-010-40	8948 N. Willow	14.5	MU-V	C-2, R-2, R-1-7500	258	0	258	0	Approved 3/15/2022	258-unit market rate multifamily housing	In second submittal of final maps and civil improvement plans. Anticipate approvals within the next few months. Owner indicates barriers due to market constraints with costs affecting the timing of the project.
P-5	MFDR2022-0–2 - Wicks	554-053-64	3500 San Jose	7.0	HDR	R-3	145	0	145	0	Approved 10/26/22	145-unit market rate multifamily housing	In third submittal of final maps and civil improvement plans. Anticipate approvals within the next few months.
P-6	Maracor Affordable Housing Development (RHNA2022-001)	555-020-61	7575 E Shaw Ave	8.5	LDR	R-A (RHN Overlay)	279	279	0	0	Approved 3/11/2022	279-unit deed restricted affordable housing development within Loma Vista Community Center Master Plan. Awaiting funding approval	Developer has not yet been successful in obtaining State funding.
P-7	Loma Vista PA-8 Multifamily Phases 2 and 3	555-031-43; 555-031-42	3700 Loma Vista Pkwy	5.6	VHDR	R-4	192	0	192	0	Approved 10/25/18	PA-8 of the Loma Vista Community Centers Master Plan, zoned R-4. Entire 11. 7-acre site is being developed in three phases. Phase 1 (129 multifamily units) is nearing completion in 2023. Developer is expected to pull building permits for Phases 2 (94 units) and 3 (98 units) once Phase 1 is complete.	City has completed review of plans and is ready to issue building permits when the applicant is ready.
TOTAL				*359.3*			*2,202*	*279*	*727*	*1,196*			

[1] P-1 (TM6364 - Homeplace): The City submitted for the annexation of this project site with LAFCO in January 2023. The annexation was approved by LAFCO on March 8, 2023. The site is now within city limits. The developer is working on the final map and civil improvement plans for the first Phase of development and submitted an initial draft of the plans in September of 2023. Construction is expected to commence as soon as the improvement plans are approved, which will also allow the final map for the first phase to record.

Source: City of Clovis 2022.

Figure 5-4 Citywide Sites Inventory



Source: Adapted by Ascent in March 2024.

Consistent with the methodology described above, single-family units are counted towards the above moderate-income need. Market-rate rental multifamily units are suitable to meet the moderate-income need based on recent market-rate rental trends shown in Table 5-7. The lower-income units are all deed-restricted affordable units.

Table 5-7 Recent Market-Rate Rents

Development	*Bedrooms/ Bathrooms*	*Rent*	*Max Rent Able to Pay*[1]
One-Bedroom Unit			
Sunnyhills Apartments	1 / 1	$2,083	$1,967 for 1-person moderate-income household
Dolce Vita Luxury Apartments	1 / 1	$1,800	$2,249 for 2-person moderate-income household
Two-Bedroom Unit			
Parador Town Homes	2 / 2	$2,552	$2,529 for 3-person moderate-income household
Sunnyhills Apartments	2 / 2	$2,077	
Tempranillo	2 / 2	$2,100	
Dolce Vita Luxury Apartments	2 / 2	$1,950	
Three-Bedroom Unit			
Parador Town Homes	3 / 2.5	$3,109	$2,810 for 4-person moderate-income household
Sunnyhills Apartments	3 / 2	$2,465	
Dolce Vita Luxury Apartments	3 / 2	$2,300	

Source: apartmenthomeliving.com/clovis-ca/apartments-for-rent/new, accessed August 5, 2022.

RHN Overlay Sites

The inventory includes 12 sites within the RHN Overlay, which are summarized in Table 5-8. The sites included on this list are outside of specific plan or master plan areas. Although there are additional sites within the RHN Overlay that could be developed for high density lower-income housing, the City has chosen to take a selective approach to limit the reliance on RHN Overlay sites to meet the Sixth Cycle RHNA. As described under "Methodology" above, the inventory identifies only RHN Overlay sites most likely for high density residential development during the planning period and assumes 75 percent of the realistic high density residential development potential to reflect the potential for non-residential or low density residential redevelopment.

Table 5-8 RHN Overlay Sites

Site Number	*APN*	*Site Description*	*Base Zoning*	*Total Acres*	*Density Range (min-max du/ac)*	*Max. Unit Capacity*	*Realistic Density (du/ac)*	*Lower-Income Units**
RHN-1	55026019S	Vacant site	R-A	2.1	35-43	90	35	55
RHN-2	55026018	Vacant site	R-A	3.9	35-43	167	35	101
RHN-3	55222081	Vacant site	R-1-C	2.4	35-43	103	35	64
RHN-4	55908025	Vacant site	R-1-AH	4.8	35-43	206	35	126
RHN-5	56201047T	Vacant site	R-A	3.1	35-43	133	35	80
RHN-6†	55002018	Non-vacant – One rural residence on site with no active agricultural operations. Frontage on N. Armstrong Ave and N Jasmine Ave. Surrounded by existing single-family homes and nearby multifamily housing on Herndon Ave.	R-A	4.5	35-43	193	35	118
RHN-7	55908013	Vacant site	R-A	2.0	35-43	86	35	53
RHN-8	55908017	Vacant site	R-1-7500	2.4	35-43	103	35	62
RHN-9	49134043	Vacant site	R-1	2.4	35-43	103	35	62
RHN-10	56201016T	Non-vacant: Existing cell phone tower.	R-A	2.2	35-43	94	35	57
RHN-11	56303206	Vacant site	R-1-7500	2.5	35-43	107	35	66
RHN-12	31079524	Vacant site	R-1-7500	6.9	35-43	296	35	182
				39.2		*1,681*		*1,026*

† RHN-6 is a 9.0 acre site that is non-vacant; it is assumed that 50 percent of the site (4.5 acres) will be available for redevelopment at 75 percent of the realistic development potential.

* The lower-income unit capacity is further reduced to reflect an assumption that the likelihood of developing as an RHN project is 75 percent.

Source: City of Clovis and Ascent 2022.

Sites Outside of Plan Areas

The inventory includes 832 sites located outside of specific plan or master plan areas designated and zoned for residential uses, which are summarized in Table 5-9 and described in more detail in Table 5-10. As shown in Table 5-9 and Table 5-10, the inventory includes capacity for 1,786 units, including 146 lower-income units, 487 moderate-income units, and 1,153 above moderate-income units that are outside of plan areas.

To identify sites for residential development outside of specific plan areas, the City reviewed its Fifth Cycle Housing Element residential sites inventory to determine which sites are suitable for housing development within the sixth cycle. All sites developed during the fifth cycle were removed from the inventory. In addition, subdivided lots with existing residential units were removed.

Only sites with existing residences on large lots greater than 10 acres with infill potential were preserved for further analysis. As described above, several recent developments approved by the City consist of lot line adjustments, dividing and consolidating undeveloped or existing large lot residential sites. In addition, sites with agricultural uses, remaining developable land on church property, and parking lots were also included as part of the inventory. Of the 832 sites outside plan areas, only two sites with a total capacity for 41 above moderate-income units are non-vacant. The remaining 830 sites outside of plan areas are vacant sites. The sites inventory shows a surplus capacity of nearly 4,000 above moderate-income units. The 41 units of above moderate-income capacity on non-vacant sites outside of planning areas is an insignificant portion of the overall inventory. Lower-income units are counted on only one site in Table 5-10 (Site 869, APN 55601032). This vacant R-3-zoned site is inventoried as mixed-income and is described above in the methodology for "large sites."

Infrastructure Availability

All of the sites described in this section are within the City of Clovis limits and are served by planned infrastructure, including water, sewer, storm drainage, and dry utilities. The Clovis City Sewer Master Plan and Water Master plan describe the necessary infrastructure to serve development. The City's master planning efforts are conservative in anticipation of providing flexibility to accommodate land use changes with increased demands for services.

Table 5-9 Summary of Other Sites Outside of Plan Areas

General Plan Land Use Designation	*Allowed Density (du/ac)*	*Number of Sites*	*Total Acres*	*Realistic Density (du/ac)*	*Total Units*	*Lower-Income Units*	*Moderate-Income Units*	*Above Moderate-Income Units*
Very Low Density Residential	0.6-2	10	6.1	1.6	13	0	0	13
Low Density Residential	2-4	253	77.5	3.2	315	0	0	315
Low/Medium and Medium Density Residential†	4-7	538	74.4	12 / 5.6	578	0	0	578
Medium High Density Residential	7-15	21	2.6	12	28	0	0	28
High Density Residential	25-43	3	39.1	30	596	146	231	219
General Commercial*	15-25	7	10.8	23	256	0	256	0
TOTAL		*832*	*210.5*		*1,786*	*146*	*487*	*1,153*

† Realistic density assumptions for Medium Density Residential sites vary based on underlying zone; sites with R-2 zoning are assumed to have a realistic density of 12 du/ac, all other sites are assumed at 5.6 du/ac.

* Includes seven sites within Focus Area 2 zoned as P-C-C that allow high-density residential as part of vertical mixed use with a maximum of 4 stories.
Source: Ascent 2024.

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
2	41053105	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
7	56406042	Vacant	R-A	2.1	0.6 - 2	1.6	3	0	0	3
10	55222002	Vacant	R-1-C	0.3	2 - 4	3.2	1	0	0	1
11	49116220	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
12	49116224	Vacant	R-1	0.2	4 - 7	4.9	1	0	0	1
15	55005009	Vacant	R-1-7500	0.2	2 - 4	3.2	1	0	0	1
16	55026023	Nonvacant - Residence	R-A	6.9	2 - 4	3.2	11	0	0	11
23	49817202	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
24	42014211	Vacant	R-4	0.2	25 - 43	25	6	0	6	0
25	42014212	Vacant	R-4	0.2	25 - 43	25	6	0	6	0
26	49906011T	Vacant	R-1	0.9	4 - 7	5.6	5	0	0	5
32	55220021S	Vacant	R-1-B	0.3	2 - 4	3.2	1	0	0	1
34	55221127	Vacant	R-1-C	0.3	2 - 4	3.2	1	0	0	1
36	55028115	Vacant	R-1-7500	0.2	2 - 4	3.2	1	0	0	1
45	56206018	Vacant	R-1-7500	1.0	2 - 4	3.2	3	0	0	3
46	49115312	Vacant	R-1	0.3	4 - 7	5.6	2	0	0	2
47	49132009	Vacant	R-2	0.2	7 - 15	12	2	0	0	2
48	49132055	Vacant	R-2	0.2	7 - 15	12	2	0	0	2
50	55217449	Vacant	R-1-C	0.5	2 - 4	3.2	1	0	0	1
51	REMOVED									
52	49906050	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
53	49906055	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
54	49906051	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
55	49906054	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
56	49906052	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
57	49906053	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
58	49954019	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
63	41051118T	Vacant	R-1	0.3	4 - 7	5.6	2	0	0	2
64	55027301	Vacant	R-1-7500	0.1	2 - 4	3.2	1	0	0	1
66	49111002	Vacant	P-C-C*	1.4	15 - 25	23.75	33	0	33	0
67	49103019	Vacant	P-C-C*	0.3	15 - 25	23.75	8	0	8	0
68	49111029	Vacant	P-C-C*	1.8	15 - 25	23.75	43	0	43	0
69	49111030	Vacant	P-C-C*	1.6	15 - 25	23.75	39	0	39	0
70	49103023	Vacant	P-C-C*	3.2	15 - 25	23.75	76	0	76	0
71	49111025	Vacant	P-C-C*	0.2	15 - 25	23.75	5	0	5	0

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
72	49103040	Vacant	P-C-C*	2.2	15 - 25	23.75	52	0	52	0
73	5580201401	Vacant	R-1-AH	0.4	0.6 - 2	1.6	1	0	0	1
74	5580201405	Vacant	R-1-AH	0.4	0.6 - 2	1.6	1	0	0	1
75	5580201404	Vacant	R-1-AH	0.4	0.6 - 2	1.6	1	0	0	1
76	5580201403	Vacant	R-1-AH	0.4	0.6 - 2	1.6	1	0	0	1
77	5580201402	Vacant	R-1-AH	0.4	0.6 - 2	1.6	1	0	0	1
78	5580201235	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
79	5580201234	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
80	5580201224	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
81	5580201223	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
82	5580201236	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
83	5580201233	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
84	5580201225	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
85	5580201222	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
86	5580201237	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
87	5580201221	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
88	5580201232	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
89	5580201226	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
90	5580201238	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
91	5580201220	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
92	5580201239	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
93	5580201230	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
94	5580201229	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
95	5580201228	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
96	5580201227	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
97	5580201219	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
98	5580201247	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
99	5580201240	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
100	5580201248	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
101	5580201218	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
102	5580201241	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
103	5580201246	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
104	5580201249	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
105	5580201217	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
106	5580201242	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
107	5580201245	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
108	5580201250	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
109	5580201216	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
110	5580201243	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
111	5580201244	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
112	5580201251	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
113	5580201215	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
114	5580201214	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
115	5580201259	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
116	5580201258	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
117	5580201257	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
118	5580201256	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
119	5580201255	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
120	5580201254	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
121	5580201253	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
122	5580201252	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
123	5580201213	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
124	5580201204	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
125	5580201205	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
126	5580201206	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
127	5580201207	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
128	5580201208	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
129	5580201209	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
130	5580201210	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
131	5580201211	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
132	5580201212	Vacant	R-1-PRD	0.3	4 - 7	5.6	2	0	0	2
133	5580201203	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
134	5580201202	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
135	5580201201	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
136	5580208415	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
137	5580208416	Vacant	R-1-PRD	0.3	4 - 7	5.6	2	0	0	2
138	5580208414	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
139	5580208417	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
140	5580208413	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
141	5580208418	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
142	5580208412	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
143	5580208419	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
144	5580208411	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
145	5580208710	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
146	5580208720	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
147	5580208709	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
148	5580208708	Vacant	R-1-PRD	0.3	4 - 7	5.6	2	0	0	2
149	5580208707	Vacant	R-1-PRD	0.4	4 - 7	5.6	2	0	0	2
150	5580208721	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
151	5580208706	Vacant	R-1-PRD	0.5	4 - 7	5.6	3	0	0	3
152	5580208722	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
153	5580208732	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
154	5580208733	Vacant	R-1-PRD	0.3	4 - 7	5.6	2	0	0	2
155	5580208723	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
156	5580208705	Vacant	R-1-PRD	0.3	4 - 7	5.6	2	0	0	2
157	5580208731	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
158	5580208724	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
159	5582900634	Vacant	R-1-PRD	0.3	4 - 7	5.6	2	0	0	2
160	5582900630	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
161	5582900604	Vacant	R-1-PRD	0.3	4 - 7	5.6	2	0	0	2
162	5582900625	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
163	5582900629	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
164	5582900626	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
165	5582900635	Vacant	R-1-PRD	0.3	4 - 7	5.6	2	0	0	2
166	5582900603	Vacant	R-1-PRD	0.3	4 - 7	5.6	2	0	0	2
167	5582900627	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
168	5582900628	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
169	5582900636	Vacant	R-1-PRD	0.3	4 - 7	5.6	2	0	0	2
170	5582900602	Vacant	R-1-PRD	0.3	4 - 7	5.6	2	0	0	2
171	5582900640	Vacant	R-1-PRD	0.3	4 - 7	5.6	2	0	0	2
172	5582900639	Vacant	R-1-PRD	0.3	4 - 7	5.6	2	0	0	2
173	5582900638	Vacant	R-1-PRD	0.3	4 - 7	5.6	2	0	0	2
174	5582900637	Vacant	R-1-PRD	0.4	4 - 7	5.6	2	0	0	2
175	5582900601	Vacant	R-1-PRD	0.3	4 - 7	5.6	2	0	0	2
176	55802079	Vacant	R-1-AH	0.9	0.6 - 2	1.6	2	0	0	2

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
177	5580207908	Vacant	R-1-AH	0.4	0.6 - 2	1.6	1	0	0	1
178	5580207907	Vacant	R-1-AH	0.4	0.6 - 2	1.6	1	0	0	1
179	5580207906	Vacant	R-1-AH	0.4	0.6 - 2	1.6	1	0	0	1
180	5590504146	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
181	5590504147	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
182	5590504148	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
183	5590504149	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
184	5590504150	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
185	5590504132	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
186	5590504133	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
187	5590504134	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
188	5590504135	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
189	5590504136	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
190	5590504137	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
191	5590504138	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
192	5590504145	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
193	5590504144	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
194	5590504143	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
195	5590504107	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
196	5590504106	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
197	5590504105	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
198	5590504102	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
199	5590504103	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
200	5590504104	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
201	55938201	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
202	5590517636	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
203	5590517635	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
204	5590517625	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
205	5590517626	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
206	5590517637	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
207	5590517622	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
208	5590517627	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
209	5590517634	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
210	5590517621	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
211	5590517628	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
212	5590517638	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
213	5590517633	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
214	5590517650	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
215	5590517649	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
216	5590517629	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
217	5590517639	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
218	5590517632	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
219	5590517648	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
220	5590517651	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
221	5590517618	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
222	5590517640	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
223	5590517630	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
224	5590517631	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
225	5590517617	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
226	5590517647	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
227	5590517641	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
228	5590517652	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
229	5590517653	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
230	5590517646	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
231	5590517645	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
232	5590517644	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
233	5590517643	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
234	5590517642	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
235	5590210359	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
236	5590210358	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
237	5590210357	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
238	5590210356	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
239	5590210360	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
240	5590210355	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
241	5590210361	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
242	5590210344	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
243	5590210345	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
244	5590210354	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
245	5590210362	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
246	5590210343	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
247	5590210346	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
248	5590210363	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
249	5590210315	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
250	5590210342	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
251	5590210347	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
252	5590210364	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
253	5590210314	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
254	5590210341	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
255	5590210348	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
256	5590210313	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
257	5590210365	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
258	5590210340	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
259	5590210349	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
260	5590210312	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
261	5590210366	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
262	5590210339	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
263	5590210350	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
264	5590210311	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
265	5590210338	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
266	5590210351	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
267	559021033173	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
268	5590210372	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
269	5590210371	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
270	5590210370	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
271	5590210369	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
272	5590210368	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
273	5590210367	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
274	5590210374	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
275	5590210310	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
276	5590210352	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
277	5590210309	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
278	5590210335	Vacant	R-1	0.5	2 - 4	3.2	2	0	0	2
279	5590210326	Vacant	R-1	0.5	2 - 4	3.2	1	0	0	1
280	5590210329	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
281	5590210328	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
282	5590210327	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
283	5590210337	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
284	5590210336	Vacant	R-1	0.5	2 - 4	3.2	2	0	0	2
285	5590210353	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
286	5590210308	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
287	5590210334	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
288	5590210325	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
289	5590210307	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
290	5590210333	Vacant	R-1	0.5	2 - 4	3.2	2	0	0	2
291	5590210332	Vacant	R-1	0.5	2 - 4	3.2	2	0	0	2
292	5590210331	Vacant	R-1	0.5	2 - 4	3.2	1	0	0	1
293	5590210330	Vacant	R-1	0.5	2 - 4	3.2	2	0	0	2
294	5590210324	Vacant	R-1	0.5	2 - 4	3.2	2	0	0	2
295	5590210306	Vacant	R-1	0.5	2 - 4	3.2	1	0	0	1
296	5590210323	Vacant	R-1	0.9	2 - 4	3.2	3	0	0	3
297	5590210322	Vacant	R-1	0.5	2 - 4	3.2	2	0	0	2
298	5590210321	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
299	5590210320	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
300	5590210319	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
301	5590210304	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
302	5590210305	Vacant	R-1	0.7	2 - 4	3.2	2	0	0	2
303	5590210316	Vacant	R-1	0.5	2 - 4	3.2	2	0	0	2
304	5590210317	Vacant	R-1	0.5	2 - 4	3.2	2	0	0	2
305	5590210318	Vacant	R-1	0.5	2 - 4	3.2	2	0	0	2
306	5590210303	Vacant	R-1	0.5	2 - 4	3.2	2	0	0	2
307	5590210302	Vacant	R-1	0.5	2 - 4	3.2	2	0	0	2
308	5590210301	Vacant	R-1	0.5	2 - 4	3.2	2	0	0	2
309	55942018S	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
310	55942019S	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1
311	55942020S	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
312	55942021S	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
313	55942038S	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
314	55942037S	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
315	55942024S	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
316	55942036S	Vacant	R-1	0.4	2 - 4	3.2	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
317	55941024S	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
318	55941008S	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
319	55941023S	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
320	55941022S	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
321	55941010S	Vacant	R-1	0.3	2 - 4	3.2	1	0	0	1
322	55941020S	Vacant	R-1	0.5	2 - 4	3.2	1	0	0	1
323	55940015S	Vacant	R-1	0.5	2 - 4	3.2	2	0	0	2
324	55940013S	Vacant	R-1	0.5	2 - 4	3.2	2	0	0	2
325	55940012S	Vacant	R-1	0.6	2 - 4	3.2	2	0	0	2
326	55942004S	Vacant	R-1	0.5	2 - 4	3.2	2	0	0	2
327	56042068	Vacant	R-2	0.2	7 - 15	12	2	0	0	2
328	56042067	Vacant	R-2	0.2	7 - 15	12	2	0	0	2
329	56042069	Vacant	R-2	0.2	7 - 15	12	2	0	0	2
330	56042066	Vacant	R-2	0.2	7 - 15	12	2	0	0	2
331	56042070	Vacant	R-2	0.2	7 - 15	12	2	0	0	2
332	56042065	Vacant	R-2	0.2	7 - 15	12	2	0	0	2
333	56042071	Vacant	R-2	0.2	7 - 15	12	2	0	0	2
334	56042064	Vacant	R-2	0.2	7 - 15	12	2	0	0	2
335	56042072	Vacant	R-2	0.2	7 - 15	12	2	0	0	2
336	56042063	Vacant	R-2	0.2	7 - 15	12	2	0	0	2
337	56052045S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
338	56052044S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
339	56052043s	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
340	56052042S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
341	56052037S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
342	56052038S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
343	56052039S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
344	56052040S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
345	56052041S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
346	56052032S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
347	56052031S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
348	56052030S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
349	56052029S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
350	56052028S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
351	56052027S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
352	56052026S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
353	56052025S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
354	56052024S	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
355	5560504101	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
356	5560504102	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
357	5560504103	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
358	5560504104	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
359	5560504115	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
360	5560504114	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
361	5560504113	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
362	5560504112	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
363	5560504111	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
364	5560504110	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
365	5560504109	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
366	5560504108	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
367	5560504107	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
368	5560504116	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
369	5560504106	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
370	5560504105	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
371	5560504117	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
372	5560504118	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
373	5560504119	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
374	5560504120	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
375	5560504121	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
376	5560504122	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
377	5560504123	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
378	5560504124	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
379	5560504125	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
380	5560504126	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
381	5560504127	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
382	5560504128	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
383	5560504151	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
384	5560504152	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
385	5560504153	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
386	5560504154	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
387	5560504155	Vacant	R-1	0.3	4 - 7	5.6	2	0	0	2
388	5560504156	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
389	5560504129	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
390	5560504150	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
391	5560504157	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
392	5560504169	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
393	5560504170	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
394	5560504168	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
395	5560504171	Vacant	R-1	0.4	4 - 7	5.6	2	0	0	2
396	5560504158	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
397	5560504130	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
398	5560504149	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
399	5560504167	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
400	5560504159	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
401	5560504172	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
402	5560504166	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
403	55605041113	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
404	5560504131	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
405	5560504148	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
406	5560504160	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
407	5560504165	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
408	5560504173	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
409	55605041114	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
410	5560504132	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
411	5560504147	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
412	5560504161	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
413	5560504164	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
414	5560504174	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
415	5560504133	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
416	55605041115	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
417	55605041116	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
418	55605041117	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
419	55605041118	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
420	5560504146	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
421	5560504163	Vacant	R-1	0.3	4 - 7	5.6	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
422	5560504162	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
423	5560504175	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
424	5560504134	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
425	5560504176	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
426	5560504145	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
427	55605041112	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
428	5560504177	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
429	5560504135	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
430	5560504144	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
431	55605041119	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
432	55605041120	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
433	55605041121	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
434	55605041122	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
435	55605041123	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
436	55605041124	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
437	55605041125	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
438	55605041126	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
439	55605041127	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
440	55605041128	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
441	55605041111	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
442	5560504178	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
443	5560504136	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
444	55605041110	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
445	5560504143	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
446	55605041137	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
447	55605041136	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
448	55605041135	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
449	55605041134	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
450	55605041133	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
451	55605041132	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
452	55605041131	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
453	55605041130	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
454	55605041129	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
455	5560504179	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
456	55605041109	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
457	5560504137	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
458	5560504142	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
459	55605041108	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
460	5560504180	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
461	55605041107	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
462	5560504138	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
463	5560504141	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
464	55605041138	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
465	55605041139	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
466	55605041140	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
467	55605041141	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
468	55605041142	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
469	55605041143	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
470	55605041144	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
471	55605041145	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
472	55605041146	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
473	5560504181	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
474	55605041106	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
475	5560504139	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
476	5560504140	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
477	5560504182	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
478	55605041155	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
479	55605041154	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
480	55605041105	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
481	55605041153	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
482	55605041152	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
483	55605041151	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
484	55605041150	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
485	55605041149	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
486	55605041148	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
487	55605041147	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
488	55605041104	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
489	55605041103	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
490	5560504183	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
491	55605041156	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
492	55605041157	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
493	55605041158	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
494	55605041159	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
495	55605041160	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
496	55605041161	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
497	55605041162	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
498	55605041163	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
499	55605041164	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
500	55605041165	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
501	55605041166	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
502	55605041102	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
503	5560504184	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
504	55605041101	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
505	55605041177	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
506	55605041176	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
507	55605041175	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
508	5560504185	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
509	55605041174	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
510	55605041173	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
511	55605041172	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
512	55605041171	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
513	55605041170	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
514	55605041169	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
515	55605041168	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
516	55605041167	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
517	55605041100	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
518	5560504186	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
519	5560504187	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
520	5560504188	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
521	5560504189	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
522	5560504190	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
523	5560504191	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
524	5560504192	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
525	5560504193	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
526	5560504194	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
527	5560504195	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
528	5560504196	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
529	5560504197	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
530	5560504198	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
531	5560504199	Vacant	R-1	0.3	4 - 7	5.6	1	0	0	1
532	55605042056	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
533	55605042055	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
534	55605042054	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
535	55605042053	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
536	55605042052	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
537	55605042051	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
538	55605042057	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
539	55605042050	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
540	55605042049	Vacant	R-1	0.3	4 - 7	5.6	2	0	0	2
541	55605042058	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
542	55605042048	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
543	55605042091	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
544	55605042059	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
545	55605042047	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
546	55605042082	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
547	55605042084	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
548	55605042085	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
549	55605042086	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
550	55605042087	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
551	55605042088	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
552	55605042089	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
553	55605042090	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
554	55605042092	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
555	55605042060	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
556	55605042046	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
557	55605042081	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
558	55605042093	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
559	55605042061	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
560	55605042045	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
561	55605042080	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
562	55605042101	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
563	55605042100	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
564	55605042099	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
565	55605042098	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
566	55605042097	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
567	55605042096	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
568	55605042095	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
569	55605042094	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
570	55605042062	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
571	55605042044	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
572	55605042063	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
573	55605042043	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
574	55605042075	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
575	55605042064	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
576	55605042042	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
577	55605042074	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
578	55605042076	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
579	55605042077	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
580	55605042078	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
581	55605042079	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
582	55605042030	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
583	55605042031	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
584	55605042065	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
585	55605042073	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
586	55605042041	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
587	55605042029	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
588	55605042032	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
589	55605042066	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
590	55605042072	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
591	55605042071	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
592	55605042070	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
593	55605042069	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
594	55605042068	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
595	55605042040	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
596	55605042028	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
597	55605042033	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
598	55605042067	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
599	55605042039	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
600	55605042027	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
601	55605042034	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
602	55605042038	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
603	55605042026	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
604	55605042035	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
605	55605042037	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
606	55605042025	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
607	55605042036	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
608	55605042001	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
609	55605042024	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
610	55605042023	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
611	55605042022	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
612	55605042021	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
613	55605042020	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
614	55605042019	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
615	55605042002	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
616	55605042013	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
617	55605042014	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
618	55605042015	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
619	55605042016	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
620	55605042017	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
621	55605042018	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
622	55605042003	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
623	55605042012	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
624	55605042011	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
625	55605042010	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
626	55605042009	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
627	55605042008	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
628	55605042007	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
629	55605042006	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
630	55605042005	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
631	55605042004	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

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632	55605042083	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
633	5560504308	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
634	5560504309	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
635	5560504375	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
636	5560504310	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
637	5560504377	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
638	5560504311	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
639	5560504378	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
640	5560504312	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
641	5560504357	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
642	5560504379	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
643	5560504368	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
644	5560504313	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
645	5560504380	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
646	5560504356	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
647	5560504367	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
648	5560504314	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
649	5560504381	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
650	5560504366	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
651	5560504355	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
652	5560504354	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
653	5560504353	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
654	5560504352	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
655	5560504351	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
656	5560504365	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
657	5560504315	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
658	5560504364	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
659	5560504316	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
660	5560504384	Vacant	R-1	0.3	4 - 7	5.6	1	0	0	1
661	5560504363	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
662	5560504348	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
663	5560504341	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
664	5560504342	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
665	5560504317	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
666	5560504343	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
667	5560504362	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
668	5560504344	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
669	5560504345	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
670	5560504347	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
671	5560504346	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
672	5560504349	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
673	5560504350	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
674	5560504361	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
675	5560504318	Vacant	R-1	0.1	2 - 4	3.2	1	0	0	1
676	5560504340	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
677	5560504339	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
678	5560504338	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
679	5560504337	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
680	5560504336	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
681	5560504335	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
682	5560504334	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
683	5560504333	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
684	5560504332	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
685	5560504360	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
686	5560504359	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
687	5560504319	Vacant	R-1	0.2	2 - 4	3.2	1	0	0	1
688	5560504320	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
689	5560504321	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
690	5560504322	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
691	5560504323	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
692	5560504324	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
693	5560504325	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
694	5560504326	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
695	5560504327	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
696	5560504328	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
697	5560504329	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
698	5560504330	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
699	5560504331	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
700	5560504358	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
701	5560504302	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
702	5560504303	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
703	5560504304	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
704	5560504301	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
705	5560504305	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
706	5560504306	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
707	5560504374	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
708	5560504373	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
709	5560504376	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
710	5560504370	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
711	5560504369	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
712	5560504382	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
713	5560504383	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
714	5560504307	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
715	5560504372	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
716	5560504371	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
717	55610072	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
718	55610073	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
719	55610074	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
720	55610075	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
721	55610076	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
722	55609073	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
723	55609074	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
724	55609075	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
725	55609030	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
726	55609029	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
727	55609072	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
728	55609071	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
729	55609070	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
730	55609028	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
731	55609027	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
732	55609026	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
733	55609025	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
734	55609024	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
735	55609007	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
736	55609013	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
737	55609014	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
738	55609015	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
739	55609016	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
740	55609017	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
741	55609018	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
742	55609019	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
743	55609020	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
744	55609021	Vacant	R-1-PRD	0.2	4 - 7	5.6	1	0	0	1
745	55609022	Vacant	R-1-PRD	0.3	4 - 7	5.6	2	0	0	2
746	55609023	Vacant	R-1-PRD	0.4	4 - 7	5.6	2	0	0	2
747	55612041	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
748	55612034	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
749	55612033	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
750	55612026	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
751	55612025	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
752	55612018	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
753	55612017	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
754	55612042	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
755	55612040	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
756	55612035	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
757	55612032	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
758	55612027	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
759	55612024	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
760	55612019	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
761	55612016	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
762	55612043	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
763	55612039	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
764	55612036	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
765	55612031	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
766	55612028	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
767	55612023	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
768	55612020	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
769	55612015	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
770	55612044	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
771	55612038	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
772	55612037	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
773	55612030	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
774	55612029	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
775	55612022	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
776	55612021	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
777	55612014	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
778	55612045	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
779	55612046	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
780	55612047	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
781	55612001	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
782	55612002	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
783	55612003	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
784	55612004	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
785	55612005	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
786	55612006	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
787	55612007	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
788	55612008	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
789	55612009	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
790	55612010	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
791	55612011	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
792	55612012	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
793	55612013	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
794	55611048	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
795	55611047	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
796	55611046	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
797	55611045	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
798	55611044	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
799	55611043	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
800	55611042	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
801	55611041	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
802	55611040	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
803	55611039	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
804	55611038	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
805	55611037	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
806	55611036	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
807	55611035	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
808	55611002	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
809	55611009	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
810	55611010	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
811	55611017	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
812	55611018	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
813	55611025	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
814	55611026	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
815	55611033	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
816	55611003	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
817	55611008	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
818	55611011	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
819	55611016	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
820	55611019	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
821	55611024	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
822	55611027	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
823	55611032	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
824	55611004	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
825	55611007	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
826	55611012	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
827	55611015	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
828	55611020	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
829	55611023	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
830	55611028	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
831	55611031	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
832	55611030	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
833	55611034	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
834	55611005	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
835	55611006	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
836	55611013	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
837	55611014	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
838	55611021	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
839	55611022	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
840	55611029	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1
841	55611001	Vacant	R-1-PRD	0.0	4 - 7	5.6	1	0	0	1

Table 5-10 Detailed Inventory of Other Sites Outside of Plan Areas

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
842	41045529	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
843	41045528	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
844	4100621101	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
845	4100621102	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
846	4100621103	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
847	4100621104	Vacant	R-1-PRD	0.1	4 - 7	5.6	1	0	0	1
848	4100621112	Vacant	R-1-PRD	0.1	7 - 15	12	1	0	0	1
849	4100621111	Vacant	R-1-PRD	0.1	7 - 15	12	1	0	0	1
850	4100621110	Vacant	R-1-PRD	0.1	7 - 15	12	1	0	0	1
851	4100621109	Vacant	R-1-PRD	0.1	7 - 15	12	1	0	0	1
852	4100621107	Vacant	R-1-PRD	0.1	7 - 15	12	1	0	0	1
853	4100621108	Vacant	R-1-PRD	0.1	7 - 15	12	1	0	0	1
854	4100621106	Vacant	R-1-PRD	0.1	7 - 15	12	1	0	0	1
855	4100621105	Vacant	R-1-PRD	0.1	7 - 15	12	1	0	0	1
856	4100621113	Vacant	R-1-PRD	0.1	7 - 15	12	1	0	0	1
857	4100621114	Vacant	R-1-PRD	0.1	7 - 15	12	1	0	0	1
858	4100621115	Vacant	R-1-PRD	0.1	7 - 15	12	2	0	0	2
859	4100621117	Vacant	R-1-PRD	0.2	7 - 15	12	2	0	0	2
860	4100621116	Vacant	R-1-PRD	0.2	7 - 15	12	2	0	0	2
861	4100621123	Vacant	R-1-PRD	0.1	7 - 15	12	2	0	0	2
862	4100621122	Vacant	R-1-PRD	0.1	7 - 15	12	1	0	0	1
863	4100621121	Vacant	R-1-PRD	0.1	7 - 15	12	1	0	0	1
864	4100621120	Vacant	R-1-PRD	0.1	7 - 15	12	1	0	0	1
865	4100621119	Vacant	R-1-PRD	0.1	7 - 15	12	1	0	0	1
866	4100621118	Vacant	R-1-PRD	0.1	7 - 15	12	2	0	0	2
867	56005125	Nonvacant - Agriculture	R-A	9.3	2 - 4	3.2	30	0	0	30
868	55229024	Vacant	R-1-B	0.5	2 - 4	3.2	2	0	0	2
869	55601032	Vacant	R-3	38.7	15.1 - 30	24	584	146	219	219
						Total	1,786	146	487	1,153

* Seven sites within Focus Area 2 zoned as P-C-C that allow high-density residential as part of vertical mixed use with a maximum of 4 stories.

Source: Ascent 2024.

Central Clovis Specific Plan

The Central Clovis Specific Plan was adopted by the City Council in 2016. The plan seeks to recognize, celebrate, and preserve the unique culture and history of the 480-acre central Clovis area. The Central Clovis Specific Plan relies on the General Plan land use designation for areas outside of the identified "Planning Areas." The specific plan includes more specific land use standards for the Planning Areas. The specific plan includes areas designated for Mixed Use Village and Residential. However, residential densities within the Central Clovis Specific Plan are allowed up to 25 units per acre, except in R-3 zoned areas. Although affordable developments could occur within other zones within the Central Clovis area, the inventory assumes only moderate- and above moderate-income capacity on non-R-3 zoned sites, since the allowable residential density is lower than the default density standard. In addition, the one site designated as Mixed Use Village is in the moderate-income inventory and is identified within the Central Clovis Specific Plan Landmark District (L-D). The L-D standards allow uses including public facilities, supportive commercial, and residential development. The Specific Plan envisions active community serving uses with an opportunity for transit-oriented residential development. The site is adjacent to the newly-constructed Senior Activity Center. The capacity included in the inventory is reflective of the development standards for each Planning Area in the specific plan and applies realistic density assumptions based on recent development trends described under the "Methodology" section above.

A map of sites in the Central Clovis Specific plan included in the sites inventory are shown in Figure 5-5. As shown in Table 5-11, the inventory includes capacity for 148 units, including 14 lower-income units, 105 moderate-income units, and 29 above moderate-income units within the Central Clovis Specific Plan. Of the 28 sites in Central Clovis, 25 are vacant and 3 are non-vacant. The non-vacant sites have capacity for only 29 of the 148 units.

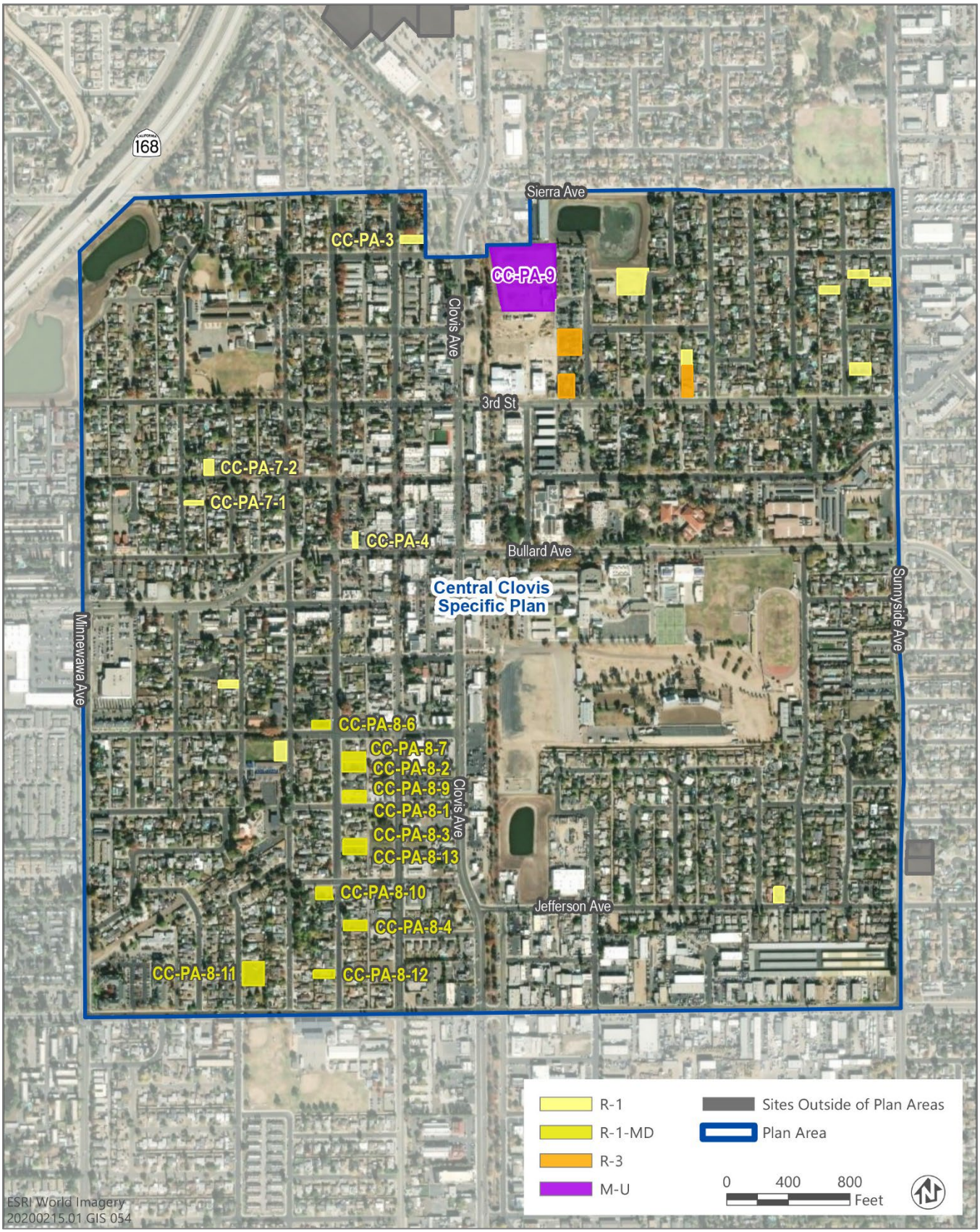


Google street view of R-3 zoned site CC-14 in Central Clovis adjacent to existing multifamily development (shown on the right). The site is mostly undeveloped, with a single-family residence (shown to the left) on a small portion of the site.

Infrastructure Availability

All Central Clovis Specific Plan Sites are served by City of Clovis sewer and water systems constructed pursuant to adopted sewer and water master plans. Storm drainage service is provided by FMFCD facilities constructed pursuant to adopted FMFCD Storm Drainage Master Plans. When permanent storm drainage pipes and/or basins are not available or are beyond the scope of an individual development project, interim (temporary) basins are frequently used to accommodate development until connection to permanent facilities is feasible. Dry utilities are provided by Pacific Gas & Electric (PG&E), Comcast, and AT&T subject to existing franchise agreement. All development in Clovis is subject to the routine application and design process with PG&E and coordination with the other utility providers in conjunction with project design and construction. Within the Central Clovis Specific Plan, the existing infrastructure has available capacity to provide service to the identified sites. No infrastructure upgrades are necessary to accommodate development of residential sites. The City's master planning efforts are conservative in anticipation of providing flexibility to accommodate land use changes with increased demands for services.

Figure 5-5 Sites Inventory - Central Clovis Specific Plan



Source: Adapted by Ascent in 2023 from data received from the City of Clovis in 2022.

Table 5-11 Central Clovis Sites Inventory

Site	APN	Site Description	Base Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units*	Moderate-Income Units	Above Moderate-Income Units
CC-1	49706212	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
CC-2	49708707	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
CC-3	49809346	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
CC-6	49213312	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
CC-7	49214510	Vacant	R-1	0.2	4 - 7	5.6	1	0	0	1
CC-8	49213313	Nonvacant - Residence	R-3	0.3	15 - 30	24	7	0	7	0
CC-9	49209813	Vacant	R-1	0.2	4 – 7	5.6	1	0	0	1
CC-10	49209804	Vacant	R-1	0.2	4 – 7	5.6	1	0	0	1
CC-11	49209620	Vacant	R-1	0.1	4 – 7	5.6	1	0	0	1
CC-12	49213105	Nonvacant - Residence	R-3	0.3	15 – 30	24	8	0	8	0
CC-14	49213108	Nonvacant - Residence	R-3	0.6	15 - 30	24	14	14	0	0
CC-17	49208074	Vacant	R-1	0.7	4 - 7	5.6	4	0	0	4
CC-PA-3	49207503	Vacant	R-1	0.2	2 - 7	5.6	1	0	0	1
CC-PA-4	49220316	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
CC-PA-7-1	49219214	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
CC-PA-7-2	49215316	Vacant	R-1	0.1	4 - 7	5.6	1	0	0	1
CC-PA-8-1	49709208	Vacant	R-1-MD	0.1	2 - 7	5.6	1	0	0	1
CC-PA-8-10	49711705	Vacant	R-1-MD	0.2	2 - 7	5.6	1	0	0	1
CC-PA-8-11	49712324	Vacant	R-1-MD	0.5	2 - 7	5.6	3	0	0	3
CC-PA-8-12	49713126	Vacant	R-1-MD	0.2	2 - 7	5.6	1	0	0	1
CC-PA-8-13	49711211	Vacant	R-1-MD	0.2	2 - 7	5.6	1	0	0	1
CC-PA-8-2	49709223	Vacant	R-1-MD	0.2	2 - 7	5.6	1	0	0	1
CC-PA-8-3	49711212	Vacant	R-1-MD	0.2	2 - 7	5.6	1	0	0	1
CC-PA-8-4	49713214	Vacant	R-1-MD	0.2	2 - 7	5.6	1	0	0	1
CC-PA-8-6	49707206	Vacant	R-1-MD	0.1	2 - 7	5.6	1	0	0	1
CC-PA-8-7	49709222	Vacant	R-1-MD	0.2	2 - 7	5.6	1	0	0	1
CC-PA-8-9	49709209	Vacant	R-1-MD	0.1	2 - 7	5.6	1	0	0	1
CC-PA-9	49208092	Vacant	M-U	3.8	15 - 25	23.75	90	0	90	0
						Total	148	14	105	29

Source: Ascent 2024

Loma Vista

Loma Vista Specific Plan

The Loma Vista Specific Plan was adopted by the City Council in March 2003 and revised in December 2015. The plan encompasses the 3,307-acre Southeast Urban Center identified in the Land Use Element of the City's General Plan. The plan identifies a variety of residential neighborhoods, from low-density two-acre single-family lots to high-density apartments up to 43 units per acre and identifies areas for commercial and business campus development. Four master plan areas are identified within the specific plan: Community Center North, Community Center South, Gettysburg/Ashlan, and Eastern Village. The TM6364-Homeplace project (P-1) encompasses most of the area in the Gettysburg/Ashlan Master Plan. The inventory includes several sites within Community Center South and Community Center North and are described in more detail below. No sites in the Eastern Village are identified in the inventory.

Loma Vista Community Centers North and South Master Plan

The Loma Vista Community Centers North and South Master Plan envisions pedestrian-oriented districts with a scaled mix of uses, including commercial, office, service, entertainment, civic, and residential. Community Center South is 149 acres and is located immediately north of the Reagan Education Center, north of Gettysburg Avenue, south of Shaw Avenue, east of DeWolf Avenue, and west of Leonard Avenue. Community Center North is 93 acres and is located immediately north of Community Center South, north of Shaw Avenue, south of the Jefferson Canal, east of DeWolf Avenue, and west of Leonard Avenue. The master plan designates the land use for each site, or "Planning Area," and identifies the allowed residential density range and target range of dwelling units.

Development of the Community Centers is underway, Planning Area 7A is built out, and a portion of PA-2 has been approved for 145-unit market rate multifamily housing (Site P-5, MFDR2022-002 – Wicks) that is accounted for as part of the approved projects. The remaining portions of the Community Centers are anticipated to be developed during the planning period. The inventory identifies capacity on the remaining sites based on the approach described in the "Methodology" section. The 1,500-unit capacity counted in the Housing Element inventory is lower than the target range of units identified in the master plan, and significantly lower than the maximum of 4,747 residential units identified in the master plan. As such, the inventory is conservative, applying realistic densities based on recent development trends, and not including the full development potential anticipated under the master plan.

Many of the sites within the Loma Vista Community Centers North and South Master Plan are identified as non-vacant, either with an existing residence or agricultural lands. However, the area was recently annexed for development, so land previously identified as agricultural is now fallow vacant land that is in the process of being developed.

Assumptions for Mixed Use Sites

Community Centers North & South are the heart of the Loma Vista, the City's Southeast Urban Center, and the area has been designed to accommodate a vibrant combination of pedestrian-oriented residential, commercial, and either vertically or horizontally configured mixed use development. Through the Community Centers North and South Master Plan, the area has been planned to accommodate more than 4,700 dwelling units. While some of this capacity exists on properties with traditional residential land use designations and zoning, approximately 1,600 dwelling units are planned on properties with mixed use land use designations and commercial zoning (C-3 or P-C-C). Despite the commercial zoning, residential uses are permitted in all the mixed areas based on the adopted master plan. Several inventory sites have been identified within mixed use areas, including seven sites with commercial zoning. Projections for residential development on these sites are based on the details of the master plan and related factors, as outlined in the discussion below.

Sites LV-PA-1-1, 1-2, and 1-3

Sites LV-PA-1-1, 1-2, and 1-3 are located within the Planning Area 1 of the master plan. Planning Area 1 has been planned as a vibrant, mixed use main street containing residential, retail, restaurants, and office space. Higher-density multifamily, up to 25 units per acre, is a key feature of Planning Area 1, with residential units allowed either in a vertical mixed use format or as stand-alone residential projects that can be functionally integrated with non-residential uses (retail stores, restaurants and/or offices) on the same or nearby properties.

While the main-street concept in Planning Area 1 encourages both residential and commercial development, Sites LV-PA-1-1, 1-2, and 1-3 are located on a local street that does not connect directly to a major arterial or collector street, making commercial development less viable. In addition to more than 360,000 square feet of non-residential uses, the master plan includes capacity for 332 multifamily residential units, approximately 304 of which are on Sites LV-PA-1-1, 1-2 and 1-3. While the location and access characteristics of these sites make it more likely residential versus commercial development will occur on them, residential development is not required and therefore the inventory assumes only 50 percent of each site will be developed residentially, resulting in 37 units on LV-PA-1-1, 75 units on LV-PA-1-2, and 32 units on LV-PA-1-3 (based on the realistic density).

Site LV-PA-5-1

Site LV-PA-5-1 is located within Planning Area 5 of the master plan. Planning Area 5 has been planned as a medium-scale retail, entertainment, and residential district in Community Center South. Residential projects with densities up to 25 units per acre are allowed either in a vertical mixed use format or as stand-alone residential projects. On Site LV-PA-5-1, the master plan allows approximately 550 dwelling units together with 590,000 square feet of commercial development. Though no specific development applications have been approved on Site LV-PA-5-1, preliminary plans outlined by representatives of the property owner suggest the most likely scenario is that four acres of the 21.31 acre will developed as a multifamily project while the remainder will be developed commercially. Therefore, while the total available capacity in Site LV-PA-5-1 is approximately 550 units, the inventory assumes that only 4 acres will be developed residentially, with a yield of 95 units (based on the realistic density).

Sites LV-PA-9-1-1, 9-1-2, and LV-PA-9-2

Sites LV-PA-9-1-1, 9-1-2, and 9-2 are located within Planning Area 9 of the master plan. Planning Area 9 is a mixed use district located adjacent to the Village Green, a 6-acre park and active community gathering area. Residential units are allowed either in a vertical mixed use format or as stand-alone residential projects that can be functionally integrated with non-residential uses (retail stores, restaurants and/or offices) on the same or nearby properties. While Planning Area 9 encourages both residential and commercial development, Sites LV-PA-9-1-1, 9-1-2, and 9-2 are located on a local street that does not connect directly to a major arterial or collector street, making commercial development less viable. Together, these sites have capacity for approximately 118 units. While 100 percent of the sites can be developed residentially, residential development is not required and therefore the inventory assumes that only 50 percent of each site will be developed residentially, resulting in 24 units on LV-PA-9-1-1, 25 units on LV-PA-9-1-2, and 4 units on LV-PA-9-2.

Summary of Loma Vista Capacity

Figure 5-6 shows the sites within the Loma Vista Specific Plan (including the Loma Vista Community Centers North and South Master Plan). A total of 2,749units are included in the inventory, including 1,208 lower-income units, 588 moderate-income units, and 953 above moderate-income units. All of the lower-income capacity is on sites zoned R-3 and R-4, which are exclusively residential zones. None of the lower-income capacity in Loma Vista is on sites with mixed use zoning. Of the 742 sites within the Loma Vista Specific Plan Area, 723 sites are vacant and only 19 sites are non-vacant.

Table 5-12 provides more detail on the sites within the Loma Vista Specific Plan that are included in the inventory. Table 5-13 provides more detail on sites within the Loma Vista Community Centers North and South Master Plan Area that are included in the inventory.

Infrastructure Availability

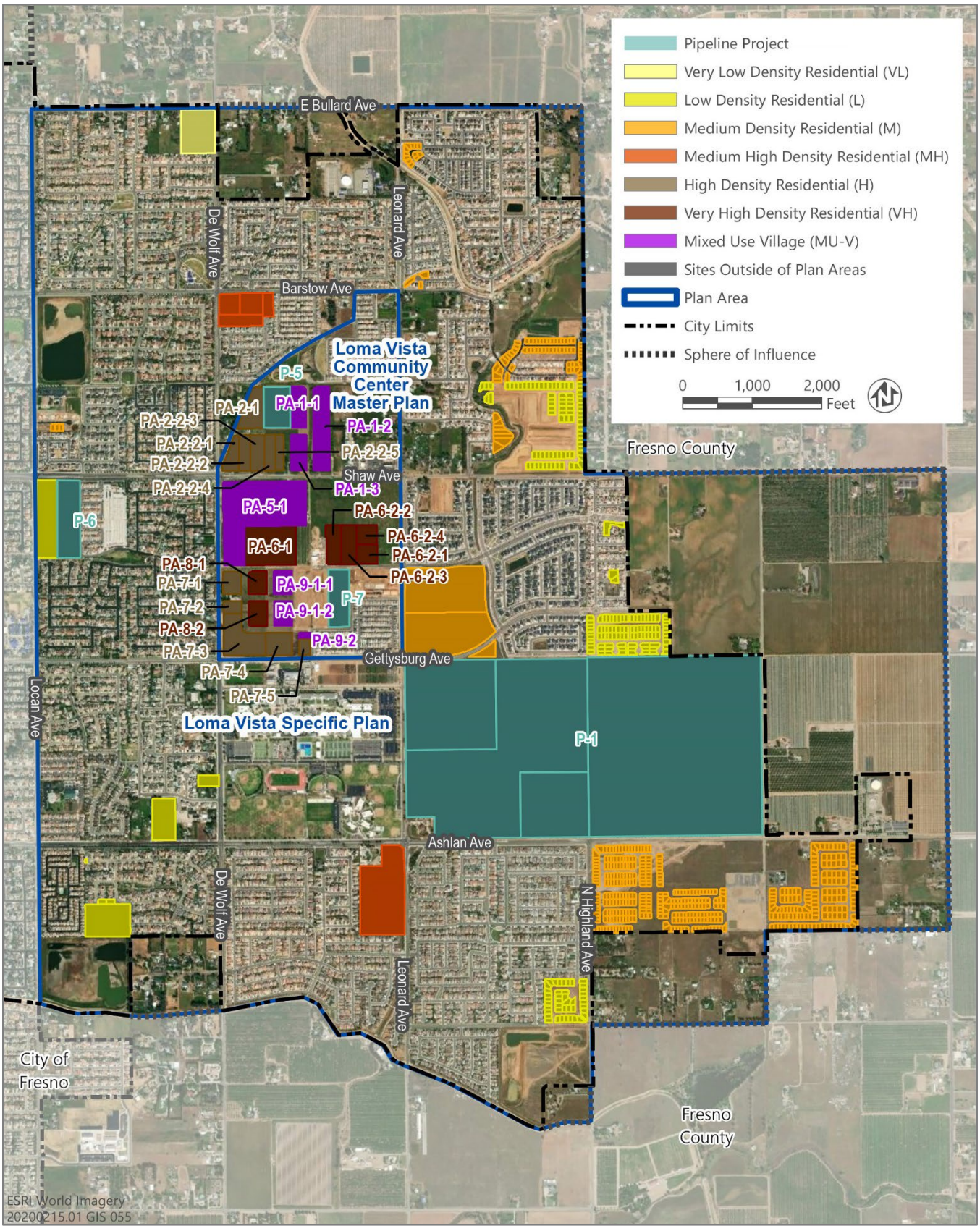
All sites within the Loma Vista Specific Plan are served or are planned to be served by City of Clovis sewer and water systems constructed pursuant to adopted sewer and water master plans. Storm drainage service is provided and/or planned by FMFCD facilities constructed pursuant to adopted FMFCD Storm Drainage Master Plans. When permanent storm drainage pipes and/or basins are not available or are beyond the scope of an individual development project, interim (temporary) basins are frequently used to accommodate development until connection to permanent facilities is feasible. Dry utilities are provided by PG&E, Comcast, and AT&T subject to existing franchise agreement. All development in Clovis is subject to the routine application and design process with PG&E and coordination with the other utility providers in conjunction with project design and construction.

Sewer: All sewer trunk lines necessary to accommodate the sites in Loma Vista are in place or are currently under construction and scheduled for completion by the end of 2023.

Water: All water lines necessary to accommodate the sites in Loma Vista are in place or are currently under construction and scheduled for completion by the end of 2023.

Storm drain: Storm drainage service is provided in Loma Vista with a combination of permanent pipe and basin facilities and interim basins. Interim (temporary) basins are provided where permanent facilities are not available at the time that development is proposed and construction of those permanent facilities is beyond the scope of the development project. The Medium Density site nearest Bullard and Leonard is currently an interim basin serving the adjacent subdivision. Development of this site will require modification to the interim basin or installation of permanent facilities to the planned basin located west of Leonard and roughly half a mile north of the site. This would occur during development or by the capital program of the FMFCD. This facility is not currently in FMFCD's five year program. The City's master planning efforts are conservative in anticipation of providing flexibility to accommodate Land Use changes with increased demands for services.

Figure 5-6 Sites Inventory - Loma Vista Specific Plan and Loma Vista Community Center Master Plan



Source: Adapted by Ascent in 2023 from data received from the City of Clovis in 2022.

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-1	31054125T	Vacant	R-1-7500	0.04	2 - 4	3.2	1	0	0	1
LV-5	55402017	Nonvacant - Residence	R-1-AH	7.07	0.6 - 2	1.6	11	0	0	11
LV-8	31054301	Vacant	R-1-7500	0.19	2 - 4	3.2	1	0	0	1
LV-9	31054308	Vacant	R-1-7500	0.19	2 - 4	3.2	1	0	0	1
LV-10	31030050	Vacant	R-2	16.66	7 - 15	12	200	0	200	0
LV-11	55502050	Nonvacant - Residence/Agriculture	R-A	7.60	2 - 4	3.2	24	0	0	24
LV-13	55504264	Nonvacant - Residence	R-A	4.61	2 - 4	3.2	15	0	0	15
LV-16	55534319	Vacant	R-1-7500	1.15	2 - 4	3.2	4	0	0	4
LV-17	55405153	Nonvacant - Residence	R-2	2.45	7 - 15	12	29	0	29	0
LV-18	55405159	Nonvacant - Residence	R-2	2.08	7 - 15	12	25	0	25	0
LV-19	55405161	Nonvacant - Residence	R-2	2.34	7 - 15	12	28	0	28	0
LV-22	55405171	Nonvacant - Residence	R-2	1.20	7 - 15	12	14	0	14	0
LV-23	31030016S43	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-24	31030016S23	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-25	31030016S24	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-26	31030016S37	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-27	31030016S38	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-28	31030016S39	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-29	31030016S40	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-30	31030016S41	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-31	31030016S20	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-32	31030016S19	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-33	31030016S18	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-34	31030016S17	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-35	31030016S16	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-36	31030016S28	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-37	31030016S25	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-38	31030016S26	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-39	31030016S27	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-40	31030016S29	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-41	31030016S30	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-42	31030016S35	Vacant	R-1	0.21	2 - 4	3.2	1	0	0	1
LV-43	31030016S36	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-44	31030016S34	Vacant	R-1	0.17	2 - 4	3.2	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-45	31030016S31	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-46	31030016S33	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-47	31030016S32	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-48	31030016S01	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-49	31030016S02	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-50	31030016S03	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-51	31030016S04	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-52	31030016S15	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-53	31030016S14	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-54	31030016S13	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-55	31030016S12	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-56	31030016S11	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-57	31030016S10	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-58	31030016S09	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-59	31030016S21	Vacant	R-1	0.16	2 - 4	3.2	1	0	0	1
LV-60	31030016S22	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-61	31030016S08	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-62	31030016S05	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-63	31030016S07	Vacant	R-1	0.17	2 - 4	3.2	1	0	0	1
LV-64	31030016S06	Vacant	R-1	0.16	2 - 4	3.2	1	0	0	1
LV-65	30902126255	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-66	30902126256	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-67	30902126257	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-68	30902126258	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-69	30902126259	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-70	30902126260	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-71	30902126261	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-72	30902126262	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-73	30902126263	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-74	30902126264	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-75	30902126265	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-76	30902126266	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-77	30902126267	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-78	30902126268	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-79	3090212647	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-80	3090212646	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-81	3090212645	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-82	3090212644	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-83	3090212643	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-84	30902126269	Vacant	R-1-PRD	0.21	4 - 7	5.6	1	0	0	1
LV-85	3090212642	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-86	3090212641	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-87	3090212640	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-88	3090212639	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-89	3090212638	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-90	3090212637	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-91	3090212636	Vacant	R-1-PRD	0.12	4 - 7	5.6	1	0	0	1
LV-92	30902126254	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-93	30902126270	Vacant	R-1-PRD	0.13	4 - 7	5.6	1	0	0	1
LV-94	3090212635	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-95	30902126253	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-96	30902126252	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-97	30902126251	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-98	30902126250	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-99	30902126249	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-100	30902126248	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-101	30902126247	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-102	30902126246	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-103	30902126245	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-104	30902126244	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-105	30902126243	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-106	30902126242	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-107	30902126241	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-108	30902126240	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-109	3090212648	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-110	3090212649	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-111	3090212650	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-112	3090212651	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-113	3090212652	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-114	3090212653	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-115	3090212654	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-116	3090212655	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-117	3090212656	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-118	3090212657	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-119	3090212634	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-120	30902126177	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-121	30902126176	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-122	30902126226	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-123	30902126227	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-124	30902126145	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-125	30902126228	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-126	30902126144	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-127	30902126229	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-128	30902126143	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-129	30902126230	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-130	30902126231	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-131	30902126232	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-132	30902126233	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-133	30902126234	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-134	30902126235	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-135	30902126236	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-136	30902126237	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-137	30902126238	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-138	30902126239	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-139	3090212633	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-140	30902126175	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-141	30902126146	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-142	30902126142	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-143	3090212667	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-144	3090212666	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-145	3090212665	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-146	3090212664	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-147	3090212663	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-148	3090212662	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-149	3090212661	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-150	3090212660	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-151	3090212659	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-152	3090212658	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-153	3090212632	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-154	30902126178	Vacant	R-1-PRD	0.13	4 - 7	5.6	1	0	0	1
LV-155	30902126174	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-156	30902126147	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-157	30902126141	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-158	3090212631	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-159	30902126225	Vacant	R-1-PRD	0.12	4 - 7	5.6	1	0	0	1
LV-160	30902126224	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-161	30902126223	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-162	30902126190	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-163	30902126189	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-164	30902126188	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-165	30902126187	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-166	30902126186	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-167	30902126185	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-168	30902126184	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-169	30902126183	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-170	30902126182	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-171	30902126181	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-172	30902126180	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-173	30902126179	Vacant	R-1-PRD	0.20	4 - 7	5.6	1	0	0	1
LV-174	30902126173	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-175	30902126148	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-176	30902126140	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-177	3090212630	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-178	30902126172	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-179	30902126149	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-180	30902126139	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-181	30902126222	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-182	30902126191	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-183	3090212629	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-184	30902126192	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-185	30902126193	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-186	30902126194	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-187	30902126195	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-188	30902126196	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-189	30902126197	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-190	30902126198	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-191	30902126199	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-192	30902126200	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-193	30902126201	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-194	3090212668	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-195	3090212669	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-196	3090212670	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-197	3090212671	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-198	3090212672	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-199	3090212673	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-200	3090212674	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-201	3090212675	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-202	3090212676	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-203	3090212677	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-204	30902126221	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-205	30902126202	Vacant	R-1-PRD	0.12	4 - 7	5.6	1	0	0	1
LV-206	30902126220	Vacant	R-1-PRD	0.17	4 - 7	5.6	1	0	0	1
LV-207	30902126203	Vacant	R-1-PRD	0.15	4 - 7	5.6	1	0	0	1
LV-208	30902126171	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-209	30902126150	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-210	30902126138	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-211	3090212628	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-212	30902126219	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-213	30902126204	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-214	30902126170	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-215	30902126151	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-216	30902126137	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-217	3090212687	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-218	3090212686	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-219	3090212685	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-220	3090212684	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-221	3090212683	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-222	3090212682	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-223	3090212681	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-224	3090212680	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-225	3090212679	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-226	3090212678	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-227	3090212627	Vacant	R-1-PRD	0.12	4 - 7	5.6	1	0	0	1
LV-228	30902126217	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-229	30902126216	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-230	30902126215	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-231	30902126214	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-232	30902126213	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-233	30902126212	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-234	30902126211	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-235	30902126210	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-236	30902126209	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-237	30902126208	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-238	30902126207	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-239	30902126206	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-240	30902126205	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-241	30902126218	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-242	30902126152	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-243	30902126136	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-244	30902126169	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-245	3090212626	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-246	30902126153	Vacant	R-1-PRD	0.08	4 - 7	5.6	1	0	0	1
LV-247	30902126135	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-248	30902126168	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-249	3090212625	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-250	3090212688	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-251	3090212689	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-252	3090212690	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-253	3090212691	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-254	3090212692	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-255	3090212693	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-256	3090212694	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-257	3090212695	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-258	3090212696	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-259	3090212697	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-260	30902126154	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-261	30902126134	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-262	3090212624	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-263	30902126167	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-264	30902126155	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-265	30902126133	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-266	3090212623	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-267	30902126107	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-268	30902126106	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-269	30902126105	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-270	30902126104	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-271	30902126103	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-272	30902126102	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-273	30902126101	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-274	30902126100	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-275	3090212699	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-276	3090212698	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-277	30902126166	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-278	3090212622	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-279	30902126156	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-280	30902126132	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-281	30902126165	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-282	3090212621	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-283	30902126157	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-284	30902126131	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-285	30902126164	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-286	3090212620	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-287	30902126158	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-288	30902126130	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-289	30902126108	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-290	30902126109	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-291	30902126110	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-292	30902126111	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-293	30902126112	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-294	30902126113	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-295	30902126163	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-296	30902126114	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-297	30902126115	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-298	30902126116	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-299	30902126117	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-300	3090212619	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-301	30902126159	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-302	30902126129	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-303	30902126162	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-304	3090212618	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-305	30902126128	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-306	30902126127	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-307	30902126126	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-308	30902126125	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-309	30902126124	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-310	30902126160	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-311	30902126123	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-312	30902126122	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-313	30902126121	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-314	30902126120	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-315	30902126119	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-316	30902126118	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-317	30902126161	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-318	3090212617	Vacant	R-1-PRD	0.19	4 - 7	5.6	1	0	0	1
LV-319	3090212601	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-320	3090212602	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-321	3090212603	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-322	3090212604	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-323	3090212605	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-324	3090212606	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-325	3090212607	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-326	3090212608	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-327	3090212609	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-328	3090212610	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-329	3090212611	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-330	3090212612	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-331	3090212613	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-332	3090212614	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-333	3090212615	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-334	3090212616	Vacant	R-1-PRD	0.19	4 - 7	5.6	1	0	0	1
LV-335	30902252123	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-336	30902252122	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-337	30902252121	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-338	30902252120	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-339	30902252119	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-340	30902252118	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-341	30902252117	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-342	30902252116	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-343	30902252115	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-344	30902252114	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-345	30902252113	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-346	30902252112	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-347	30902252111	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-348	30902252110	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-349	30902252109	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-350	30902252108	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-351	30902252107	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-352	30902252106	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-353	30902252105	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-354	30902252104	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-355	30902252124	Vacant	R-1-MD	0.20	4 - 7	5.6	1	0	0	1
LV-356	30902252125	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-357	30902252063	Vacant	R-1-MD	0.15	4 - 7	5.6	1	0	0	1
LV-358	30902252126	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-359	30902252058	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-360	30902252059	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-361	30902252060	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-362	30902252061	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-363	30902252062	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-364	30902252093	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-365	30902252094	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-366	30902252095	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-367	30902252096	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-368	30902252097	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-369	30902252098	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-370	30902252099	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-371	30902252100	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-372	30902252101	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-373	30902252102	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-374	30902252103	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-375	30902252052	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-376	30902252051	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-377	30902252079	Vacant	R-1-MD	0.18	4 - 7	5.6	1	0	0	1
LV-378	30902252086	Vacant	R-1-MD	0.12	4 - 7	5.6	1	0	0	1
LV-379	30902252057	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-380	30902252056	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-381	30902252055	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-382	30902252054	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-383	30902252053	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-384	30902252080	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-385	30902252081	Vacant	R-1-MD	0.11	4 - 7	5.6	1	0	0	1
LV-386	30902252082	Vacant	R-1-MD	0.11	4 - 7	5.6	1	0	0	1
LV-387	30902252083	Vacant	R-1-MD	0.11	4 - 7	5.6	1	0	0	1
LV-388	30902252084	Vacant	R-1-MD	0.11	4 - 7	5.6	1	0	0	1
LV-389	30902252085	Vacant	R-1-MD	0.11	4 - 7	5.6	1	0	0	1
LV-390	30902252087	Vacant	R-1-MD	0.18	4 - 7	5.6	1	0	0	1
LV-391	30902252078	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-392	30902252050	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-393	30902252128	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-394	30902252088	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-395	30902252077	Vacant	R-1-MD	0.12	4 - 7	5.6	1	0	0	1
LV-396	30902252089	Vacant	R-1-MD	0.11	4 - 7	5.6	1	0	0	1
LV-397	30902252049	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-398	30902252129	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-399	30902252076	Vacant	R-1-MD	0.12	4 - 7	5.6	1	0	0	1
LV-400	30902252044	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-401	30902252045	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-402	30902252090	Vacant	R-1-MD	0.11	4 - 7	5.6	1	0	0	1
LV-403	30902252046	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-404	30902252047	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-405	30902252048	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-406	30902252073	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-407	30902252072	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-408	30902252071	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-409	30902252070	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-410	30902252069	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-411	30902252038	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-412	30902252130	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-413	30902252075	Vacant	R-1-MD	0.12	4 - 7	5.6	1	0	0	1
LV-414	30902252091	Vacant	R-1-MD	0.11	4 - 7	5.6	1	0	0	1
LV-415	30902252037	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-416	30902252074	Vacant	R-1-MD	0.12	4 - 7	5.6	1	0	0	1
LV-417	30902252131	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-418	30902252043	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-419	30902252042	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-420	30902252041	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-421	30902252040	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-422	30902252039	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-423	30902252092	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-424	30902252064	Vacant	R-1-MD	0.15	4 - 7	5.6	1	0	0	1
LV-425	30902252065	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-426	30902252066	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-427	30902252067	Vacant	R-1-MD	0.13	4 - 7	5.6	1	0	0	1
LV-428	30902252068	Vacant	R-1-MD	0.15	4 - 7	5.6	1	0	0	1
LV-429	30902252132	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-430	30902252133	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-431	30902252036	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-432	30902252030	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-433	30902252031	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-434	30902252032	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-435	30902252033	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-436	30902252034	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-437	30902252134	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-438	30902252035	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-439	30902252135	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-440	30902252024	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-441	30902252029	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-442	30902252028	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-443	30902252027	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-444	30902252026	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-445	30902252025	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-446	30902252136	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-447	30902252023	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-448	30902252137	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-449	30902252022	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-450	30902252138	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-451	30902252016	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-452	30902252017	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-453	30902252018	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-454	30902252019	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-455	30902252020	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-456	30902252021	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-457	30902252139	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-458	30902252010	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-459	30902252015	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-460	30902252014	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-461	30902252013	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-462	30902252012	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-463	30902252011	Vacant	R-1-MD	0.17	4 - 7	5.6	1	0	0	1
LV-464	30902252140	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-465	30902252009	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-466	30902252141	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-467	30902252142	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-468	30902252001	Vacant	R-1-MD	0.16	4 - 7	5.6	1	0	0	1
LV-469	30902252002	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-470	30902252003	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-471	30902252004	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-472	30902252005	Vacant	R-1-MD	0.14	4 - 7	5.6	1	0	0	1
LV-473	30902252006	Vacant	R-1-MD	0.15	4 - 7	5.6	1	0	0	1
LV-474	30902252007	Vacant	R-1-MD	0.15	4 - 7	5.6	1	0	0	1
LV-475	30902252008	Vacant	R-1-MD	0.19	4 - 7	5.6	1	0	0	1
LV-476	30902252127	Vacant	R-1-MD	0.15	4 - 7	5.6	1	0	0	1
LV-477	5710101418	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-478	5710101417	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-479	5710101416	Vacant	R-1	0.11	2 - 4	3.2	1	0	0	1
LV-480	5710101415	Vacant	R-1	0.11	2 - 4	3.2	1	0	0	1
LV-481	5710101414	Vacant	R-1	0.11	2 - 4	3.2	1	0	0	1
LV-482	5710101413	Vacant	R-1	0.11	2 - 4	3.2	1	0	0	1
LV-483	5710101412	Vacant	R-1	0.11	2 - 4	3.2	1	0	0	1
LV-484	5710101411	Vacant	R-1	0.11	2 - 4	3.2	1	0	0	1
LV-485	5710101410	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-486	5710101409	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-487	0	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-488	0	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-489	0	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-490	0	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-491	0	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-492	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-493	0	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-494	0	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-495	0	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-496	0	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-497	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-498	0	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-499	0	Vacant	R-1	0.20	2 - 4	3.2	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-500	0	Vacant	R-1	0.17	2 - 4	3.2	1	0	0	1
LV-501	0	Vacant	R-1	0.17	2 - 4	3.2	1	0	0	1
LV-502	0	Vacant	R-1	0.17	2 - 4	3.2	1	0	0	1
LV-503	0	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-504	0	Vacant	R-1	0.18	2 - 4	3.2	1	0	0	1
LV-505	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-506	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-507	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-508	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-509	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-510	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-511	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-512	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-513	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-514	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-515	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-516	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-517	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-518	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-519	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-520	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-521	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-522	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-523	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-524	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-525	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-526	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-527	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-528	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-529	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-530	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-531	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-532	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-533	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-534	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-535	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-536	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-537	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-538	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-539	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-540	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-541	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-542	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-543	0	Vacant	R-1	0.12	2 - 4	3.2	1	0	0	1
LV-544	0	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-545	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-546	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-547	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-548	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-549	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-550	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-551	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-552	0	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-553	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-554	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-555	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-556	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-557	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-558	0	Vacant	R-1	0.13	2 - 4	3.2	1	0	0	1
LV-559	0	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-560	0	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-561	0	Vacant	R-1	0.17	2 - 4	3.2	1	0	0	1
LV-562	0	Vacant	R-1	0.18	2 - 4	3.2	1	0	0	1
LV-563	55457042S	Vacant	R-1	0.22	2 - 4	3.2	1	0	0	1
LV-564	55457041S	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-565	55457040S	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-566	55457039S	Vacant	R-1	0.17	2 - 4	3.2	1	0	0	1
LV-567	55457043S	Vacant	R-1	0.17	2 - 4	3.2	1	0	0	1
LV-568	55463105	Vacant	R-1	0.34	4 - 7	5.6	1	0	0	1
LV-569	55463104	Vacant	R-1	0.47	4 - 7	5.6	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-570	55463103	Vacant	R-1	0.38	4 - 7	5.6	1	0	0	1
LV-571	55463102	Vacant	R-1	0.32	4 - 7	5.6	1	0	0	1
LV-572	55463101	Vacant	R-1	0.23	4 - 7	5.6	1	0	0	1
LV-573	55464102	Vacant	R-1	0.22	4 - 7	5.6	1	0	0	1
LV-574	55464101	Vacant	R-1	0.24	4 - 7	5.6	1	0	0	1
LV-575	55465415	Vacant	R-1-PRD	0.12	4 - 7	5.6	1	0	0	1
LV-576	55465101	Vacant	R-1-PRD	0.16	4 - 7	5.6	1	0	0	1
LV-577	55465414	Vacant	R-1-PRD	0.13	4 - 7	5.6	1	0	0	1
LV-578	55465519	Vacant	R-1-PRD	0.18	4 - 7	5.6	1	0	0	1
LV-579	55465102	Vacant	R-1-PRD	0.22	4 - 7	5.6	1	0	0	1
LV-580	55465413	Vacant	R-1-PRD	0.19	4 - 7	5.6	1	0	0	1
LV-581	55465412	Vacant	R-1-PRD	0.12	4 - 7	5.6	1	0	0	1
LV-582	55465411	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-583	55465410	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-584	55465103	Vacant	R-1-PRD	0.18	4 - 7	5.6	1	0	0	1
LV-585	55465601	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-586	55465407	Vacant	R-1-PRD	0.12	4 - 7	5.6	1	0	0	1
LV-587	55465408	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-588	55465409	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-589	55465104	Vacant	R-1-PRD	0.22	4 - 7	5.6	1	0	0	1
LV-590	55465406	Vacant	R-1-PRD	0.17	4 - 7	5.6	1	0	0	1
LV-591	55465405	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-592	55465201	Vacant	R-1-PRD	0.18	4 - 7	5.6	1	0	0	1
LV-593	55465404	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-594	55465202	Vacant	R-1-PRD	0.12	4 - 7	5.6	1	0	0	1
LV-595	55465203	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-596	55465403	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-597	55465204	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-598	55465716	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-599	55465717	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-600	55465718	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-601	55465719	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-602	55465720	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-603	55465721	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-604	55465722	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-605	55465723	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-606	55465724	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-607	55465725	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-608	55465726	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-609	55465727	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-610	55465728	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-611	55465402	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-612	55465205	Vacant	R-1-PRD	0.12	4 - 7	5.6	1	0	0	1
LV-613	55465729	Vacant	R-1-PRD	0.12	4 - 7	5.6	1	0	0	1
LV-614	55465206	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-615	55465401	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-616	55465207	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-617	55465314	Vacant	R-1-PRD	0.10	4 - 7	5.6	1	0	0	1
LV-618	55465313	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-619	55465312	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-620	55465311	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-621	55465310	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-622	55465309	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-623	55465308	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-624	55465307	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-625	55465306	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-626	55465305	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-627	55465304	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-628	55465303	Vacant	R-1-PRD	0.09	4 - 7	5.6	1	0	0	1
LV-629	55465302	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-630	55465301	Vacant	R-1-PRD	0.11	4 - 7	5.6	1	0	0	1
LV-631	55463402	Vacant	R-1	0.18	2 - 4	3.2	1	0	0	1
LV-632	55463401	Vacant	R-1	0.16	2 - 4	3.2	1	0	0	1
LV-633	55463309	Vacant	R-1	0.16	2 - 4	3.2	1	0	0	1
LV-634	55463308	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-635	55463307	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-636	55463306	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-637	55463305	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-638	55463304	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-639	55463303	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-640	55463302	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-641	55463301	Vacant	R-1	0.16	2 - 4	3.2	1	0	0	1
LV-642	55463403	Vacant	R-1	0.24	2 - 4	3.2	1	0	0	1
LV-643	55463404	Vacant	R-1	0.18	2 - 4	3.2	1	0	0	1
LV-644	55463201	Vacant	R-1	0.16	2 - 4	3.2	1	0	0	1
LV-645	55463202	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-646	55463203	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-647	55463204	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-648	55463205	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-649	55463206	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-650	55463207	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-651	55463208	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-652	55463209	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-653	55463210	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-654	55463405	Vacant	R-1	0.17	2 - 4	3.2	1	0	0	1
LV-655	55463406	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-656	55463407	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-657	55463408	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-658	55463409	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-659	55463410	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-660	55463411	Vacant	R-1	0.18	2 - 4	3.2	1	0	0	1
LV-661	55464201	Vacant	R-1	0.17	2 - 4	3.2	1	0	0	1
LV-662	55464202	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-663	55464306	Vacant	R-1	0.17	2 - 4	3.2	1	0	0	1
LV-664	55464307	Vacant	R-1	0.17	2 - 4	3.2	1	0	0	1
LV-665	55464308	Vacant	R-1	0.17	2 - 4	3.2	1	0	0	1
LV-666	55464203	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-667	55464305	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-668	55464309	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-669	55464405	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-670	55464204	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-671	55464304	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-672	55464310	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-673	55464404	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-674	55464205	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-675	55464303	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-676	55464311	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-677	55464403	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-678	55464206	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-679	55464302	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-680	55464312	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-681	55464402	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-682	55464207	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-683	55464301	Vacant	R-1	0.16	2 - 4	3.2	1	0	0	1
LV-684	55464313	Vacant	R-1	0.16	2 - 4	3.2	1	0	0	1
LV-685	55464401	Vacant	R-1	0.16	2 - 4	3.2	1	0	0	1
LV-686	55464208	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-687	55464209	Vacant	R-1	0.14	2 - 4	3.2	1	0	0	1
LV-688	55464210	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-689	55464501	Vacant	R-1	0.16	2 - 4	3.2	1	0	0	1
LV-690	55464502	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-691	55464503	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-692	55464504	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-693	55464505	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-694	55464506	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-695	55464507	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-696	55464508	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-697	55464509	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-698	55464510	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-699	55464511	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-700	55464512	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-701	55464513	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-702	55464514	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-703	55464515	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-704	55464516	Vacant	R-1	0.15	2 - 4	3.2	1	0	0	1
LV-705	55461011S	Vacant	R-1-PRD	0.12	4 - 7	5.6	1	0	0	1
LV-706	55461014S	Vacant	R-1-PRD	0.21	4 - 7	5.6	1	0	0	1
LV-707	55461015S	Vacant	R-1-PRD	0.23	4 - 7	5.6	1	0	0	1
LV-708	55460109S	Vacant	R-1	0.10	4 - 7	5.6	1	0	0	1
LV-709	55460108S	Vacant	R-1	0.10	4 - 7	5.6	1	0	0	1

Table 5-12 Loma Vista Specific Plan Sites Inventory

Site	APN	Site Description	Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-710	55460107S	Vacant	R-1	0.11	4 - 7	5.6	1	0	0	1
LV-711	55460706S	Vacant	R-1	0.09	4 - 7	5.6	1	0	0	1
LV-712	55460708S	Vacant	R-1	0.11	4 - 7	5.6	1	0	0	1
LV-713	55460707S	Vacant	R-1	0.09	4 - 7	5.6	1	0	0	1
LV-714	55460106S	Vacant	R-1	0.09	4 - 7	5.6	1	0	0	1
LV-715	55460105S	Vacant	R-1	0.12	4 - 7	5.6	1	0	0	1
LV-716	55460101S	Vacant	R-1	0.09	4 - 7	5.6	1	0	0	1
LV-717	55460102S	Vacant	R-1	0.08	4 - 7	5.6	1	0	0	1
LV-718	55460103S	Vacant	R-1	0.10	4 - 7	5.6	1	0	0	1
LV-719	55460104S	Vacant	R-1	0.13	4 - 7	5.6	1	0	0	1
LV-720	5540402006	Vacant	R-1	0.14	4 - 7	5.6	1	0	0	1
LV-721	5540402005	Vacant	R-1	0.14	4 - 7	5.6	1	0	0	1
LV-722	5540402004	Vacant	R-1	0.14	4 - 7	5.6	1	0	0	1
LV-723	55503227	Nonvacant - Agriculture	R-1	17.17	4 - 7	5.6	96	0	0	96
LV-724	55503226	Nonvacant - Agriculture	R-1	17.18	4 - 7	5.6	96	0	0	96
LV-725	57123123S	Vacant	R-1	0.31	2 - 4	3.2	1	0	0	1
LV-726	57123122S	Vacant	R-1	0.19	2 - 4	3.2	1	0	0	1
LV-727	57122117S	Vacant	R-1	0.58	2 - 4	3.2	2	0	0	2
						Total	1,249	0	296	953

Source: Ascent 2024.

Table 5-13 Loma Vista Community Centers North and South Master Plan Area Sites Inventory

Site	APN	Site Description		Zoning	Acres	Allowed Density Range (du/ac)	Realistic Density (du/ac)	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
LV-PA-1-1	55503118	Vacant	MU-V	C-3	3.10	7 - 25	23.75	37*	0	37	0
LV-PA-1-2	55503118	Nonvacant - Residence	MU-V	C-3	6.35	7 - 25	23.75	75*	0	75	0
LV-PA-1-3	55503118	Nonvacant - Residence	MU-V	C-3	2.72	7 - 25	23.75	32*	0	32	0
LV-PA-2-1	55503118	Vacant	H	R-3	3.73	15 - 30	24	90	90	0	0
LV-PA-2-2-1	55405361	Nonvacant - Residence	H	R-3	1.95	15 - 30	24	47	47	0	0
LV-PA-2-2-2	55405357	Nonvacant - Residence	H	R-3	1.93	15 - 30	24	46	46	0	0
LV-PA-2-2-3	55405358	Nonvacant - Residence	H	R-3	2.35	15 - 30	24	57	57	0	0
LV-PA-2-2-4	55405354	Vacant	H	R-3	1.95	15 - 30	24	47	47	0	0
LV-PA-2-2-5	55405355	Nonvacant - Residence	H	R-3	1.36	15 - 30	24	33	33	0	0
LV-PA-5-1	55503137	Nonvacant - Agriculture	MU-V	P-C-C	21.31	7 - 25	23.75	95*	0	95	0
LV-PA-6-1	55503137	Nonvacant - Agriculture	VH	R-4	9.56	25 - 43	25	239	239	0	0
LV-PA-6-2-1	55545016	Vacant	VH	R-4	1.91	25 - 43	25	48	48	0	0
LV-PA-6-2-2	55545017	Vacant	VH	R-4	2.74	25 - 43	25	68	68	0	0
LV-PA-6-2-3	55545003	Vacant	VH	R-4	2.87	25 - 43	25	72	72	0	0
LV-PA-6-2-4	55545014	Vacant	VH	R-4	1.91	25 - 43	25	48	48	0	0
LV-PA-7-1	55503109	Vacant	H	R-3	1.96	15 - 30	24	47	47	0	0
LV-PA-7-2	55503118; 55503109	Nonvacant - Residence/Agriculture	H	R-3	1.07	15 - 30	24	26	26	0	0
LV-PA-7-3	55503127	Nonvacant - Residence/Agriculture	H	R-3	6.14	15 - 30	24	147	147	0	0
LV-PA-7-4	55503135	Vacant	H	R-3	2.82	15 - 30	24	68	68	0	0
LV-PA-7-5	55503148	Vacant	H	R-3	0.80	15 - 30	24	19	19	0	0
LV-PA-8-1	55503109	Vacant	VH	R-4	2.03	25 - 43	25	51	51	0	0
LV-PA-8-2	55503127; 55503109	Vacant	VH	R-4	2.19	25 - 43	25	55	55	0	0
LV-PA-9-1-1	55503118	Vacant	MU-V	C-3	1.98	7 - 25	23.75	24*	0	24	0
LV-PA-9-1-2	55503118	Vacant	MU-V	C-3	2.12	7 - 25	23.75	25*	0	25	0
LV-PA-9-2	55503118	Vacant	MU-V	C-3	0.36	7 - 25	23.75	4	0	4	0
							Total	1,500	1,208	292	0

*Although these mixed use sites allow standalone residential, the capacity numbers are based on an assumption that only 50 percent of mixed use sites are developed with residential.

**Capacity on Site LV-PA-5-1 is based on assumption that only about 25 percent of the site (4 acres) is developed as residential.

Source: Ascent 2024.

Northwest Urban Center

The Northwest Urban Center is located north of Shepherd Avenue, east of Willow Avenue, and west of Sunnyside Avenue. It is one of three Urban Centers identified in the Land Use Element of the Clovis General Plan to focus outward growth and ensure coordinated land use and infrastructure planning to support high quality development. There is a significant amount of development activity happening in this area with several annexations either recently approved by LAFCO, currently underway, or anticipated to occur during the planning period.

Phasing and Annexation of Northwest Urban Center

A summary of the known development phasing and annexation within the Northwest Urban Center is shown in Figure 5-7. The sites inventory includes the following areas within the Northwest Urban Center:

- Sites within the Willow-Shepherd Northeast Prezone and Annexation, including the Heritage Grove City Center Villages Master Plan, and the "Urban Center" portion of the Heritage Grove Specific Plan (annexation completed in 2023);
- Sites within Phase 1a and Phase 1b of the Heritage Grove Development Co. Specific Plan that are anticipated to initiate the annexation process in 2024; and
- Other near-term annexation areas, including Wilson TM-6343 which is anticipated to be annexed in 2024, and TM6205 – Shepherd North where annexation is currently (November 2023) underway.

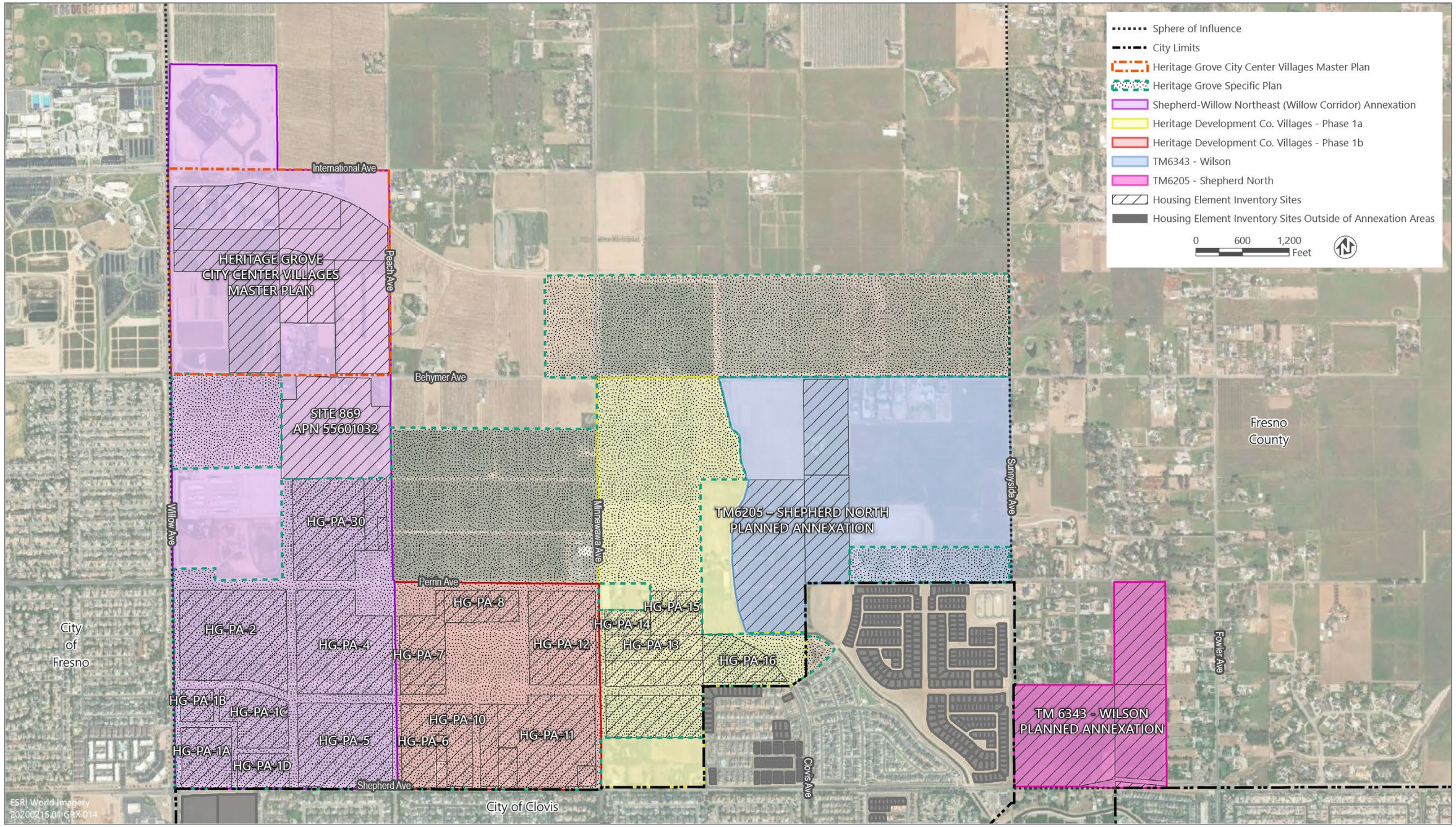
Other future phases of development in the Northwest Urban Center are not included in the sites inventory.

Willow-Shepherd Northeast Prezone and Annexation

The Willow-Shepherd Northeast Prezone and Annexation includes approximately 550 acres located just east of Willow Avenue, north of Shepherd Avenue, south of International Avenue, and west of Peach Avenue. Annexation and prezoning of this area was initiated in 2022 in order to make sites available within city limits prior to the start of the Sixth Cycle Housing Element planning period. The City Council approved the proposed annexation on May 15, 2023, and LAFCO approved the annexation in August 2023. With these approvals, the zoning is in place to be able to count the sites as available prior to the start of the sixth cycle planning period (December 31, 2023). The sites that are included in this sites inventory are those that are anticipated for development within the planning period. The Willow-Shepherd Northeast Prezone and Annexation includes the entire Heritage Grove City Center Villages Master Plan (see Figure 5-8); the "Urban Center" portion of the Heritage Grove Development Co. Specific Plan (see Figure 5-9); and one other site (Site 869, APN 55601032) with R-3 zoning that is outside of those two plan areas (see Table 5-17). The following is a summary of each of these areas within the Willow-Shepherd Northeast Prezone and Annexation, with more detail provided in subsequent sections:

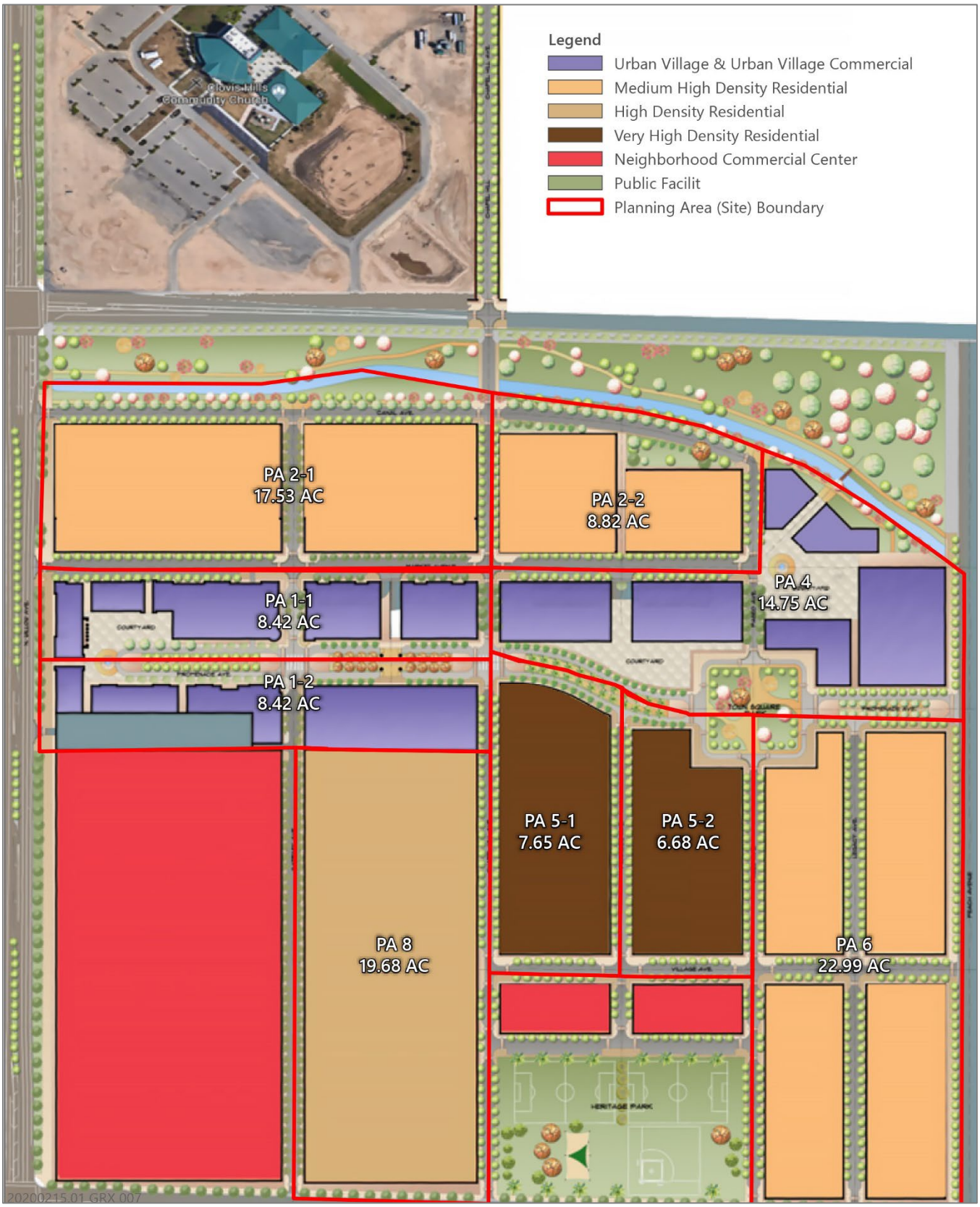
- Heritage Grove City Center Villages Master Plan. The Heritage Grove City Center Villages Master Plan was adopted by the City Council on May 20, 2019, and encompasses approximately 210 acres, north of Behymer Avenue, south of International Avenue, east of Willow Avenue, and west of Peach Avenue. This entire area was annexed into the City in 2023.
- "Urban Center" Portion of Heritage Grove Development Co. Specific Plan. Heritage Development Co. is preparing a specific plan that encompasses approximately 900 acres of land north of Shepherd Avenue to Behymer Avenue, east of Willow Avenue to Sunnyside Avenue. The portion of the Heritage Grove Development Co. Specific Plan that is west of Peach Avenue, referred to as the "Urban Center," was included as part of the Willow-Shepherd Northeast Prezone and Annexation approved by the City and LAFCO in 2023 and is anticipated for development during the planning period. The "Urban Center" area includes approximately 250 acres south of Behymer Avenue, north of Shepherd Avenue, east of Willow Avenue, and west of Peach Avenue.
- Site 869, APN 55601032. There is one other property outside the Heritage Grove City Center Villages Master Plan and outside the Heritage Grove Development Co. Specific Plan and is not in a plan area that was included as part of the Willow-Shepherd Northeast Prezone and Annexation. Site 869 is 38.7 acres, and is located south of Behymer Avenue, north of Shepherd Avenue, east of Willow Avenue, and west of Peach Avenue. It is zoned with R-3 zoning and is included in the inventory. Assumptions for this site are described later in this section and shown in Table 5-17.

Figure 5-7 Planned Annexation and Phasing of Development in the Northwest Urban Center



Source: Adapted by Ascent in 2023 from data received from the City of Clovis in 2022.

Figure 5-8 Heritage Grove City Center Villages Master Plan Land Use Plan



Source: City of Clovis Heritage Grove City Center Villages Master Plan, 2019

Heritage Grove City Center Villages Master Plan

Overview

The Heritage Grove City Center Villages Master Plan was adopted by the City Council on May 20, 2019, and encompasses approximately 210 acres, north of Behymer Avenue, south of International Avenue, east of Willow Avenue, and west of Peach Avenue. This entire area was included as part of the Willow-Shepherd Northeast Prezone and Annexation and was annexed into the City of Clovis in 2023 prior to the start of the sixth cycle planning period (December 31, 2023). The zoning for this area is in place in 2023 and it is anticipated that it will be developed during the planning period.

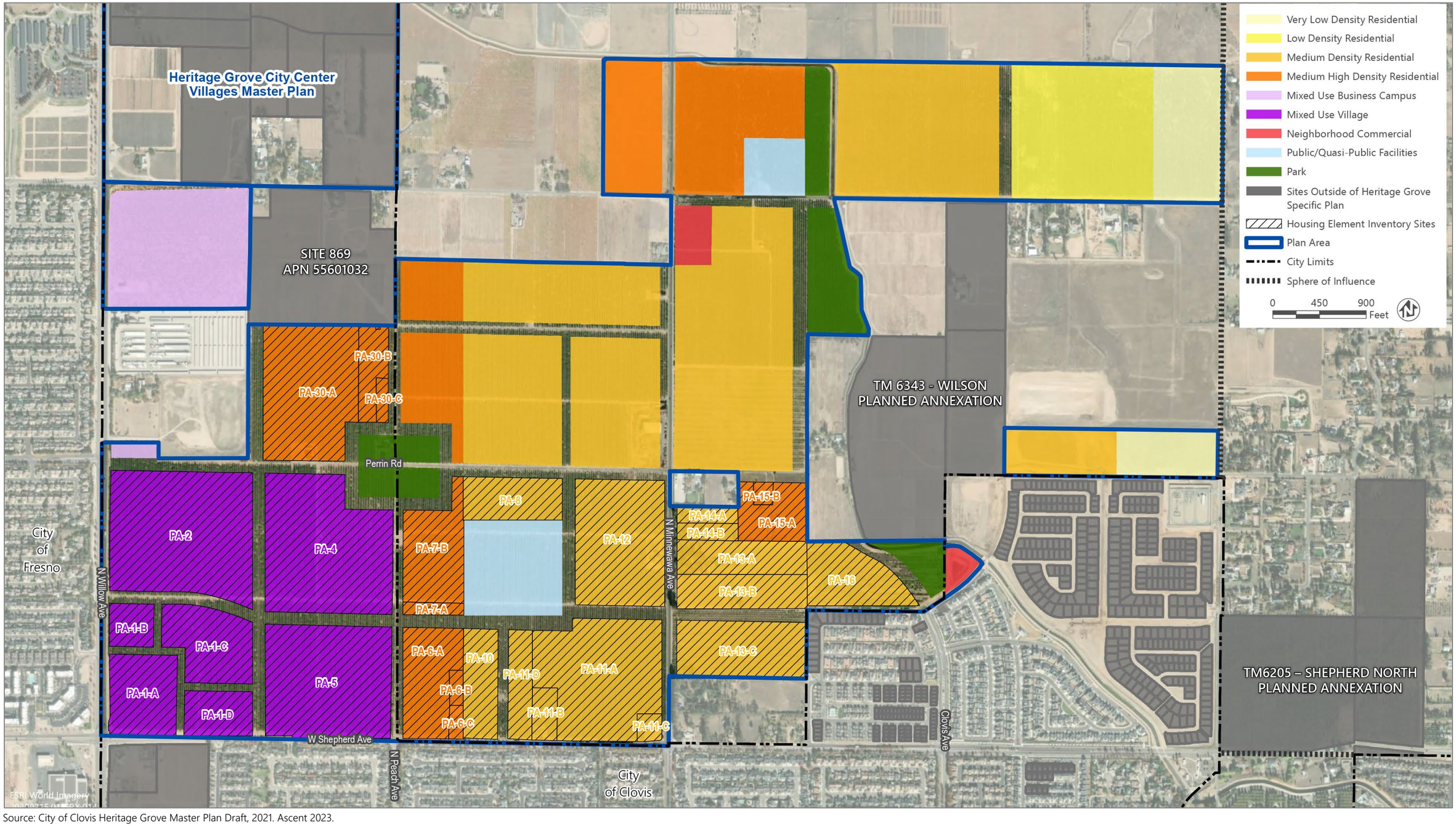
Inventoried Capacity

As shown in Figure 5-8 and Table 5-14, the inventory includes capacity for 2,197 units, including 783 lower-income units, 822 moderate-income units, and 592 above moderate-income units. The Urban Village & Urban Village Commercial designation on the Main Street Promenade is proposed for standalone residential and non-residential use as well as vertical mixed use development with retail and restaurant uses at the street level and residential condominiums or apartments above. Sites CCV-PA-1-1 and CCV-PA-1-2 are designated as Urban Village and Sites CCV-PA-5-1 and CCV-PA-5-2 are designated as Very High Density Residential. Both designations allow densities of 25.1 to 43 units per acre and these sites are suitable to meet the lower-income housing need.

As sites designated Urban Village, Sites CCV-PA-1-1 and CCV-PA-1-2 allow for a mix of uses including both non-residential and residential uses that meet the 30 unit per acre default density standard. The master plan includes concepts for each describing the specific uses proposed on each site that calls for a combination of vertical and horizontal mixed use. The inventory calculates residential capacity based on the master plan site concepts and the minimum allowable residential density. The master plan allows for buildings of up to 5-stories (or 72 feet) and a max floor area ratio of 4.0. Residential is permitted as either vertical mixed use (i.e., above ground floor commercial) or as a standalone building adjacent to commercial or office uses. Standalone commercial and office is also permitted. The unit estimates for the planning areas account for about 80,000 square feet of non-residential development, including ground floor retail as well as standalone commercial, hotel, and office uses within the mixed use designations.

In addition, Planning Area 4 envisions high density residential uses at a density range of 15.1 to 30 units per acre and is calculated using an assumed realistic density of 24 units per acre. As discussed previously, Site CCV-PA-8 (APN 58007113) is designated High Density Residential and has an R-3 base zone that meets the default density of 30 units per acre but is greater than 10 acres. Because CCV-PA-8 is a large lot and the Heritage Grove City Center Villages Master Plan does not show plans to further subdivide it, it is included in the sites inventory as moderate income.

Figure 5-9 Heritage Grove Development Co. Specific Plan Proposed Land Use Plan



Source: City of Clovis Heritage Grove Master Plan Draft, 2021. Ascent 2023.

Table 5-14 Heritage Grove City Center Villages Master Plan Sites Inventory

Planning Area	*APN*	*Site Description*	*Base Zoning*	*Total Acres*	*Allowed Density Range*	*Max. Unit Capacity*	*Realistic Density*	*Total Units*	*Lower-Income Units*	*Moderate-Income Units*	*Above Moderate-Income Units*
CCV-PA-1-1	58007132	Nonvacant - Agriculture/Residential	U-C	8.4	25.1-43	407	25.1	**211**	211	0	0
CCV-PA-1-2	58007134	Nonvacant - Agriculture/Residential	U-C	8.4	25.1-43	407	25.1	**211**	211	0	0
CCV-PA-2-1	58007138S	Nonvacant - Agriculture/Residential	R-2	17.5	7.1-15	189	12	**210**	0	0	210
CCV-PA-2-2	58007103	Nonvacant - Agriculture/Residential	R-2	8.8	7.1-15	188	12	**106**	0	0	106
CCV-PA-4	58007103	Nonvacant - Agriculture	U-C	14.7	15.1-25	409	23.75	**350**	0	350	0
CCV-PA-5-1	58007116	Nonvacant - Agriculture/Residential	R-4	7.7	25.1-43	264	25.1	**193**	193	0	0
CCV-PA-5-2	58007116	Nonvacant - Agriculture/Residential	R-4	6.7	25.1-43	264	25.1	**168**	168	0	0
CCV-PA-6	58007104	Nonvacant - Agriculture	R-2	23.0	7.1-15	296	12	**276**	0	0	276
CCV-PA-8	58007113	Nonvacant - Agriculture	R-3	19.7	15.1-30	448	24	**472**	0	472	0
TOTAL				*114.9*		*2,872*		*2,197*	*783*	*822*	*592*

Source: Ascent 2024.

Infrastructure Availability

All designated sites within the Heritage Grove City Center Villages Master Plan area are included as part of the Willow-Shepherd Northeast Prezone and Annexation. This area will be served by City of Clovis sewer and water systems constructed pursuant to adopted sewer and water master plans. Storm drainage service will be provided by FMFCD facilities constructed pursuant to adopted FMFCD Storm Drainage Master Plans. When permanent storm drainage pipes and/or basins are not available or are beyond the scope of an individual development project, interim (temporary) basins are frequently used to accommodate development until connection to permanent facilities is feasible. Dry utilities are provided by PG&E, Comcast, and AT&T subject to existing franchise agreement. All development in Clovis is subject to the routine application and design process with PG&E and coordination with the other utility providers in conjunction with project design and construction. The City's master planning efforts are conservative in anticipation of providing flexibility to accommodate Land Use changes with increased demands for services.

Sewer: Sewer lines necessary to accommodate development of the master plan are in place along Willow Avenue. The major sewer lines are existing in the Willow Avenue alignment and internal lines will be installed with development within the master plan.

Water: The major water line serving this area is existing in the Willow Avenue alignment and internal lines will be installed with development within the master plan. A secondary source of water is needed prior to construction, and will be provided to this area from a water well to be completed by the City by 2026. The well is in the City's Community Investment Program (CIP) and design is underway.

Storm drain: Storm drain facilities will be required to be installed with development and connect to the Phase 1 development of the Heritage Grove Development Co. Specific Plan. Permanent facilities for this site are located approximately half a mile to the south. Interim basins can be installed if the permanent facilities are not available when development occurs.

Heritage Grove Development Co. Specific Plan

Overview

Heritage Development Company is preparing a specific plan that encompasses approximately 900 acres of land north of Shepherd Avenue to Behymer Avenue, east of Willow Avenue to Sunnyside Avenue. Sites ranging from 0.9 to 37.5 acres are included in the inventory and are based on a combination of parcels and planning areas identified in the plan. The plan designates the area for mixed use, residential, commercial, business campus, public, and park uses. In addition to the phasing and annexation of development within the Northwest Urban Center, including the Heritage Grove Development Co. Specific Plan, it is expected that each planning area would be subdivided further to allow for residential and non-residential development. The specific plan will ensure that housing is built concurrent with services, schools, employment opportunities, and other amenities and is supported by adequate infrastructure.

The sites inventory includes the "Urban Center" portion of the Heritage Grove Development Co. Specific Plan that is included in the Willow-Shepherd Northeast Prezone and Annexation, which was annexed into the City of Clovis in 2023. In addition, the sites inventory includes Heritage Grove Development Co. – Phase 1a and Phase 1b, which are planned to be annexed early in the planning period and are described in Program H2 as near-term annexations. Other future phases of the Heritage Grove Development Co. Specific Plan may begin construction during the planning period but are not included in the sites inventory.

"Urban Centers" Portion of Heritage Grove Development Co. Specific Plan

The portion of the Heritage Grove Development Co. Specific Plan that is west of Peach Avenue, referred to as the Urban Center, includes approximately 250 acres south of Behymer Avenue, north of Shepherd Avenue, east of Willow Avenue, and west of Peach Avenue. It is included as part of the Willow Avenue RHNA Annexation and Prezone that was completed in 2023. The area includes land designated as Mixed Use Village (allowing residential development at 15 – 43 units per acre), Medium High Density Residential (7.1 – 15 units per acre), and Mixed Use Business. Although residential uses are allowed in the Mixed Use Business designation, this area is not included in the sites inventory.

"Heritage Grove Development Co. – Phase 1a and Phase 1b" Portions of Heritage Grove Development Co. Specific Plan (Near-term Annexation)

In addition, the sites inventory includes the Heritage Grove Development Co. – Phase 1a and Phase 1b along Shepherd Avenue within the Heritage Grove Development Co. Specific Plan. These near-term annexation areas are planned for annexation into the City of Clovis in 2024 and include land designated as Medium High Density Residential (7.1 – 15 units per acre) and Medium Density Residential (4.1 – 7 units per acre).

Inventoried Capacity

As shown in Figure 5-9 and Tables 5-15 and 5-16, the inventory of the Heritage Grove Development Co. Specific Plan reflects both the "Urban Centers" portion (annexed and zoned in 2023) and Phase 1a and Phase 1b portions, and includes a combined capacity for 3,385 units: including 1,154 lower-income units, 336 moderate-income units, and 1,895 above moderate-income units. The sites within the Heritage Grove Development Co. Specific Plan are anticipated to include higher density housing at a variety of densities, consistent with the assumptions described in the "Methodology" section. Furthermore, to not reflect an overconcentration of lower-income housing, sites designated Mixed Use Village that are larger than 10 acres within the Heritage Grove Development Co. Specific Plan, including Sites HG-PA-1-A, HG-PA-1-C, HG-PA-2, HG-PA-4, and HG-PA-5, are assumed to be mixed-income sites with 60 percent of residential capacity would accommodate the lower-income housing need, 20 percent of residential capacity would accommodate the moderate-income housing need, and 20 percent of residential capacity would accommodate the above moderate-income housing need, which is generally consistent with the City's RHNA income distribution. HG-PA-1-B and HG-PA-1-D are also designated as Mixed Use Village, but these sites are less than 10 acres and are included as lower-income sites. All other areas designated Medium High Density Residential and Medium Density Residential are assumed to accommodate above moderate-income housing. To account for the potential for non-residential development on sites designated Mixed Use Village, the inventory incorporates assumptions for residential uses from the draft concepts proposed for the plan area that range from 10 percent of total capacity for residential uses on PA-02, to 55 percent of total capacity for residential uses on Sites HG-PA-01-A, HG-PA-01-B, HG-PA-01-C, HG-PA-01-D, to 75 percent of total capacity for residential uses on HA-PA-04, and 80 percent of total capacity for residential uses on HG-PA-05. These assumptions are included as part of Table 5-15. The residential versus commercial assumptions on the Mixed Use Village sites account for the over 1.0 million square feet of commercial floor area planned in the Specific Plan and the overall unit count of 1,825 on these sites is less than the target of 1,933 units in the Specific Plan and significantly less than the 3,492 units allowed for by the Specific Plan (i.e., 52 percent of the maximum allowed residential units).

Infrastructure Availability

All sites within the Heritage Grove Development Co. Specific Plan area will be served by City of Clovis sewer and water systems constructed pursuant to adopted sewer and water master plans. Storm drainage service will be provided by FMFCD facilities constructed pursuant to adopted FMFCD Storm Drainage Master Plans. When permanent storm drainage pipes and/or basins are not available or are beyond the scope of an individual development project, interim (temporary) basins are frequently used to accommodate development until connection to permanent facilities is feasible. Dry utilities are provided by PG&E, Comcast, and AT&T subject to existing franchise agreement. All development in Clovis is subject to the routine application and design process with PG&E and coordination with the other utility providers in conjunction with project design and construction. The City's master planning efforts are conservative in anticipation of providing flexibility to accommodate Land Use changes with increased demands for services.

Sewer: Sewer lines necessary to accommodate initial phases of development are in place along Shepherd and Willow Avenues. No offsite work will be required. As development proceeds, an internal network of sewer lines will be constructed connecting to the existing sewer trunk lines.

Water: Water lines necessary to accommodate initial phases of development are in place along Shepherd, Willow, and Clovis Avenues. As development proceeds, an internal network of water lines will be constructed connecting to the existing water mains.

Storm drain: Storm drainage service will be provided for initial phases of development with a combination of existing permanent pipe and basin facilities. As development proceeds, an internal network of storm drain lines will be constructed connecting to the existing pipe facilities at Shepherd and Sylmar Avenues.

Table 5-15 Sites Inventory - Heritage Grove Development Co. Specific Plan Sites

Planning Area	*APN(s)*	*Site Descriptions*	*Base Zoning*	*Total Acres*	*Allowed Density Range*	*Max Units*	*Realistic Density*	*% Res. Use*	*Total Units*	*Lower-Income Units*	*Moderate-Income Units*	*Above Moderate-Income Units*
"Urban Center" Portion of Heritage Grove Specific Plan[1]												
HG-PA-01-A	55602016S	Nonvacant - Agriculture	U-C	11.7	15-43	276	25.1	55%	**161**	97	32	32
HG-PA-01-B	55602016S	Nonvacant - Agriculture	U-C	4.1	15-43	96	25.1	55%	**56**	56	0	0
HG-PA-01-C	55602016S	Nonvacant - Agriculture	U-C	12.6	15-43	297	25.1	55%	**173**	104	35	34
HG-PA-01-D	55602016S	Nonvacant - Agriculture	U-C	6.6	15-43	155	25.1	55%	**91**	91	0	0
HG-PA-2	55602016S	Nonvacant - Agriculture	U-C	37.5	15-43	161	25.1	10%	**94**	56	19	19
HG-PA-4	55602016S; 55602018	Nonvacant - Agriculture	U-C	34.2	15-43	1,103	25.1	75%	**644**	386	129	129
HG-PA-5	55602016S; 55602003	Nonvacant - Agriculture	U-C	30.2	15-43	1,039	25.1	80%	**606**	364	121	121
HG-PA-30-A	55601006S	Nonvacant - Agriculture/Residential	R-2	26.6	7.1 - 15	398	12	100%	**319**	0	0	319
HG-PA-30-B	55601007S	Nonvacant - Agriculture	R-2	5.0	7.1 - 15	75	12	100%	**60**	0	0	60
HG-PA-30-C	55601008S	Nonvacant - Agriculture	R-2	1.1	7.1 - 15	17	12	100%	**14**	0	0	14
Subtotal Urban Center Portion of Heritage Grove Specific Plan				***169.6***					***2,218***	*1,154*	*336*	*728*

Source: Ascent 2024.

Table 5-16 Heritage Grove Development Co. – Phase 1" Portion of Heritage Grove Specific Plan[2]

Planning Area	*APN(s)*	*Site Descriptions*	*Land Use Designation*	*Total Acres*	*Allowed Density Range*	*Max Units*	*Realistic Density*	*Total Units*	*Lower-Income Units*	*Moderate-Income Units*	*Above Moderate-Income Units*
HG-PA-06-A	55602003	Nonvacant - Agriculture	Medium High Density Residential	12.2	7.1 - 15	183	12	146	0	0	146
HG-PA-06-B	55602004	Nonvacant - Agriculture	Medium High Density Residential	1.0	7.1 - 15	15	12	12	0	0	12
HG-PA-06-C	55602005	Nonvacant - Agriculture	Medium High Density Residential	1.0	7.1 - 15	15	12	12	0	0	12
HG-PA-07-A	55602003	Nonvacant - Agriculture	Medium High Density Residential	1.6	7.1 - 15	24	12	19	0	0	19
HG-PA-07-B	55602018	Nonvacant - Agriculture	Medium High Density Residential	12.7	7.1 - 15	191	12	153	0	0	153
HG-PA-08	55602018	Nonvacant - Agriculture	Medium High Density Residential	9.0	4.1 – 7	63	5.6	50	0	0	50
HG-PA-10	55602020S	Nonvacant - Agriculture	Medium Density Residential	8.1	4.1 – 7	56	5.6	45	0	0	45
HG-PA-11-A	55602024S	Nonvacant - Agriculture	Medium Density Residential	28.5	4.1 – 7	199	5.6	159	0	0	159
HG-PA-11-B	55602008S	Nonvacant - Agriculture	Medium Density Residential	2.8	4.1 – 7	20	5.6	16	0	0	16
HG-PA-11-C	56602011	Nonvacant - Agriculture	Medium Density Residential	1.4	4.1 – 7	10	5.6	8	0	0	8
HG-PA-11-D	55602022S	Nonvacant - Agriculture	Medium Density Residential	5.6	4.1 – 7	39	5.6	31	0	0	31
HG-PA-12	55602018	Nonvacant - Agriculture	Medium Density Residential	24.0	4.1 – 7	168	5.6	134	0	0	134
HG-PA-13-A	55603010S	Nonvacant - Agriculture/Residential	Medium Density Residential	9.3	4.1 – 7	65	5.6	52	0	0	52
HG-PA-13-B	55603012S	Nonvacant - Agriculture/Residential	Medium Density Residential	9.5	4.1 – 7	67	5.6	53	0	0	53
HG-PA-13-C	55605001	Nonvacant - Agriculture	Medium Density Residential	15.6	4.1 – 7	109	5.6	87	0	0	87
HG-PA-14-A	55603004S	Nonvacant - Agriculture/Residential	Medium Density Residential	2.2	4.1 - 7	15	5.6	12	0	0	12
HG-PA-14-B	55603006S	Nonvacant - Agriculture/Residential	Medium Density Residential	2.2	4.1 – 7	16	5.6	12	0	0	12
HG-PA-15-A	55603009S	Nonvacant - Agriculture/Residential	Medium High Density Residential	7.7	7.1 - 15	115	12	92	0	0	92
HG-PA-15-B	55603008S	Nonvacant - Agriculture/Residential	Medium High Density Residential	0.9	7.1 - 15	14	12	11	0	0	11
HG-PA-16	55605035S	Nonvacant - Agriculture/Residential	Medium Density Residential	11.3	4.1 - 7	79	5.6	63	0	0	63
Subtotal				*166.6*				*1,167*	**0**	**0**	*1,167*
TOTAL				*336.2*				*3,385*	*1,154*	*336*	*1,895*

[1] The Urban Center portion of the Heritage Grove Specific Plan was annexed in 2023 as part of the Willow-Shepherd Northeast Prezone and Annexation to ensure it is within the city limits and has zoning in place prior to the start of the Housing Element planning period. These sites are inventoried as available sites to accommodate the RHNA.

[2] The Phase 1 Portion of the Heritage Grove Specific Plan is planned for annexation early in the planning period. While the sites will not be "available" at the start of the planning period, they will be annexed into the city limits and zoned early in the planning period. These sites are subject to the annexation program described in Housing Element Program H1 and are counted toward the RHNA. Source: Ascent 2024.

Other Sites within the Willow-Shepherd Northeast Prezone and Annexation that are Outside of Plan Areas

The Willow-Shepherd Northeast Prezone and Annexation area also includes one other site that is included in the sites inventory and is described in Table 5-17. Note that because the site is not within the Heritage Grove City Center Villages Master Plan or the Heritage Grove Development Co. Specific Plan, the units are included as part of the summary of other sites outside of plan areas. The site is located south of Behymer Avenue and west of Peach Avenue and is abutted on the other sides by sites that are part of the "Urban Center" portion of the Heritage Grove Specific Plan that is also part of the Willow-Shepherd Northeast Prezone and Annexation. The site was designated as High Density Residential (15.1 – 30 du/ac) in the General Plan and a base zone of R-3, which allows residential development from 15.1 – 30 du/ac. Because it is a large site that has yet to be subdivided, the inventory assumes a portion could be subdivided to develop as lower-income housing with other parts of the site developing as moderate- and above moderate-income housing. Even though housing can be developed at the default density for lower-income units, only the minimum density of 15.1 du/ac is assumed to reflect an assumption that a variety of housing types will be built across the site, including lower-income units at a density of 30 du/ac. Furthermore, consistent with the assumptions described in the "Methodology" section, and to not reflect an overconcentration of lower-income housing and consistent with the City's RHNA income distribution, the inventory assumes only 25 percent of residential capacity on this site would be accommodate the lower-income housing need, and the remaining portion would be split between moderate-income and above moderate-income housing need.

Table 5-17 Sites Inventory - Other Sites within the Willow-Shepherd Northeast Prezone and Annexation that are Outside of Plan Areas

APN	*General Plan Land Use Designation*	*Total Acres*	*Allowed Density Range*	*Realistic Density*	*Total Units*	*Lower-Income Units*	*Moderate-Income Units*	*Above Moderate-Income Units*
55601032	High Density Residential	38.6	15.1-30	15.1	584	146	219	219
TOTAL		*38.6*			*584*	*146*	*219*	*219*

Source: Ascent 2022.

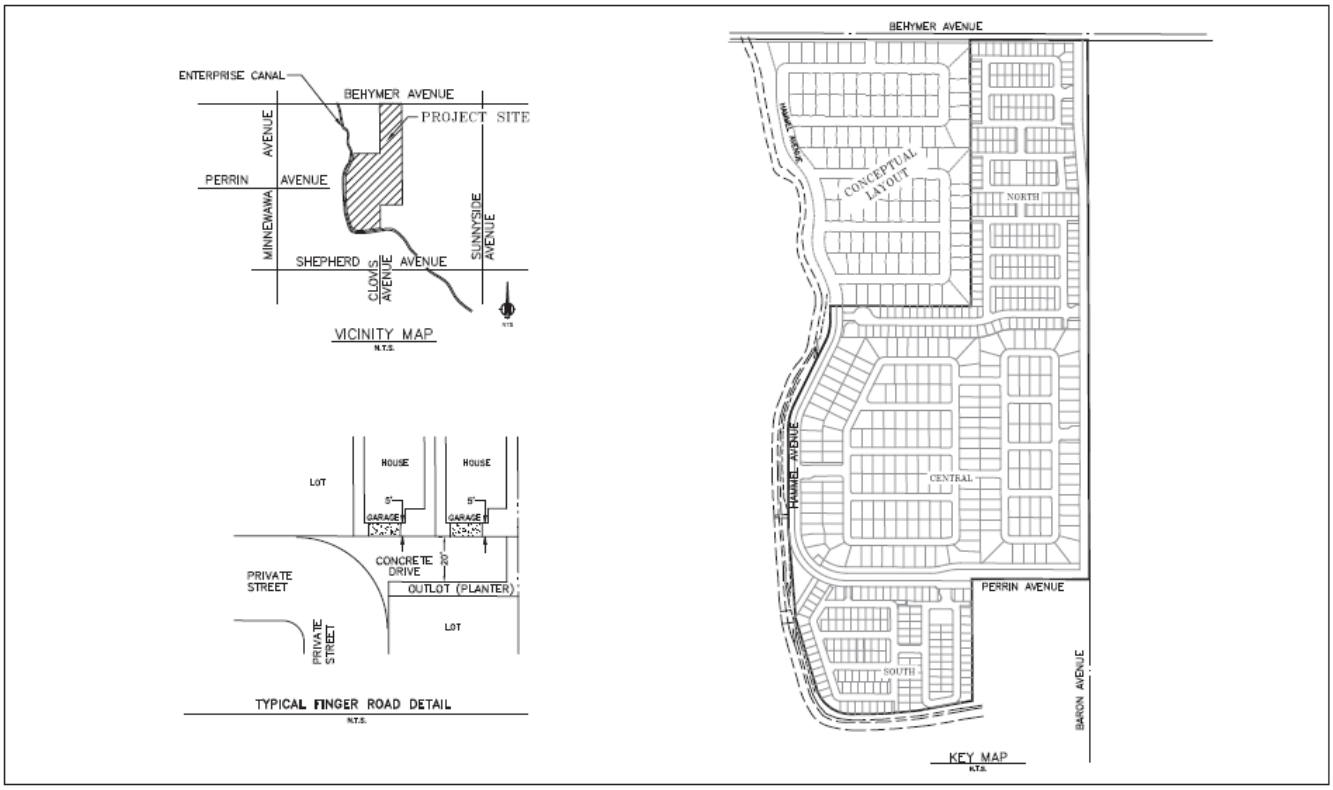
Other Near Term Annexations

TM6343 - Wilson (Project A-1) and TM6205 - Shepherd North (Project A-2), described in Table 5-18 and shown on Figure 5-4, are both currently undergoing environmental review and are anticipated to go before the City Council for consideration in 2024. If approved, both projects will then be submitted to LAFCO for annexation of the project sites. The annexation process typically takes about 90 days for completion and another 30 days for recordation. Review of construction plans would occur after City Council approval of entitlements and the developers would then proceed with site improvements. While the annexation will likely occur after the start of the Housing Element planning period, construction is expected to begin early in the planning period. TM6343 – Wilson is estimated to provide 590 single-family lots and TM6205 – Shepherd North is estimated to provide 605 single-family lots. Both projects are counted in the inventory as above moderate-income sites and Program H2 has been added to the Housing Element to continue to ensure adequate sites are made available through the annexation process. The following is a more detailed description of each project.

TM6343 - Wilson

The TM6343 – Wilson project involves the annexation of 246 acres into city limits with tract map approval for development of 590 single-family lots within a 71.54-acre project site. Figure 5-10 shows the tract map for TM6343 – Wilson. No development is proposed within the remaining 174 acres. Once approved, the proposed project would be developed in three phases over a period of approximately 33 months. As of September 2023, the project is currently undergoing environmental review. The Draft Environmental Impact Report (EIR) is anticipated to be released in late 2023 with consideration by the Planning Commission and City Council in early 2024. Submittal of the annexation application to LAFCO would occur after the City Council hearing and generally takes 3-4 months to complete.

Figure 5-10 Tract Map 6343 – Wilson



Source: Harber & Associates, January 2022.

TM6205 – Shepherd North

The Shepherd North project was initiated in 2016 when City staff received an initial request by the applicant for internal consideration of an Sphere of Influence (SOI) amendment. Staff later received a formal request by the application in June 2018 to present the request for an SOI amendment to the City Council. In September 2018 the City Council considered the request and directed City staff to continue working with the applicant. In March 2020 the City Council provided formal authorization for staff to proceed with the annexation process. The City initiated the environmental review process in early 2021 for annexation of approximately 1,050 acres; however, the proposed area was reduced to about 155 acres in November 2021. The project area includes approximately 77 acres of developable area planned for 605 single-family homes and about 78 additional acres of adjacent existing homes not planned for development. The Draft EIR was released for public comment from July 21, 2023, through September 4, 2023. The City Council is scheduled to consider approval of the project in late 2023 and LAFCO consideration is anticipated for early 2024. The project includes the following land use entitlements: sphere of influence expansion, annexation, General Plan Amendment, prezone, planned development permit, and tentative tract map.

Table 5-18 Other Near-Term Annexations

Site No.	*Project Name*	*Assessor Parcel Number*	*Address*	*Size (Gross Acres)*	*General Plan Land Use Designation*	*Zoning*	*Total Units*	*Lower-Income Units*	*Moderate-Income Units*	*Above Moderate-Income Units*	*Status*	*Notes*
A-1	TM6343 – Wilson	556-040-07, -08; portion of 556-030-14	Clovis / Perrin	71.5	M	-	590	0	0	590	In review	Outside city limits; annexation required
A-2	TM6205 – Shepherd North	557-021-19, -20, -21	Sunnyside / Shepherd	77.5	RR	-	605	0	0	605	In review	Outside city limits; annexation required
TOTAL				*149.0*			*1,195*	*0*	*0*	*1,195*		

Source: City of Clovis 2022.

Accessory Dwelling Units

Per state law, a projection of the number of ADUs expected to be built within the eight-year planning period can also be considered as part of the inventory. The City has seen an increase in ADU production in recent years, particularly since 2017 when the City implemented the Cottage Home Program and since 2018 when the state passed several bills to facilitate ADUs statewide. Table 5-19 shows the total number of ADU building permits issued by year since 2018, which equates to an average of 16 ADUs per year.

Table 5-19 ADU Building Permits, Clovis, 2018-2022

Year	*ADU Permits Issued*
2018	9
2019	9
2020	11
2021	26
2022	23
Average	**16**
Projected ADUs during Sixth Cycle RHNA Period (June 30, 2023-December 31, 2031)	**133**

Source: City of Clovis and Ascent 2022.

For the purpose of the Housing Element, it is assumed that ADU production will continue at the same pace experienced since 2018, resulting in 133 ADUs counted toward the 2023-2031 RHNA planning period. ADUs tend to be smaller and therefore rented at lower prices. The allocation of ADUs to different income categories is based on assumptions developed from recent ADU surveys conducted across the state. The Association of Bay Area Governments (ABAG) conducted an analysis of ADU affordability and concluded that in most jurisdictions in the Bay Area, the following affordability assumptions are generally applicable to ADUs:

- 30% Very low-income
- 30% Low-income
- 30% Moderate-income
- 10% Above moderate-income

It is reasonable to assume that ADUs in Clovis would follow similar affordability trends. Using these affordability recommendations for ADUs, the sites inventory includes a projection of 133 ADUs, including 80 affordable to lower-income households, 40 affordable to moderate-income households, and 13 affordable to above-moderate income households.

Summary of Capacity to Accommodate the RHNA

The City's RHNA for the 2023-2031 planning period is 8,977 units. The sites inventory identifies housing opportunities for a total of 14,821 units within planned and approved projects, vacant and underutilized sites, additional planned annexations, and projected ADUs. As shown in Table 5-20, based on the methodology and assumptions used in the sites inventory, the City has sites to provide capacity for 4,690 lower-income units, resulting in a 215 unit surplus in capacity for the City's lower-income RHNA. The City has sufficient capacity for 3,105 moderate-income units and 7,026 above moderate-income units, exceeding both the moderate-income and above moderate-income RHNA.

Table 5-20 Housing Capacity to Accommodate the RHNA					
	Lower-Income Units		*Moderate-Income*	*Above Moderate-Income*	*Total*
	Very Low	*Low*			
2023 – 2031 RHNA	2,926	1,549	1,448	3,054	**8,977**
	4,475				
Planned and Approved Projects	0	279	727	1,196	**2,202**
RHN Overlay Sites	1,026		0	0	**1,026**
Other Sites Outside of Plan Areas	146		487	1,153	**1,786**
Central Clovis Specific Plan	14		105	29	**148**
Loma Vista Specific Plan	1,208		588	953	**2,749**
Heritage Grove City Center Villages Master Plan	783		822	592	**2,197**
Heritage Grove Development Co. Specific Plan "Urban Center"	1,154		336	728	**2,218**
Heritage Grove Development Co. Specific Plan – Phases 1a and 1b	0		0	1,167	**1,167**
Other Near Term Annexation Projects	0		0	1,195	**1,195**
ADUs	40	40	40	13	**133**
	4,690		*3,105*	*7,026*	*14,821*
Surplus/Shortfall	*215*		*1,657*	*3,972*	*5,844*

Source: City of Clovis and Ascent 2024.

Infrastructure Availability

The City of Clovis is the water and sewer provider within its limits. The City's Public Utilities Department also provides service to Tarpey Village, a small unincorporated community south of the City of Clovis limits and provides services to approximately 122,350 customers as of 2020. On March 18, 2019, the City adopted a policy granting priority water and sewer service to developments with units affordable to lower-income households, in compliance with Government Code Section 65589.7. According to the City's population projections provided in the 2020 Urban Water Management Plan (UWMP), the City's service area population is expected to grow to about 162,367 in 2035 and 178,109 in 2040. 76.8 percent of current supplies are used by residential customers, with the remainder used by commercial, industrial, and dedicated landscape customers.

The water supply system consists of a conjunctive or combined system, using surface, groundwater, and recycled water sources. As a participating member of the North Kings Groundwater Sustainability Agency, the City is working toward reducing its reliance on groundwater and assumes a sustainable groundwater pumping quantity for long-term water supplies planning provided in the UWMP with the balance of projected water demands being met through primarily surface water supplies. The City has succeeded in securing sufficient water supplies for normal years and will be expanding surface water treatment capacity and reliability with several capital projects, including an expansion of the existing surface water treatment facility and construction of a second facility in the northeast portion of the City. Based on the analysis in the UWMP, the City will have sufficient supply (estimated at around 74,650-acre feet per year) to meet projected demand through 2040 (estimated at 52,598-acre feet per year), including capacity to accommodate the Sixth Cycle RHNA.

The wastewater needs of the City core are served by the Fresno-Clovis Regional Wastewater Reclamation Facility (RWRF) in southwest Fresno. By agreement with the City of Fresno, additional treatment capacity can be purchased in the RWRF. The City has sufficient capacity within its available allocation in the regional system to accommodate the Sixth Cycle RHNA planned for within the Fresno-Clovis RWRF service area.

New areas of growth in the Northwest and Northeast Urban Centers and Loma Vista Specific Plan area are planned to discharge to the Clovis Sewage Treatment Water Reuse Facility (ST/WRF) in southeast Clovis. According to the analysis provided in Phase 3 of the City's Wastewater Management Plan update completed in 2017, increased demand from build-out of new growth areas is projected to exceed the current capacity at the Clovis ST/WRF. The City plans to accommodate the additional 6.48 million gallons per day (MGD) of needed treatment capacity via capital improvement projects to expand capacity at the Clovis ST/WRF, as well as an interim flow diversion to the regional system within the City's available allocation. The treatment and conveyance projects necessary to support future growth are included in the City's CIP and budget and will be functional in advance of the needed. Upon completion of construction at the Clovis ST/WRF, the City will have sufficient capacity to meet the projected build-out of new growth areas.

Storm drainage service is provided by FMFCD, and dry utilities are provided by PG&E, Comcast, and AT&T. All of the sites included in the inventory were assessed for infrastructure availability. A description of available or planned infrastructure relative to the different locations or types of sites is included in the various sections below.

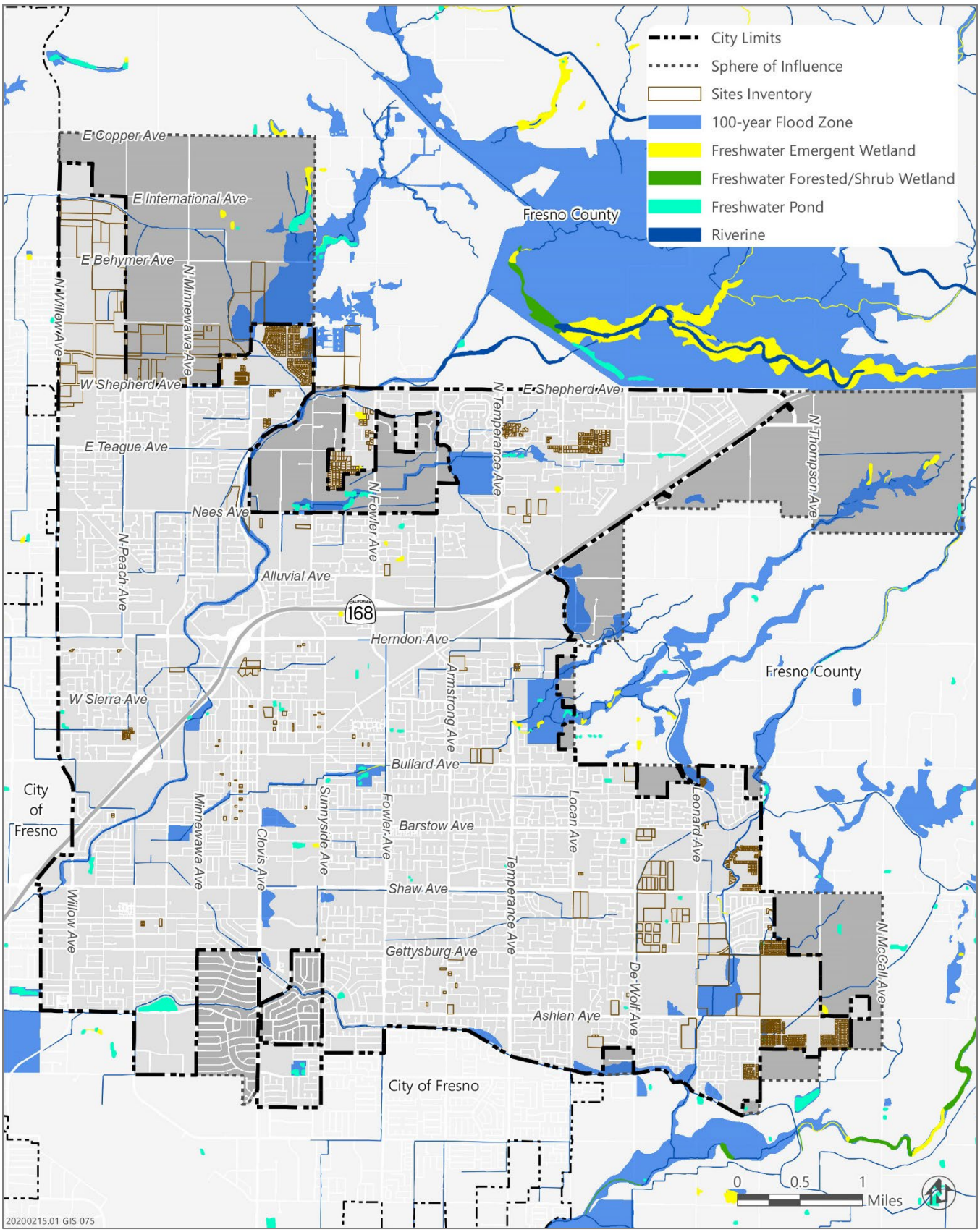
Environmental and Other Site Constraints

All sites in the inventory were reviewed for potential environmental constraints or other physical site constraints such as parcel shape, flood zones, wetlands, contamination, airport overflight zones, and Williamson Act contract or other conservation easements. Parcel shapes for the parcels included in the inventory have been determined sufficient to allow for residential development and there are no known contamination issues on any of the sites in the inventory. While a small portion of the Fresno-Yosemite International Airport overflight zones is in the City of Clovis limits, only Zone 6 overlaps with sites in the inventory and there are no limits on residential within Zone 6.

Figure 5-11 shows the locations of the FEMA 100-year flood zones and wetlands in Clovis along with the Housing Element sites. There are isolated wetlands occurring in scattered locations throughout Clovis, but more prevalent in the Loma Vista Specific Plan Area and Heritage Grove Specific Plan Area. Developments are required to obtain permits from appropriate resource management agencies to mitigate impacts to wetlands. While the majority of the sites in the inventory are not within a 100-year flood zone, a few sites within the Loma Vista Master Plan area and residential subdivision north of Shepherd Avenue are within this zone. Projects are required to address any applicable flooding constraints during the site design. The site design would be reviewed to ensure the first habitable floor is raised to one foot above the base flood elevation. While there is an added cost, flood constraints can be mitigated through design and all of the sites in the inventory have been deemed suitable for residential development.

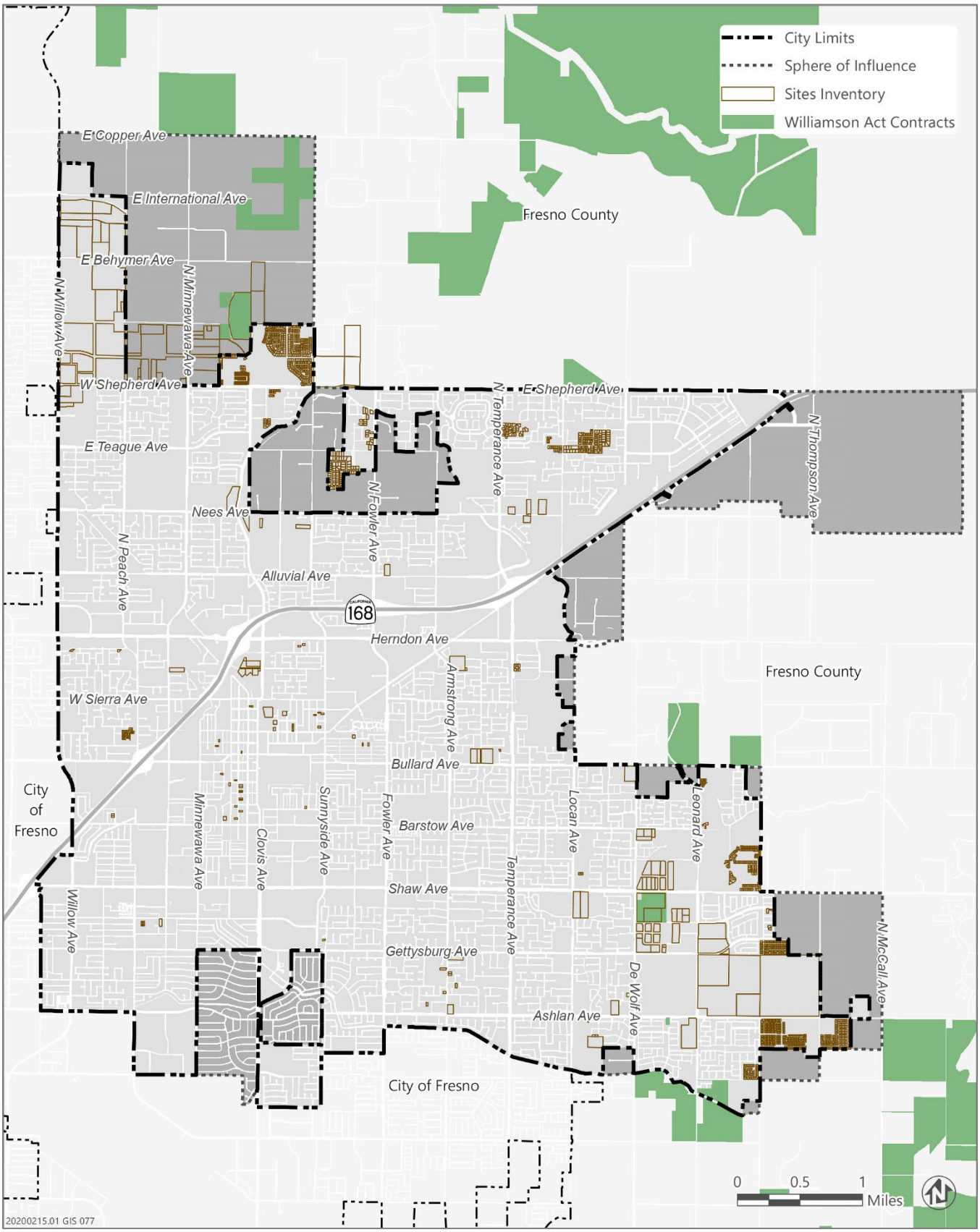
Figure 5-12 shows parcels with Williamson Act contracts in and around the City of Clovis along with the Housing Element sites. There are three sites in the inventory with Williamson Act contracts, including two parcels in the Loma Vista Community Centers North Master Plan area and one parcel in the Wilson Tract Map. The two parcels in the Loma Vista Community Centers North Master Plan have already undergone the cancellation process, and the only remaining step is for the property owner to pay the cancellation fee. The initial study for the Wilson Tract Map, prepared in December 2022, indicates that a petition for a contract cancellation is currently in progress.

Figure 5-11 FEMA 100-Year Flood Zones and Wetlands



Source: Data downloaded from FEMA and USFWS in 2023; adapted by Ascent in 2023.

Figure 5-12 Williamson Act Contracts



Source: Data received from the City of Clovis in 2023.

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CHAPTER 6 | Constraints to the Development of Housing

The provision of adequate and affordable housing opportunities is an important goal of the City of Clovis. The ability of the housing market to supply an adequate number of new dwellings to meet demand is affected by a variety of factors, or constraints. This chapter analyzes potential governmental and nongovernmental constraints that might inhibit the development, maintenance, or improvement of housing. The first section focuses on potential governmental constraints, or those constraints that are within the City's control, such as land use controls, permitting requirements, and fees, that could affect the City's ability to meet future housing needs. The second section looks at nongovernmental constraints, or those constraints that are largely market driven and cannot be controlled by local government, such as land, materials, labor costs, and community attitude towards higher density housing proposals.

6.1 Governmental Constraints

Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and various other local requirements may present constraints to the maintenance, development, and improvement of housing. This section discusses each of these and their impact on housing development in Clovis.

Land Use Controls

The City's General Plan, specific plans, and zoning code establish policies, standards, and guidelines for development within the City of Clovis. These regulations establish the amount and distribution of land allocated for residential development and affect the construction of new housing throughout the City. All adopted land use controls, including the General Plan, zoning code, specific plans and other standards or guidelines are posted on the City website in conformance with the provisions of Government Code Section 65940.1(a)(1)(B).

General Plan

The Land Use Element of the General Plan sets forth the City's policies for guiding local development. These policies, in conjunction with zoning regulations, establish the amount and distribution of land allocated for different uses. The General Plan contains 10 designations that allow residential development with densities ranging from 0.6 dwelling units per acre up to 43 dwelling units per acre. In addition, higher density residential development is permitted within the Mixed Use Village, as designated by the special use designation, as described below. Table 6-1 presents the General Plan land use categories permitting residential uses, and correlates these with the associated implementing zoning categories.

Table 6-1 General Plan Land Use Categories Permitting Residential Use

General Plan Land Use Designation	*Density (Units per Gross Acre)*	*Residential Use Types*	*Corresponding Zoning District(s)*
Agricultural (AG)	1 du/20 ac max	Single-family homes when associated with an agricultural operation, farmworker housing	A
Rural Residential (RR)	1 du/2 ac max	Very low density uses and small-scale agricultural operations	RR
Very Low Density (VL)	0.6-2.0 du/ac	Large lot single-family and appurtenant structures within an identifiable residential neighborhood	R-A, R-1-A, R-1-AH
Low Density (L)	2.1-4.0 du/ac	Single-family detached homes	R-1, R-1-B, R-1-C
Medium Density (M)	4.1-7.0 du/ac	Detached and attached single-family homes, patio homes or zero lot line homes	R-1, R-1-MD, R-1-PRD, MHP, U-C
Medium High Density (MH)	7.1-15.0 du/ac	Small lot single-family detached homes, townhouses, duplexes, and apartments	R-2, R-2-A, R-1-PRD, U-C
High Density (H)	15.1-30.0 du/ac*	Small lot single-family detached homes, townhouses, apartments, stacked flats, and other building types with 4 or more units	R-3, R-2-A, R-4, U-C
Very High Density (VH)	25.1-43.0 du/ac	Small lot single-family detached homes, townhouses, apartments, stacked flats, and other building types with 10 or more units	R-4
Mixed Use Village (MU-V)	15.1-43.0 du/ac Max FAR 4.0	Vertical or horizontal mix of commercial, office, and/or residential; office uses and attached single-family and multiple family housing above the ground floor	All residential districts that permit more than 15 units/acre, All commercial districts, All industrial districts except M-2, All special purpose districts
Mixed Use/Business Campus (MU-BC)	15.1-25.0 du/ac Max FAR 4.0	Live/work permitted, high intensity mix of employment generating businesses drawing from Office and Industrial land use designations	C-P, U-C, All industrial districts

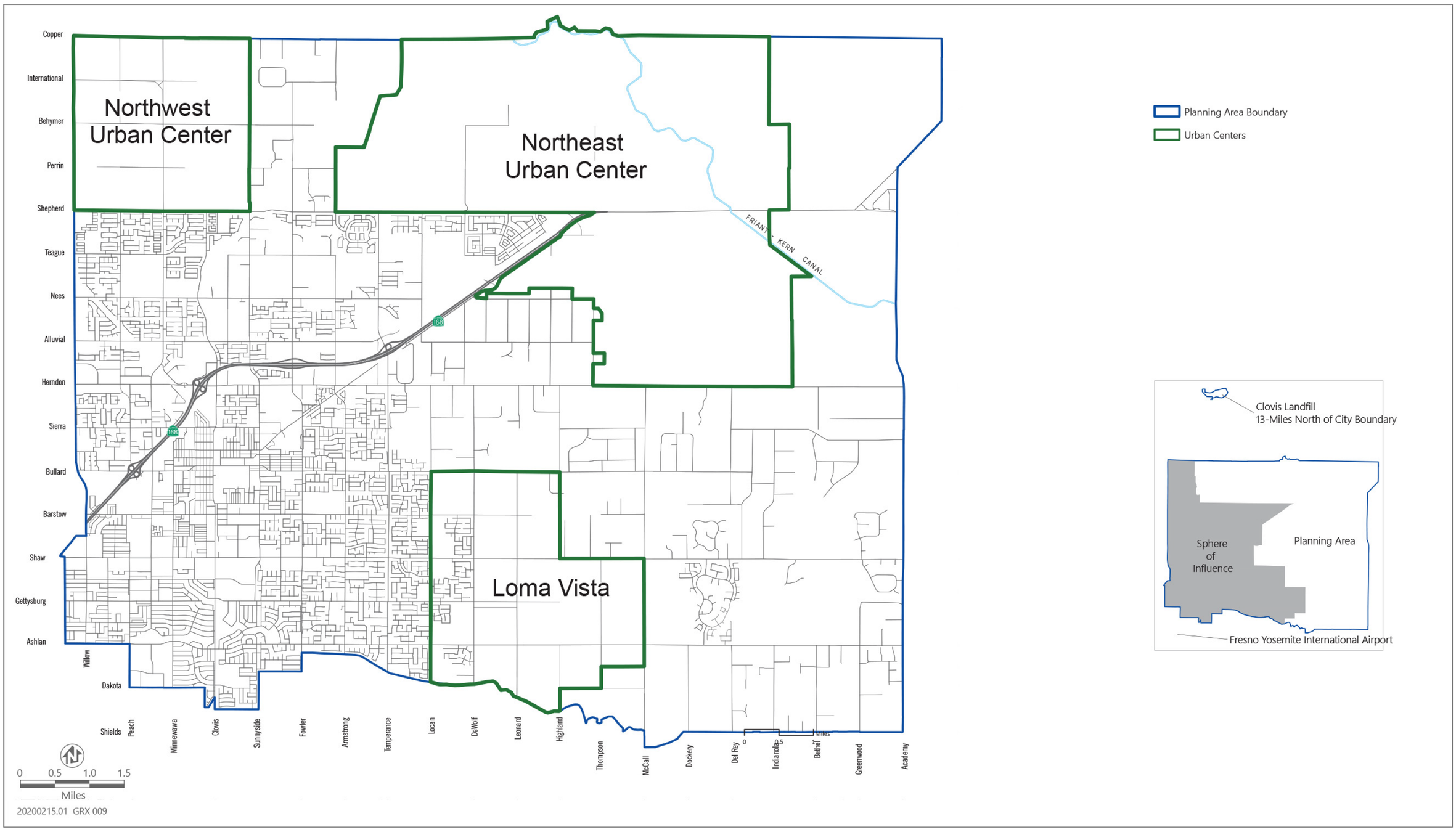
Source: City of Clovis General Plan, August 2014.

Note: * In September 2023, the City increased the maximum density in the High Density designation from 25 du/ac to 30 du/ac to meet the default density standard for lower-income housing.

Urban Centers

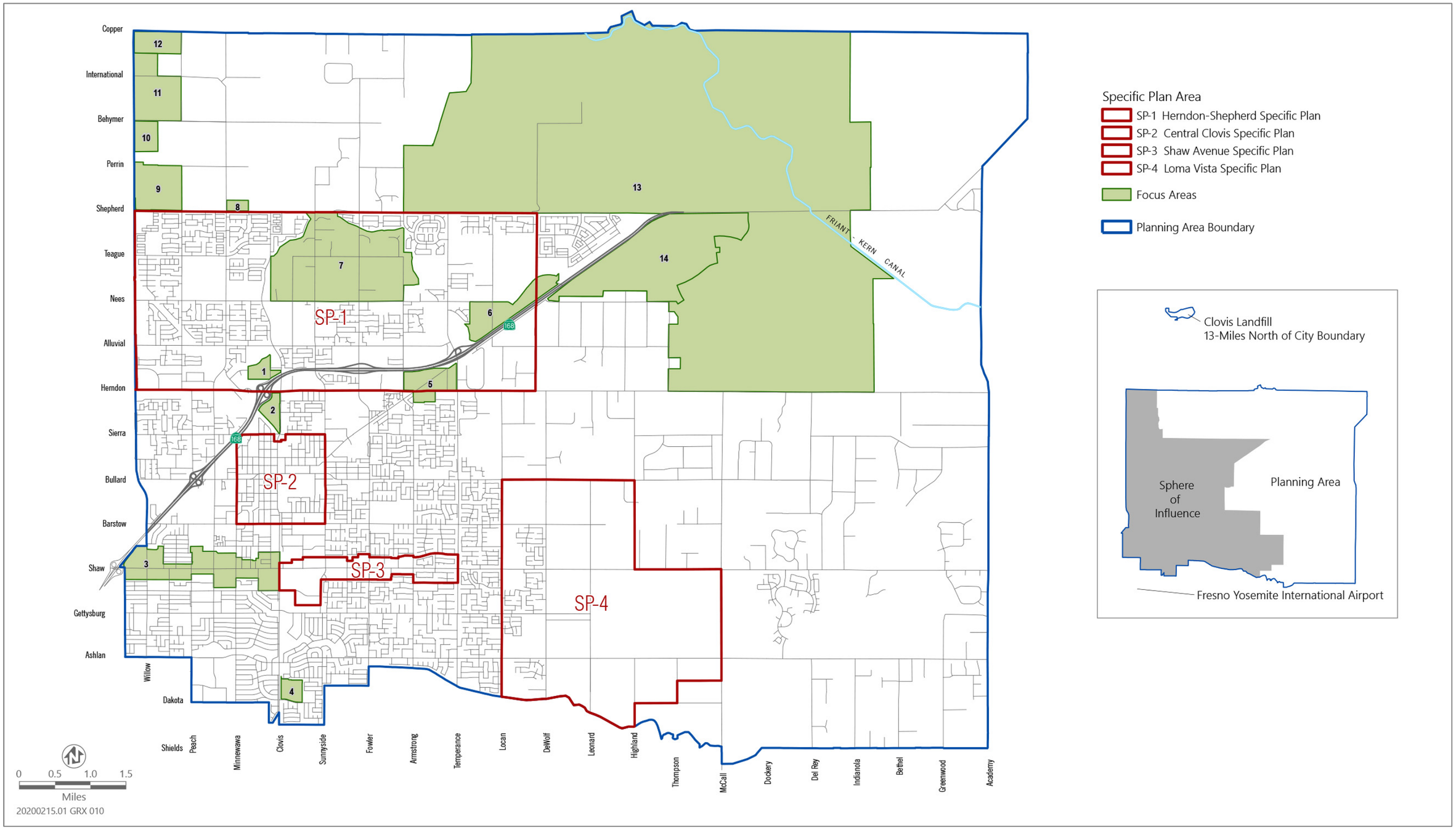
The General Plan also identifies three growth areas, referred to as Urban Centers, which provide longer term residential development opportunities. These include the Loma Vista Urban Center, the Northwest Urban Center (Heritage Grove), and the Northeast Urban Center shown in Figure 6-1. Both the Northwest and Northeast Urban Centers are currently located outside of city limits. The General Plan requires a comprehensive design document that provides guidance on development and infrastructure planning within an Urban Center prior to any development occurring within its boundary. This requirement can be satisfied by a specific plan, master development plan, or design guidelines. The Loma Vista Specific Plan, described further below, implements the Loma Vista Urban Center. Two planning efforts are currently underway in the Northwest Urban Center: the Heritage Grove City Center Villages Master Plan was adopted in 2019, and the Heritage Grove Development Co. Specific Plan is being prepared (2023). The Northwest Urban Center is planned for phased annexation beginning in 2023, and a master planning effort for the Northeast Urban Center is underway, to be adopted early in the planning period. Annexation for this area is planned for later within the planning period.

Figure 6-1 Clovis Urban Centers



Source: City of Clovis, General Plan, 2014

Figure 6-2 Clovis Focus Areas and Specific Plans



Source: City of Clovis, General Plan, 2014.

Focus Areas

The General Plan identifies fourteen "Focus Areas" within the City of Clovis (see Figure 6-2). A focus area assignment may expand permissible uses beyond what would be otherwise allowed under the property's General Plan designation and identifies specific policy direction or additional development standards as shown in Table 6-2.

Table 6-2 Focus Areas

Focus Area Number	*Primary Land Uses*	*Additional Uses Allowed*	*Design Requirements and Other Direction*
1	Industrial	• Office • Medium High Density Residential (limited to 20% of focus area acreage)	Dry Creek Trail: • Require pedestrian/bicycle connections to trail • Preserve the view corridor along trail • Enhanced landscaping along trail • Orient building views to the trail
2	General Commercial	• High Density Residential • Mixed Use	• 4-story building maximum Residential Uses: • Permitted only as a part of a vertically mixed use building above first/ground floor • Shall not be within 100 feet of Clovis Avenue or Herndon Avenue • Should not be within 500 feet of the freeway (excludes offramps)
3	General Commercial	• High Density Residential • Live/Work • Mixed Use	• Subject to Shaw Corridor Overlay Zone and Commercial Corridors Pattern Book
4	Business Park, Commercial, Specialty Retail, Office	• Medium High Density Residential (limited to 60% of the focus area acreage)	• Preservation of existing tower as a historic monument (functional if possible) • Special consideration as gateway to Clovis • Pedestrian friendly site plan • Require pedestrian/bicycle connections to the Clovis Old Town Trail
5	Business Park, Commercial, Office	• Medium High Density Residential (limited to 25% of the focus area acreage)	• Master plan required
6	Research and Technology Business Park | Phase 3	• Live/Work • Existing residential uses	• Existing residential uses as of 2014 shall continue to be permitted uses. Live/work uses are permitted south of Nees Avenue on Locan Avenue. No other new residential is permitted.
7	Residential	• Neighborhood Commercial	• Master plan required • Future development shall respect the rural residential character of the focus area
8	Commercial	• High Density Residential • Senior Housing • Mixed Use • Office	• Master plan required • Retail space shall not exceed 130,000 square feet (non-retail commercial space is unrestricted)
9	Commercial	• Office • Residential	• Master plan required • Retail space shall not exceed 400,000 square feet (non-retail commercial space is unrestricted)
10	Office	• Medium Density Residential (limited to 25% of the focus area acreage)	• Master plan required

Table 6-2 Focus Areas			
Focus Area Number	*Primary Land Uses*	*Additional Uses Allowed*	*Design Requirements and Other Direction*
11	Office, Business Incubator	• Medium Density Residential (10 net acres max)	• Master plan required • Development and site design must consider the common boundary with adjacent educational campuses (Willow International Community College and Clovis Unified facilities), church campus, and orientation to canal, trails, and open space • Retail space shall not exceed 150,000 square feet (non-retail commercial space is unrestricted) • Proposed land uses must consider potential for college-related economic development
12	Commercial	• Office • Residential	• Master plan required • Site design must consider the focus area as a gateway to Clovis and common boundary with Clovis Unified facilities

Source: City of Clovis General Plan, 2014.

Zoning

The Development Code is adopted as Chapter 9.10 of the City of Clovis Municipal Code (Municipal Code) and is intended to implement the General Plan and various specific plans. The Development Code is publicly available on the City's website via Code Publisher. Table 6-3 below presents residential use types from the Development Code as allowed by zoning districts.

Single-family housing is a permitted use exclusively in the Agricultural (A), Rural Residential (R-R), Single-Family Residential (R-A), and Single-Family Residential (R-1). Both single-family and multifamily housing are permitted in the Medium Density Multifamily (R-2), Multifamily High Density (R-3), and Very High Density Multifamily (R-4) districts with maximum densities ranging in total from 7.1 - 30 units per acre. In addition, development greater than 25 units per acre is allowed in the R-4 district, which allows higher density multifamily housing up to 43 units per acre in cases where the General Plan designation is Very High Density Residential or when allowed by a specific plan. Single-family and multifamily housing is also permitted in the Urban Center (UC) zone district up to 43 units per acre in the areas designated as urban centers. Multifamily residential is permitted in the Public Facility (PF) zone district per the R-4 development standards and multifamily design guidelines.

Mobile home development may be established in the R-1-MH and Mobile Home Park, Multifamily (MHP) zoning districts. The R-1-MH district is intended to allow mobile homes and manufactured housing on individual lots as a single-family planned unit development with individually owned parcels. Permitted density is based on the underlying R-1 zoning (see Table 6-4). Mobile home parks that more closely resemble multifamily residential development are permitted in the MHP zoning district, at densities between 7.1 and 15.0 units per acre.

A discussion of zoning for a variety of housing types (e.g., emergency shelters, supportive housing, group homes) is included later in this chapter.

Table 6-3 Residential Use Types Allowed by Zoning District, City of Clovis, 2022

Use	Residential Zoning Districts								Commercial Zoning Districts				
	A	R-R	R-A	R-1	R-2	R-3	R-4	MHP	C-P	C-1	C-2	C-3	C-4
Accessory Dwelling Units	P	P	P	P	P	P	P						
Alcohol and Drug Treatment, 6 or fewer	P	P	P	P	P	P	P	P					
Alcohol and Drug Treatment, 7 or more						C					C		
Community Apartments and Condominiums					C	C	C						
Domestic Violence Shelter, Small[1]	A	A	A	A	A	A	A	A					
Employee Housing, 6 or fewer	P	P	P	P	P								
Farmworker Housing, up to 12 Units or 36 beds	P	P	P										
Group Care Home, 6 or fewer	P	P	P	P	P	P	P	P					
Group Care Home, 7 or more						C					C		
Homeless Emergency Shelter, 7 or more						C					P		
Live/Work Units												C	
Manufactured Housing	P	P	P	P	P	P	P	P					
Mixed Use												C	
Mobile Home Parks								P					
Multifamily Housing					P	P	P						
Parolee/Probationer Home						C							
Residential, Second Story and Above												C	
Senior Assisted Living Facility	C	C	C	C	C	C	C	C	C	C	C	C	C
Sober Living Homes, 6 or fewer	P	P	P	P	P	P	P	P					
Sober Living Homes, 7 to 16						P						P	
Sober Living Homes, 16 or greater						C					C	C	
Supportive Housing	P	P	P	P	P	P	P	P			C	P[2]	
Tiny Homes								P					
Transitional Housing	P	P	P	P	P	P	P	P			C	P[2]	
Single-Family Housing	P	P	P	P	P								
Single-Room Occupancy							C						

Notes: P = Permitted use. A = Administrative use permit required. C= Conditional use permit required. Blank = Use not allowed.

[1] Large Domestic Violence Shelters (capacity of 7 or greater) allowed in all residential zoning districts with a conditional use permit.

[2] A conditional use permit is required for Supportive Housing and Transitional Housing with capacity of more than 16 in the C-3 zoning district.

Source: City of Clovis Development Code Chapter 9.10

Table 6-4 Residential Development Standards, City of Clovis, 2022									
Zoning District	*Density*	*Lot Coverage*	*Height/Number of Building Stories (whichever results in less height)*	*Minimum Parcel Size*	*Minimum Lot Dimensions (ft.)*		*Minimum Setback (ft.)*		
					Width	*Depth*	*Front*	*Side*	*Rear*
A	1 du/20 acres	30 %	35 ft./2-2 ½	20 acres	250 ft.	500 ft.	35 ft.	10 ft.	20 ft.
R-R	1 du/2 acres	30%	35 ft./2-2 ½	2 acres	110 ft.	130 ft.	35 ft.	10 ft.	20 ft.
R-A	1 du/24,000 sq. ft. (1.82 du/acre)	30%	35 ft./2-2 ½	24,000 sq. ft.	110 ft.	130 ft.	35 ft.	10 ft.	20 ft.
R-1-A, R-1-AH	1 du/18,000 sq. ft.	30%	35 ft./2-2 ½	18,00 sq. ft.	110 ft.	130 ft.	35 ft.	10 ft.	20 ft.
R-1-B	2.1 – 4.0 du/acre	35%	35 ft./2-2 ½	12,000 sq. ft.	80 ft.	110 ft.	35 ft.	5 ft. (with an aggregate side setback of 14 ft. min.)	20 ft.
R-1	2.1 – 4.0 du/acre	40%	35 ft./2-2 ½	6,000 sq. ft.	60 ft.	100 ft.	20 ft.	15% of lot with total combined set back, 5ft. each side	20 ft.
R-1-C	2.1 – 4.0 du/acre	40 %	35 ft./2-2 ½	9,000 sq. ft.	70 ft.	110 ft.	25 ft	5 ft. (with an aggregate side setback of 14 ft. min.)	20 ft.
R-1-MD	4.1 – 7.0 du/acre	45 %	35 ft./2-2 ½	4,500 sq. ft.	50 ft.	90 ft.	15 ft.	5 ft.	15 ft.
R-1-PRD	4.1 – 15.0 du/acre	PD[1]	35 ft./ 2 ½	PD[1]	PD[1]	PD[1]	PD[1]	PD[1]	PD[1]
R-1-MH	varies[4]	40%	35 ft./2-2 ½	varies[4]	60 ft.	100 ft.	20 ft.	5 ft.	20 ft.
R-2, R-2-A	7.1 – 15.0 du/acre	45%	35 ft./2	7,200 sq. ft.	60 ft.	120 ft.	20 ft.	5 ft.	20 ft.
R-3, R-3-A	15.1 – 30.0 du/acre	45%	45 ft./3	8,500 sq. ft.	60 ft.	120 ft.	15 ft.	5 ft.	10 ft.
R-4	25.1 – 43 du/acre[2]	60%	50 ft./4	10,000 sq. ft.	65 ft. [3]	110 ft.	15 ft.	5 ft.	15 ft.

Source: City of Clovis Development Code Chapter 9.10.

Notes:

[1] Determined during Planned Development approval

[2] In order to exceed 25 du/acre, General Plan or a specific plan must specifically allow greater densities.

[3] 110 ft. if siding a freeway

[4] The allowable density range and minimum parcel size is dependent on the underlying single-family zoning for each parcel (R-1-18,000 sq. ft., R-1-9,500 sq. ft., R-1-7,500 sq. ft., R-1-6,000 sq. ft.).

Development Standards

The City regulates the type, location, density, and scale of residential development primarily through the Development Code. Zoning regulations are designed to implement the policies of the City's General Plan and protect and promote health, safety, and general welfare of residents. Table 6-4 summarizes the residential development standards identified in the Development Code.

These development standards serve to preserve the character and integrity of existing neighborhoods and at the same time offer flexibility in providing a wide range of residential opportunities and dwelling unit types. As shown in Table 6-4, lot coverage maximums range from 30 to 40 percent in the lower density single-family residential zoning districts and from 45 to 60 percent in the multifamily residential zoning districts. Building height maximum is 35 feet or 2 ½ stories in all residential zones except the R-3 zone where the City recently increased the maximum height to 45 feet and 3 stories and the R-4 zone which allows up to 50 feet or 4 stories. Maximum height is either regulated by total height or number of building stories, whichever results in less overall height. With the increase in density and height in the R-3 zone in September 2023, the City removed a potential barrier to multifamily development in the R-3 zone.

Table 6-5 analyzes the cumulative impact of development standards on the ability to achieve maximum densities in the City's multifamily zones. Each of the examples assumes a rectangular one-acre lot and applies the City's setback, lot coverage, parking, and open space standards to determine if projects complying with City standards can achieve maximum densities. The analysis shows that development standards in the R-2 zone do not limit the ability to achieve the maximum density of 15 units per acre; however, the standards for the R-3 and R-4 zones do not allow the maximum densities of 30 and 43 units per acre to be achieved.

Lot coverage, setback, and height requirements in the multifamily zones are not a constraint to achieving maximum density in any of the multifamily zones. In the R-3 and R-4 zones, the parking requirement of two spaces per unit and the open space requirement of 260 square feet per unit may inhibit development from achieving maximum densities, unless the open space is mostly or partially located within the building footprint (e.g., individual or shared patios) and parking is located within a parking structure. However, structured parking is significantly more expensive than surface parking. The Housing Element includes a program to reduce the parking standard for smaller multifamily units and reduce the open space requirement in the R-3 and R-4 zones.

Table 6-5 Analysis of Multifamily Zone Requirements Prototype Site Development

Development Standard	*R-2 Zone Standards*	*R-3 Zone Standards*	*R-4 Zone Standards*
Prototype Project Site Size	43,560 sq. ft. (1.0 acres)	43,560 sq. ft. (1.0 acres)	43,560 sq. ft. (1.0 acres)
Net site size w/ required setbacks	33,264 sq. ft.	36,234 sq. ft.	35,244 sq. ft.
Maximum site volume at story limit	66,528 sq. ft. (2 stories)	108,702 sq. ft. (3 stories)	140,976 sq. ft. (4 stories)
Maximum lot coverage	19,602 sq. ft. (45%)	19,602 sq. ft. (45%)	26,136 sq. ft. (60%)
Maximum permitted density	15 units	30 units	43 units
1 bedroom (900 sf)	10 units	20 units	30 units
2 bedroom (1,100 sf)	5 units	10 units	13 units
Unit square footage total	14,500 sq. ft.	29,000 sq. ft.	41,300 sq. ft.
Unit square footage per story	7,250 sq. ft.	9,667 sq. ft.	10,325 sq. ft
Parking requirement			
1-bedroom units @2 sp/unit (1 covered)	20 spaces	40 spaces	60 spaces
2-bedroom units @2 sp/unit (1 covered)	10 spaces	20 spaces	26 spaces

Table 6-5 Analysis of Multifamily Zone Requirements Prototype Site Development			
Development Standard	*R-2 Zone Standards*	*R-3 Zone Standards*	*R-4 Zone Standards*
Total parking required	30 spaces	60 spaces	86 spaces
Square footage for surface parking @350 sq. ft./space[1]	10,500 sq. ft.	21,000 sq. ft.	30,100 sq. ft.
Open Space @260 sq. ft./unit (private and/or common)	3,900 sq. ft.	7,800 sq. ft. (including 600 sq. ft. play area)	11,180 sq. ft. (including 600 sq. ft. play area)
Total sq. ft. to accommodate project[2]	21,650 sq. ft.	38,467 sq. ft	51,605 sq. ft.
Total excess sq. ft. available[3]	+ 11,614 sq. ft.	-2,233 sq. ft.	-16,361 sq. ft.

Notes:
[1] 200 sf/space + 150 sq. ft. of drive aisle per space.
[2] Calculated as the building sq. ft. of the first story + parking sq. ft. + open space sq. ft.
[3] Calculated as the net site size – total sq. ft. to accommodate the project.

Overlay Districts

The Development Code also includes several overlay districts to permit additional regulations in combination with basic regulations to provide for unique development of land. The following overlay districts are included in the Development Code:

- Master Plan Community (M-P-C) Overlay, which implements the Master Planned Community land use designation in applicable specific plans by addressing larger scale mixed use developments through a variety of flexible development standards to achieve a higher degree of community design. The City Council establishes the M-P-C overlay district concurrently with the adoption of a proposed Master Development Plan, which identifies underlying zoning designations, development standards, as well as plans for circulation, open space, and other community facilities. As part of this process, the applicant may request unique development standards that may be less restrictive than those set by the base zoning district.
- Mixed Use (M-U) Overlay, which provides for the development and enhancement of infill areas appropriate for a creative mix of commercial and residential uses within the same project area or on the same site. This overlay district is consistent with the Mixed Use land designation in the General Plan. A master plan is required in order to establish the M-U overlay, and proposed use and development standards must be consistent with any applicable requirements identified in the General Plan for the plan area (see Table 6-2 Focus Areas).
- Regional Housing Needs (RHN) Overlay, which is applied to suitable residentially zoned parcels to open a pathway to housing projects at a density between 35 and 43 units per acre. Eligible parcels must be between one and ten acres, and any relevant site-specific conditions such as physical characteristics and past or planned development of the site must be considered by the Planning Director when selecting appropriate sites. The Planning Director is responsible for maintaining the map and list of RHN Overlay Parcels, as well as advising City Council if it becomes necessary to revise the Housing Element Sites Inventory to apply the overlay to suitable parcels in order to meet the City's Regional Housing Needs Allocation (RHNA) obligation. The RHN overlay also establishes development standards, which are consistent with requirements of the R-4 zoning district. Projects that meet requirements of the RHN overlay are not subject to an entitlement or site plan review, and may be approved through the building permit process.

Specific Plans

The City has adopted specific plans to promote unique land use districts and guide future development in key areas of the City. Both the Central Clovis Specific Plan and Loma Vista Specific Plan support the development of additional residential capacity. Development of both these plan areas is currently underway and housing units are anticipated for construction during the planning period.

Central Clovis Specific Plan

The Central Clovis Specific Plan (CCSP) was initially adopted in 1983 and comprehensively updated in 2016. The CCSP establishes land use standards and design guidelines to support development of infill sites and redevelopment within a one-square mile area located in the central core of Clovis known as "Old Town."

The CCSP implements the land use designations identified in the General Plan by providing specific guidance on land uses and design standards. The CCSP further selects 12 sub-districts with unique characteristics, known as "Planning Areas" (PA), to provide more detailed direction than is provided within the General Plan (see Figure 6-3). Areas not included in a PA are governed by General Plan and Zoning Code standards. PAs that allow residential uses are listed in Table 6-6, with their corresponding zoning, typical maximum density based on the General Plan land use designation and permitted housing types.

The development standards identified in the CCSP are consistent with or less restrictive than those of the applicable zoning district, as shown in Table 6-6. The CCSP provides for additional maximum lot coverage and reduced setbacks in the R-1 district, allows for vertical mixed use development in the C-3 district, and preserves housing in the C-P district that would otherwise be converted to commercial uses.

Loma Vista Specific Plan

The Loma Vista Specific Plan was adopted in March 2003 and revised in December 2015 and implements the 3,307-acre Southeast Urban Center identified in the General Plan. The plan provides for a diversity of land uses, including a variety of residential neighborhoods with densities ranging from two-acre single-family lots to multifamily development at 43 dwelling units per acre.

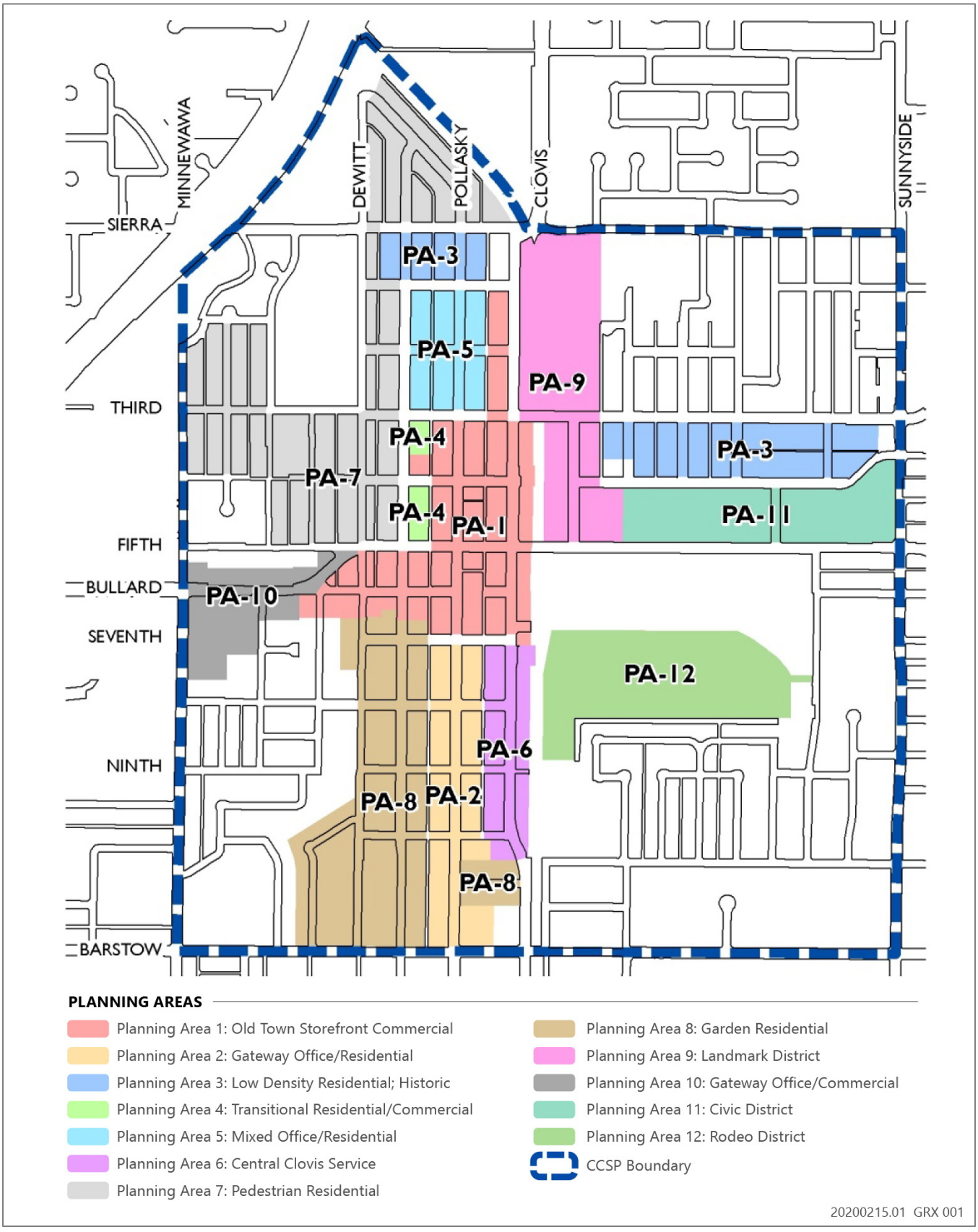
The land uses identified in the Loma Vista Specific Plan are consistent with the General Plan. The land use diagram is shown in Figure 6-4 and the land use designations are described in Table 6-7. The Specific Plan generally relies on the standards identified in the Zoning Code but provides reduced setbacks in the residential districts.

Table 6-6 Central Clovis Specific Plan Planning Areas Permitting Residential Use

PA Number	*Planning Area Name*	*Corresponding Zoning District(s)*	*Typical Maximum Density (based on General Plan designation)*	*Residential Use Types*
1	Old Town Storefront Commercial	C-3	15+ du/acre	Above ground floor commercial uses with approved Conditional Use Permit
2	Gateway Office/Residential	C-P	N/A	Preservation and adaptive reuse of historic residential structures for both residential and office/commercial uses.
3	Low Density Residential; Historic	R-1	7 du/ac	Single-family dwellings
4	Transitional Residential/Commercial	R-1	7 du/ac	Single-family dwellings
5	Mixed Office Residential	R-1	7 du/ac	Single-family-dwellings, single-floor multifamily residential products
7	Pedestrian Residential	R-1	7 du/ac	Single-family dwellings
8	Garden Residential	R-1-MD	7 du/ac	Single-family dwellings, low density multifamily attached housing with approved Conditional Use Permit
9	Landmark District	M-U	15.0-25 du/ac	Above ground floor commercial uses with approved Conditional Use Permit, residential uses that do not exceed 50% of site area
10	Gateway Office/Commercial	C-3	15+ du/ac	Second floor and above with conditional use permit

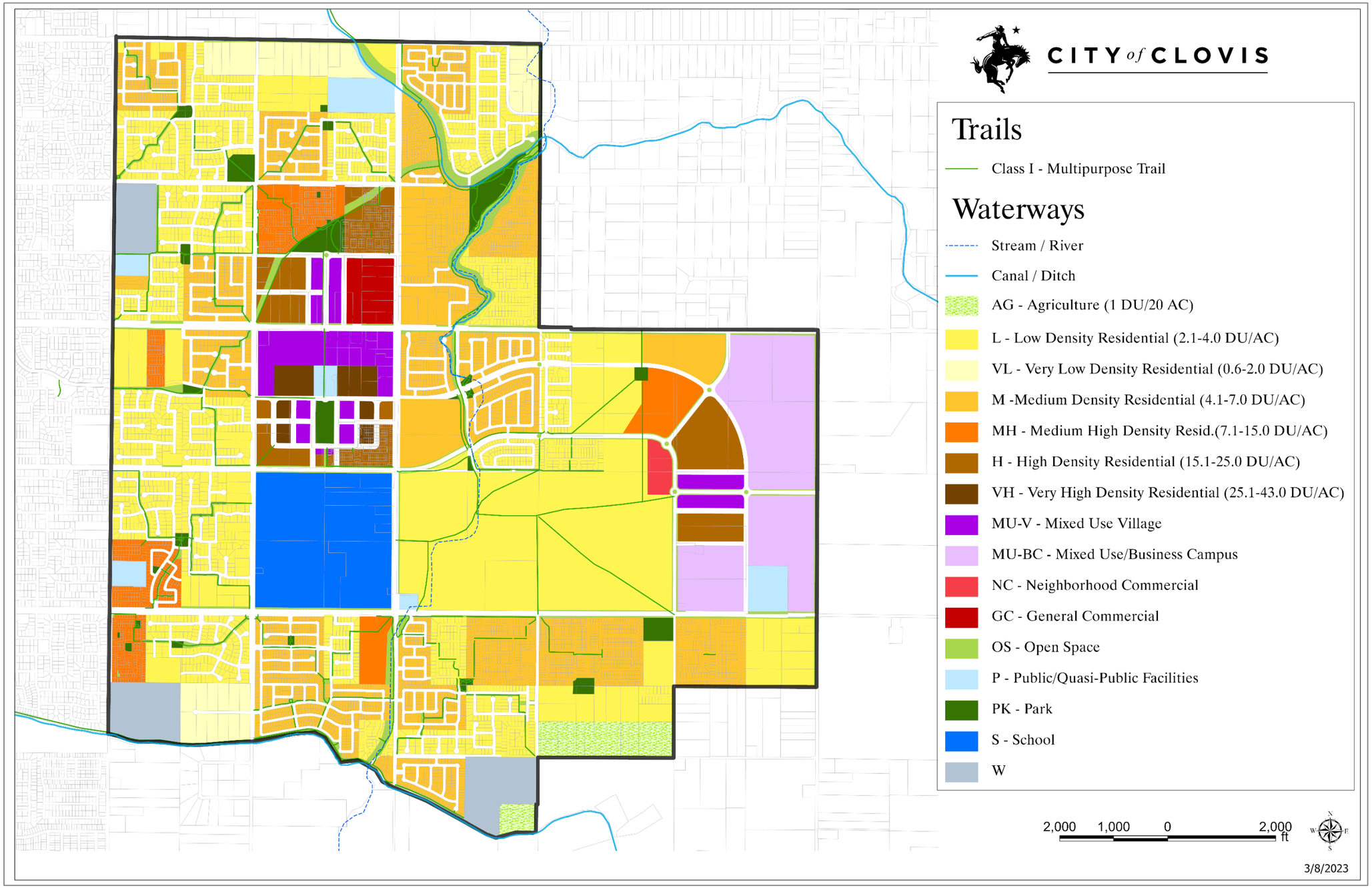
Source: City of Clovis Central Clovis Specific Plan, 2016.

Figure 6-3 Central Clovis Specific Plan Planning Areas



Source: City of Clovis, Central Clovis Specific Plan, 2016.

Figure 6-4 Loma Vista Specific Plan Land Use Plan



Source: City of Clovis, Loma Vista Specific Plan, 2015

Table 6-7	Residential Land Use Designations within Loma Vista Specific Plan			
Specific Plan Land Use Designation	*Description*	*Allowable Density/Intensity*	*Corresponding Zoning District(s)*	*Exceptions to City Development Standards*
Agriculture	Provides for productive agricultural land uses.	1 du/20 acres	R-A	None.
Very Low Density Residential	Provides for existing rural residential and large lot single-family residences.	0.5-2 du/acre	R-A, R-1-A, R-1-AH	None.
Low Density Residential	Provides for some existing rural residential areas and general detached single-family development.	2.1-4 du/acre	R-1-B, R-1, R-1-C	• Front yard setbacks may be reduced to 15 feet if garages are located in the rear 1/3 of the lot. • Rear yard and side yard setbacks may be reduced to 5 feet for detached garages located in the rear 1/3 of a lot. • Rear yard setbacks may be reduced to 5 feet on the lower floor and 0 feet on the upper floor if garage access is taken from an alley. • Front yard setbacks for unenclosed front porches may be reduced to 10 feet.
Medium Density Residential	Provides for the development of a range of residential product types, such as single-family detached and attached residences, patio homes, duplexes, townhomes, clustered residences, courtyard homes, or zero lot line homes.	4.1-7 du/acre	R-1, and regulations for planned unit developments (PUD). R-2 as a PUD only. R-1-MD, R-1-PRD.	Same as Low Density Residential except: • Secondary units, or granny flats, are permitted over detached garages that are located in the rear 1/3 of the lot. • The lot size may be reduced by 20% if garage access is taken from an alley and all four sides of a structure are architecturally detailed.
Medium High Density Residential	Provides for a range of detached and attached residential product types, such as duplexes, townhomes, courtyard homes, patio homes, and small-lot single-family detached uses.	7.1-15 du/acre	R-2, R-2-A, and regulations for PUDs.	Same as Medium Density Residential except: • Front yard setbacks may be reduced to 12 feet if garage are located in the rear 1/3 of the lot.
High Density Residential	Provides for the development of multifamily and attached and residential product types. This includes for-sale and rent row houses, apartments, duplexes, townhomes, flats, and condominiums.	15.1 – 25 du/acre	R-3, R-3-A	• Front yard setbacks for unenclosed front porches may be reduced to 10 feet.
Very High Density Residential	Provides for the development of multifamily apartments and condominiums. This includes for-sale and rent apartments, duplexes, townhomes, and condominiums.	25.1 – 43 du/acre	R-4	None.

Table 6-7	Residential Land Use Designations within Loma Vista Specific Plan			
Specific Plan Land Use Designation	*Description*	*Allowable Density/Intensity*	*Corresponding Zoning District(s)*	*Exceptions to City Development Standards*
Home Place Master Planned Community	Denotes a residential community that will be planned around a community amenity, such as a park, open space, or lake. A mixture of residential densities and commercial (e.g., supermarket) and neighborhood serving commercial (e.g. market) are permitted. The configurations of the land uses within the Master Planned Communities are flexible but the maximum amount of units may not be exceeded.	• 1,306 units • 108,900 square feet of neighborhood serving commercial uses.	Regulations for planned unit developments.	• A Master Plan is required prior to development within the Master Planned Communities.
Community Center	Provides for mixture of uses in a pedestrian oriented setting. A community center is the social, retail, service, civic, and entertainment hub of the community. Community centers accommodate a mixture of residential, retail, civic, social, entertainment, and office uses. This mixture of uses can occur horizontally and/or vertically.	7 – 25 du/acre	Regulations for planned unit developments for residential uses.	• The maximum height is 4 stories or 50 feet. • There are no requirements for maximum lot coverage.
Master Planned Community	Identifies districts are interconnected and unified around a central amenity, such as a golf courses, community center, recreational feature, and/or lake. The precise land use boundaries and street alignments within the Master Planned Communities are flexible; however, the general character and maximum number of units and non-residential square footage	As described and shown on the land use plan for each Master Planned Community.	Regulations for planned unit developments.	• A Master Plan is required prior to development within the Master Planned Communities.

Source: City of Clovis Loma Vista Specific Plan, 2003.

This specific plan also contains four master planned communities: Community Center South, Community Center North, Home Place, and the Eastern Village. These master planned communities are generally collections of many small parcels under multiple ownerships that require a higher degree of coordination to develop as a unified project. The specific plan requires that a master plan be approved prior to any development in a master planned community. The City has adopted a master plan for both the Community Center South and the Community Center North. A master plan for Home Place Master Plan community was adopted in October 2022 and the properties annexed into the City in March 2023. As of December 2022, no master plan has been prepared for the Eastern Village.

Community Centers North and South

The Loma Vista Community Centers North and South Master Plan Document was adopted in May 2009 and has been amended multiple times since; most recently in 2022. The master plan covers both the Community Center South and the Community Center North communities, which will ultimately be connected via a pedestrian and vehicular

underpass at Shaw Avenue. Community Center North will feature a mixed use "Main Street" concept centered around a 24-acre commercial plaza and will accommodate up to 1,304 residential units. Community Center South will be anchored by a "Village Green" concept with mixed use development surrounding a central park, and will accommodate up to 3,443 residential units.

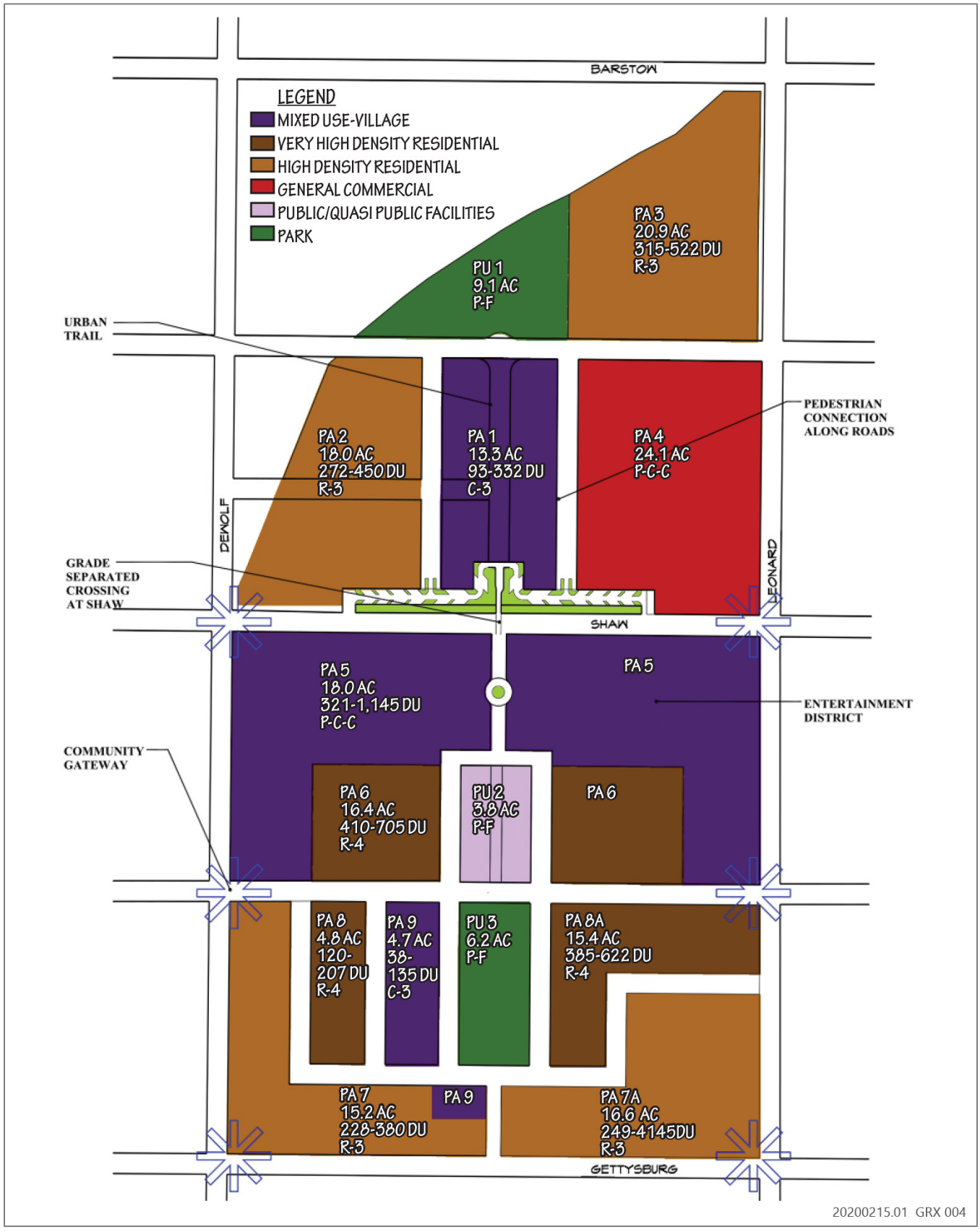
The Master Plan establishes nine Planning Areas (PA) and three Public Areas, which implement the various General Plan designations within the plan area (see Figure 6-5). Although each PA identifies an approximate density range, the allowed residential development is capped at a maximum number of units per area, see Table 6-8 below. The Master Plan also establishes development standards specific to each PA as shown in Table 6-9 below. Generally, these development standards offer reduced front and rear setbacks, as well as increased building heights and smaller minimum lot sizes relative to Development Code requirements. Minimum front and interior (side and rear) setbacks vary between 0 feet and 10 feet. Maximum building heights and floor-area ratios are shown in Table 6-9.

Table 6-8 Community Centers North and South Master Plan Land Use Categories Permitted Residential Use

PA	*General Plan Land Use Designation*	*Base Zoning District*	*Residential Density Range*	*Total Residential Units (maximum)*	*Residential Use Types*
1	Mixed Use Village	C-3	7 – 25 du/acre	332 units	Vertical mixed use (residential on the 2nd or 3rd floor), live-work units (subject to conditional use permit)
2	High Density Residential	R-3	15.1 – 25 du/acre	450 units	Small lot single-family detached homes (alley-loaded preferred), paired-Z single-family homes, duplexes, triplex mansion homes, clustered single-family homes, townhomes, apartments, active adult and semi-independent senior housing
3	High Density Residential	R-3	15.1 – 25 du/acre	522 units	Small lot single-family detached homes (alley-loaded preferred), paired-Z single-family homes, duplexes, triplex mansion homes, clustered single-family homes, townhomes, apartments, active adult and semi-independent senior housing
5	Mixed Use Village	P-C-C	7 – 25 du/acre	1,145 units	Vertical mixed use (residential on the 2nd or 3rd floor), live-work units
6	Very High Density Residential	R-4	25.1 – 43 du/acre	705 units	Stacked flats, townhomes, live-work, apartments, senior housing (subject to conditional use permit)
7/7A	High Density Residential	R-3	15.1 – 25 du/acre	7: 380 units 7A: 415 units	Small lot single-family detached homes (alley-loaded preferred), paired-Z single-family homes, duplexes, triplex mansion homes, clustered single-family homes, townhomes, apartments, active adult and semi-independent senior housing (subject to conditional use permit)
8/8A	Very High Density Residential	R-4	25.1 – 43 du/acre	8: 207 units 8A: 622 units	Stacked flats, townhomes, live-work (subject to conditional use permit), apartments, active adult and semi-independent senior housing (subject to conditional use permit)
9	Mixed Use Village	C-3	7 – 25 du/acre	135 units	Vertical mixed use (residential on the 2nd or 3rd floor), live-work units

Source: Loma Vista Community Centers Master Plan, 2019.

Figure 6-5 Loma Vista Community Centers North and South Land Use Plan



Source: City of Clovis Loma Vista Community Centers North and South Master Plan, 2019.

Table 6-9 Community Centers Master Plan Development Standards by Planning Area									
Planning Area	*1*	*2*	*3*	*5*	*6*	*7*	*7A*	*8/8A*	*9*
Development Standards									
Maximum Building Height (ft)	60	50	50	50	60	50	35	60	60
Minimum Lot Area (sq. ft.)	N/A	2,100[6]	2,100[6]	N/A	N/A	2,100[6]	1,800[6]	N/A	N/A
Minimum Lot Width (ft.)	25	35	35	N/A	N/A	35	36	N/A	N/A
Minimum Lot Depth (ft.)	N/A	55	55	N/A	N/A	55	50	N/A	N/A
Maximum Lot Coverage	N/A	60%	60%	N/A	60%	60%	65%	60%	N/A
Maximum Floor-Area Ratio	1	N/A	N/A	0.75	N/A	N/A	N/A	N/A	1
Front Setback (ft)	10[2]	10	10	10	10	10	5[4]	10	10[2]
Side Setback (ft)	Interior: N/A Corner: 10	Interior: 5 Corner: 10	Interior: 5 Corner: 10	Interior: 5 Corner: 10	Interior: 5 Corner: 10	Interior: 5 Corner: 10	Interior: 5 Corner: 3	Interior: 5 Corner: 10	Interior: N/A Corner: 10
Rear Setback (ft)	N/A	10	10	10	10[5]	10	4	10[5]	N/A
Minimum Building Separation[1]	N/A	2-stories: 15′ 3-stories: 20′	2-stories: 15′ 3-stories: 20′	2-stories: 15′ 3-stories: 20′ 4-stories: 25′	2-stories: 15′ 3-stories: 20′ 4-stories: 25′[3]	2-stories: 15′ 3-stories: 20′	6′ to 10′ depending on garage placement (side to side only)	2-stories: 15′ 3-stories: 20′ 4-stories: 25′[3]	2-stories: 15′ 3-stories: 20′ 4-stories: 25′[3]

Notes:

[1] Minimum building separation required for front to front, front to side, front to rear, or rear to rear orientations unless otherwise specified.

[2] Build-to line from main street ultimate ROW is 5 feet to 20 feet.

[3] Minimum building separation is 10 feet for side to side buildings.

[4] 10 foot setback required from Leonard, De Wolf, and Gettysburg rights-of-way; porches may be setback 5 feet.

[5] For properties abutting alleyway, minimum rear yard setback is 5 feet.

[6] Lots may require a reciprocal use easement for useable private open space.

Source: Loma Vista Community Centers Master Plan, 2019.

Home Place Master Plan

The Home Place Master Plan covers approximately 310 acres identified as the Gettysburg/Ashlan master plan community in the Loma Vista Specific Plan. The master plan will accommodate a mixture of single-family and multifamily units as well as neighborhood commercial uses and open space amenities integrated with Dog Creek and its tributaries. The annexation of the area was approved by LAFCO on March 8, 2023. As of October 2023, the developer is working on the final map and civil improvement plans for the first Phase of development and submitted an initial draft of the plans in September of 2023. Construction is expected to commence as soon as the improvement plans are approved, which will also allow the final map for the first phase to record. This project is counted in the sites inventory as a pipeline project.

The land use diagram is provided in Figure 6-6 and land use designations are described in Table 6-10. The master plan provides general land use and design direction for all types of proposed development, with more specific development standards identified for single-family residential development based on lot size. Multifamily and commercial uses will be subject to applicable standards identified in the Loma Vista Specific Plan and the Development Code.

Table 6-10 Home Place Master Plan Proposed Land Uses

Proposed Development	*Description*	*Proposed Zoning District / Land Use*	*Residential Density*
1,174 Single-Family Units	A mixture of single-family residential units with varying lot sizes.	Single-Family Planned Residential Development (R-1-PRD) and open spaces/parks	Maximum overall residential density is 4.8 du/acre.
132 Multifamily Units	Comprised of 22 6-Plexes.	High Density Multifamily (R-3)	
Neighborhood Commercial Uses	TBD – Future neighborhood commercial projects will submit proposed designs for review, in compliance with Development Code requirements.	Neighborhood Commercial (C-1)	N/A
Historic Home Place Site	Interactive agricultural museum with orchards and a public gathering site.	Commercial Recreation (C-R)	N/A

Source: City of Clovis Home Place Master Plan Draft, 2022.

Other Area Plans

Heritage Grove Development Co. Specific Plan

Heritage Development Company is preparing a specific plan that encompasses approximately 900 acres of land within the Northwest Urban Center located north of Shepherd Avenue to Behymer Avenue, east of Willow Avenue to Sunnyside Avenue. The proposed land use plan (see Figure 6-7) identifies different planning areas, or sites, ranging from 1.5 to 47.5 acres. The plan designates the area for mixed use, residential, commercial, business campus, public, and park uses. The Heritage Grove Development Co. Specific Plan includes a range of residential uses including Very Low Density Residential (0.6 – 2.0 du/ac), Low Density Residential (2.1 – 4.0 du/ac), Medium Density Residential (4.1 – 7.0 du/ac), and Medium High Density Residential (7.1 – 15.0 du/ac). In addition, the plan provides planning areas designated as Mixed Use Village, which allows residential up to 43 du/ac.

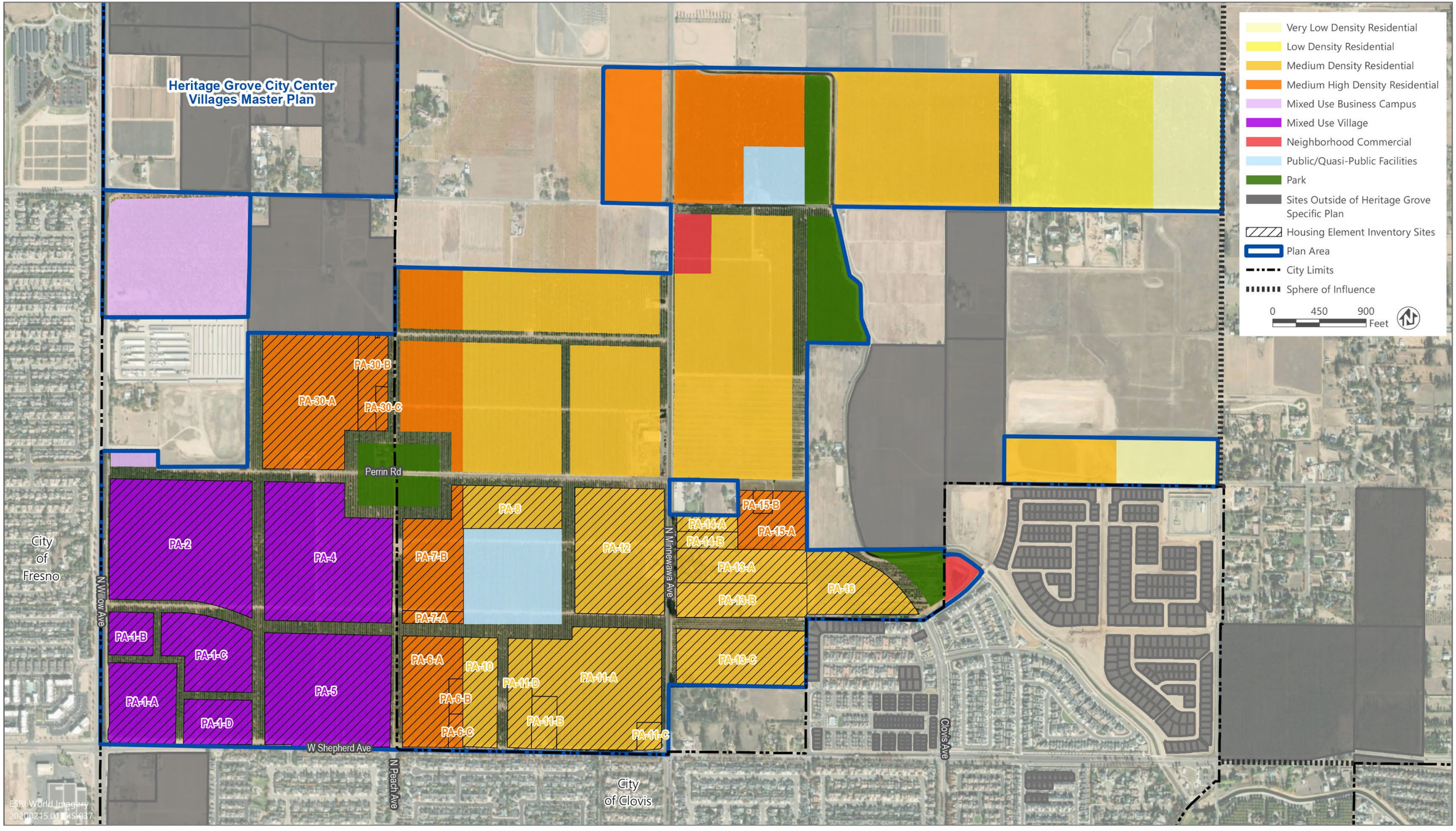
The sites inventory includes the "Urban Center" portion of the Heritage Grove Development Co. Specific Plan that is included in the Willow Corridor RHNA Annexation, which was annexed in 2023, prior to the start of the planning period, and is within the Heritage Grove Development Co. Specific Plan area. In addition, the sites inventory includes Heritage Grove Development Co. – Phase 1 as well as TM6343 – Wilson (Project A-1), both of which are assumed to be annexed early in the planning period and are within the Heritage Grove Development Co. Specific Plan area.

Figure 6-6 Home Place Master Plan Proposed Land Use Plan



Source: City of Clovis Home Place Master Plan Draft, 2022

Figure 6-7 Heritage Grove Specific Plan Proposed Land Use Plan



Source: City of Clovis Heritage Grove Specific Plan Draft, 2021. Ascent 2023.

Heritage Grove City Center Villages Master Plan

The Heritage Grove City Center Villages Master Plan was originally adopted by the City Council on May 20, 2019. The master plan encompasses approximately 210 acres and includes both City Center Village North and South. The plan area is currently outside of city limits and has a previously prepared master plan, is prezoned, and is projecting annexation prior to the start of the sixth cycle planning period (December 31, 2023).

The master plan designates different uses for planning areas as shown in Figure 6-8, and will generally allow for a variety of housing types including small-lot single-family detached homes, medium-density single-family cluster developments, and higher density residential products such as townhomes and apartments. The master plan also establishes development standards specific to each land use designation, which tend to be more flexible relative to standard Development Code requirements by allowing reduced setbacks, smaller minimum lot sizes, and increased maximum building heights.

Conclusion

The City's land use controls provide for a balance of non-residential and residential uses at varying density and intensity to meet the needs of Clovis residents. The City allows for by-right multifamily development in medium to high density zoning districts.

The recent density and height increase in the R-3 zone removed a barrier to multifamily housing in the City. The General Plan focus areas and specific plan areas identify land for higher density residential development and often establish more flexible development standards to encourage development. However, inconsistencies between standards for General Plan designations and Development Code zoning districts create confusion about which development standards apply. The City is conducting an evaluation of its current General Plan which may lead to the initiation of a comprehensive General Plan update within the planning period. The Housing Element includes a program to conduct a comprehensive Development Code update following the completion of the General Plan update. A lack of clarity regarding the wide variety of residential land use types identified in the Development Code (see Table 6-3) may also pose a potential constraint to development. This is analyzed further in the Zoning for Variety of Housing Types section later in this chapter.

Parking Requirements

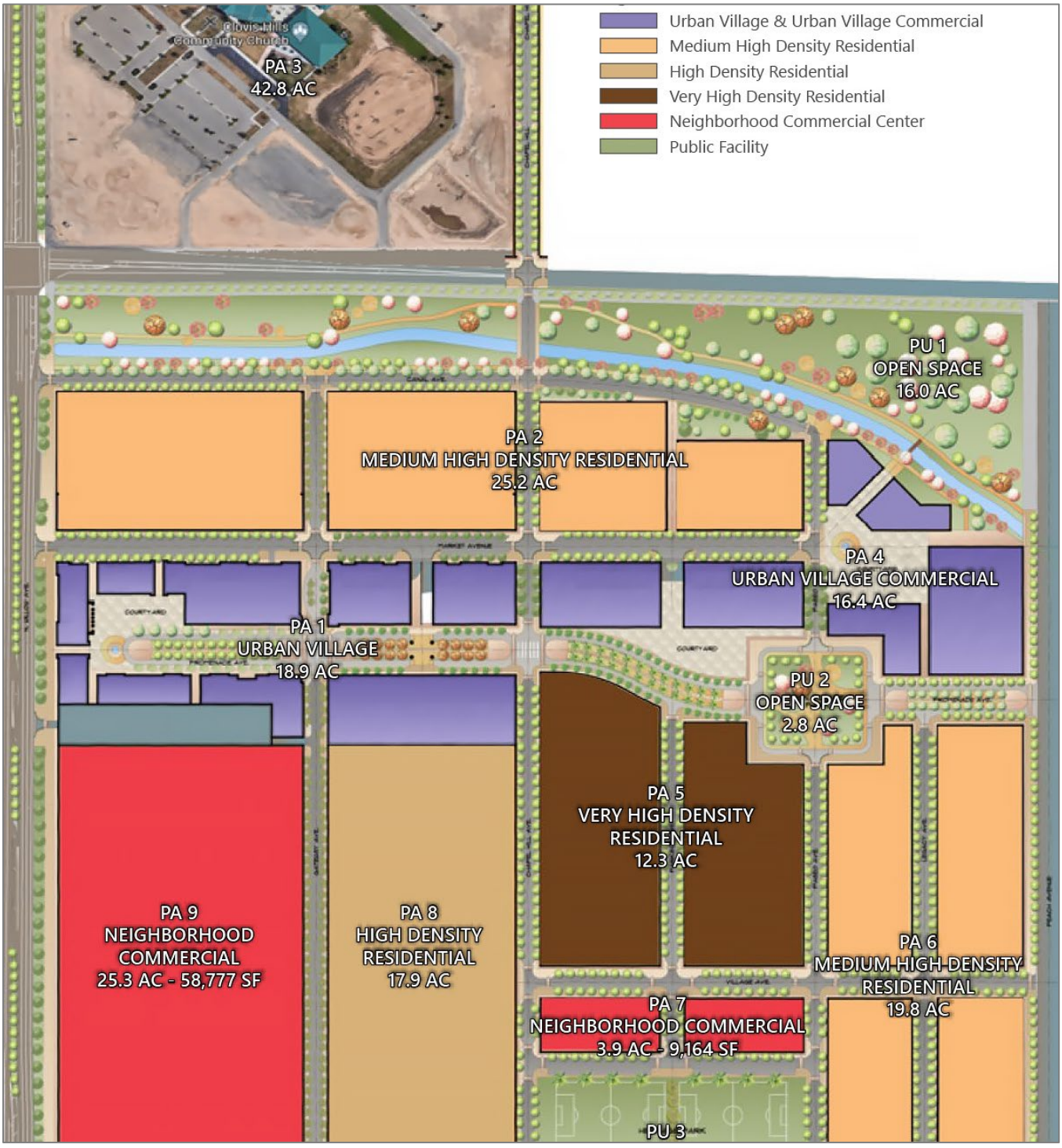
The Development Code outlines citywide parking requirements for residential development as well as specific parking requirements applicable to residential and mixed use development within the Central Clovis Specific Plan and Loma Vista Specific Plan, which contain unique parking standards.

Citywide Parking Requirements

The citywide residential parking requirements vary by housing type and number of bedrooms for multifamily units:

- Single-family dwellings are required to provide a minimum of two covered spaces, not in tandem.
- Accessory dwelling units are required to provide one additional parking space, except as allowed by Government Code Section 65852.2.
- Residential planned unit developments are required to provide two covered spaces per units, as well as one covered or uncovered guest space. Tandem parking cannot be used to satisfy this requirement. Applicants may request to reduce off-street parking as part of the planned development permit if they can demonstrate that the project is still able to meet anticipated parking demand.
- Parking spaces for multifamily developments vary by number of bedrooms. Studio, one-bedroom, and two-bedroom units are required to provide two spaces per unit, and units with three bedrooms or more are required to provide three spaces per unit. At least one space per unit must be covered.
- Condominiums are required to provide two covered spaces and one covered or uncovered guest parking space per unit.

Figure 6-8 Heritage Grove City Center Villages Master Plan Land Use Plan



Source: City of Clovis Heritage Grove City Center Villages Master Plan, 2019.

- Mobile home parks are required to provide one covered space per mobile home, and one guest parking space per 10 mobile homes. Guest parking areas must be located separately from mobile home spaces.
- Parking requirements for mixed use projects are set either through the Conditional Use Permit process, or through adoption of a master plan for areas within the M-U Overlay District.

The Development Code also outlines parking requirements for special housing types, including a variety of senior housing products. Table 6-11 shows the parking requirements for special housing developments.

Table 6-11 Parking for Special Housing Developments

Type of Housing	*Required Parking Spaces*
Domestic violence shelters	Determined through Conditional Use Permit, or by Planning Director
Group quarters (including boarding houses, rooming houses, dormitories and organizational houses)	1 space for each sleeping room
Senior housing projects, semi-independent/dependent units	0.5 spaces per unit (At least half of total spaces must be covered.), plus 1 guest parking space for each 10 units.
Senior housing projects, independent	1.25 spaces per unit, plus 1 space for each employee or as established by Conditional Use Permit.
Assisted living facility	1 space for each 400 square feet of gross floor area, plus 1 space for every 3 employees.

Source: City of Clovis Development Code, 2022.

State density bonus law (Government Code Section 65915) 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. The parking standards are summarized in Table 6-12. When local parking requirements are higher, the statewide parking standards supersede the local requirements. The developer may request these parking standards even if they do not request the density bonus. These numbers are the total number of parking spaces including guest parking and accessible parking. Relative to citywide parking requirements, statewide parking standards offer a reduction in the required amount of parking spaces. The City's density bonus ordinance incorporated these statewide parking standards and allows affordable housing projects to request additional reductions beyond state standards as an incentive. This was implemented for Butterfly Gardens, which provided 0.5 spaces per unit.

Table 6-12 Statewide Parking Standards for Affordable Housing

Number of Bedrooms	*Number of On-Site Parking Spaces*
0 to 1 bedroom	1
2 to 3 bedrooms	1.5
4 or more bedrooms	2.5

Source: California Government Code Section 65915.

Central Clovis Specific Plan Parking Requirements

The citywide parking requirements are applicable to the Central Clovis Specific Plan Area, except for the following:

- No parking is required in the Parking Business Improvement Area in PA-1.
- Only one of the two spaces required for single-family homes must be covered in the Garden Residential planning area (PA-8)
- In the Landmark District (PA-9), off-street parking requirements will be established through a master plan adopted for the area since it is designated as M-U Overlay District; in the interim any proposed uses would be subject to the standards in the development code.

Loma Vista Specific Plan Parking Requirements

The citywide parking requirements are also applicable to the Loma Vista Specific Plan Area, except within master planned community areas, which may establish unique parking requirements, and with the exceptions described for the Loma Vista Community Centers North and South Master Plan.

Loma Vista Community Centers North and South Master Plan Parking Requirements

The parking requirements outlined in the Loma Vista Community Centers North and South Master Plan are consistent with the citywide parking requirements, except for the following:

- In the Main Street Planning Area (PA-1), studio, one-bedroom, and two-bedroom units are required to provide only one covered parking space. Three-bedroom units must provide one covered space and one uncovered space. In the case of a live-work unit, 0.5 additional spaces are required.
- Senior housing projects are to provide one covered space per unit and 0.25 uncovered spaces per unit in independent living developments or 0.50 covered spaces per unit in semi-independent living developments.
- In the High Density Residential Planning Area (PA-7A), single-family homes are required to provide one covered parking space and 0.5 uncovered spaces per home. In the case of a live-work unit, 0.5 additional spaces are required.

Conclusion

In response to a program included in the 2015-2023 Housing Element, the City reviewed its parking requirements and adopted an amendment to the Development Code in 2018 to remove guest parking requirements for multifamily residential. Although this amendment reduced multifamily parking requirements, the existing parking requirements are still high relative to those in other jurisdictions, specifically for studio and one-bedroom units and units with 3 or more bedrooms. During the stakeholder consultations for the Housing Element Update, developers cited the parking requirements for multifamily housing as a barrier to achieving the maximum densities. Further, the requirement of one space per sleeping room for group housing poses an added constraint to developing group housing that is not required of other residential uses in the same zone. The Housing Element includes a program to further review residential parking standards and modify standards to remove any identified barriers, including a commitment to reduce parking required for group homes, as well as studio and one-bedroom multifamily housing units and multifamily housing units with three or more bedrooms.

Site Improvements

The Municipal Code requires housing developers to provide wiring for electrical and telecommunications, including undergrounding of utilities for all residential development. For projects located on public streets, dedication of right-of-way, pavement restoration, and other street improvements are required when necessary to maintain acceptable service to the project site and/or vehicular and pedestrian safety. For multifamily units, developers are also required to provide trash enclosures for solid waste storage and collection.

Chapter 9.110 of the Development Code requires the following site improvements for land subdivision:

- water supply, distribution, and fire protection system;
- sanitary sewage collecting and pumping system;
- storm drainage system;
- City-approved conditions, covenants, and restrictions providing standards for maintenance of private facilities (including private streets and common spaces);
- monuments when required by City Engineer;
- underground public utilities connections;
- access rights for local cable television system infrastructure;

- street alignment plan that shows proposed street network is consistent with minimum width and curve radius requirements shown in Table 6-13
- street lighting, street signs, and street names;
- bicycle/walking paths and hiking/equestrian trails with access to multiple use trails when designated by the General Plan or an applicable Specific Plan; and
- dedication of rights-of-way or granting of easements when necessary for the proper layout and maintenance of facilities.

The Loma Vista Specific Plan and Central Clovis Specific Plan require site improvements consistent with the Municipal Code, with some variation in street width requirements. The Central Clovis Specific Plan also provides specific details on suitable landscaping, lighting fixtures, and other streetscape furnishing by street section.

Table 6-13 City of Clovis Street Standards

Street Type	*Standard Minimum Widths*			*Minimum Curve Radius*
	Overall	*Curb to Curb*	*Median*	
Alley (one-way)	20 ft.	Clear width	None	200 ft.
Alley (two-way)	24 ft.	Clear width	None	200 ft.
Arterial streets	Varies	80 ft.	16 ft.	600 ft.
Collector streets	Varies	64 ft.	None	600 ft.
Cul-de-sac streets	50 ft.	36 ft.	None	200 ft.
Expressways	Varies	86 ft.	16 ft.	600 ft.
Industrial streets	62 ft.	48 ft.	None	200 ft.
Local streets	50 ft.	36 ft.	None	200 ft.
Street intersections	Right angles preferred, not less than 75 degrees.			

Source: City of Clovis Municipal Code, Chapter 9.110.

As shown in Table 6-13, the City mandates a 50-foot right-of-way for local streets. This layout consists of a 36-foot-wide roadway with parking available on both sides with 5-foot sidewalks and 2-foot parkway strips on each side. This specific configuration has proven to be the optimal choice for enhancing the quality of life for Clovis residents. It ensures safe pedestrian walkways on both sides of the street while maintaining ample parking. Crucially, this layout represents the most space-efficient option that aligns with the preferences of Clovis residents while addressing the important need for emergency and public utilities vehicles to navigate through the area unimpeded. The Fire Department has raised concerns about response time delays in neighborhoods with narrower streets that hinder their vehicle maneuverability. Previous experiments with narrower streets than current standard have resulted in reductions in emergency and public utilities vehicle maneuverability.

Conclusion

The City's street width requirements may be higher than other nearby jurisdictions. During stakeholder workshops, local developers indicated that the City's street width requirements exceed those of Fresno County, especially for cul-de-sacs and local streets. As a result, developers have opted to develop private streets in order to maximize buildable area on the project site, resulting in increased project costs. However, the City's local street width standards provide for optimal emergency vehicle access and are considered essential to community safety.

City staff estimates that per-unit costs of required on- and off-site improvements range between $27,000 and $80,000 for single-family developments, having an average cost of around $46,000 per unit. The cost of on- and off-site improvements for a recent multifamily development at 14 units per acre was approximately $32,000 per unit. Site improvement costs comprise a fraction of total development costs and are not considered a significant constraint to housing.

Open Space Requirements

The Development Code requires that all required setback areas visible to the public are landscaped. There are no explicit minimum open space requirements for single-family homes. Projects including two or more units are subject to the City's Multifamily Residential Design Standards, which require a minimum of 260 square feet of private and/or common open space per dwelling unit. Ground-level private open space must be at least 10 feet while balcony space must be at least six feet. Projects with 25 units or more are also required to provide a children's play area that is at least 600 square feet. Multifamily projects may request flexibility from these open space requirements through the site plan review process.

Conclusion

The City's open space requirements are generally consistent with requirements of other jurisdictions. The City has not received any development proposals that request a deviation from open space requirements, suggesting that it is not a constraint on development.

Building Codes and Their Enforcement

The City of Clovis has adopted the current edition of the California Building Standards Code, excluding Chapter 29, "Plumbing Systems," and including Appendix J, "Grading." The City is subject to building energy efficiency standards defined under Title 24, Part 6 of the California Code of Regulations. In addition, the City adopted the current edition of the California Energy Code, California Plumbing Code, and the California Mechanical Code by reference. The City also adopted the current California Fire Code, which incorporates the 2018 International Fire Code by reference.

The City administers a code enforcement program that aims to preserve and maintain the livability and quality of neighborhoods. Code enforcement staff are informed of violations on a complaint basis and investigate violations of property maintenance standards as defined in the Municipal Code as well as other complaints. When violations are identified or cited, staff encourage property owners to seek assistance through the rehabilitation assistance programs offered by the City.

Conclusion

The intent of the codes is to provide structurally sound, safe, and energy-efficient housing. The City is required to adopt California's Building Standards Codes and Title 24, which is necessary for public safety and has not been shown to act as a constraint on housing development.

Processing and Permitting Procedures

Planning is an essential part of the development process. Good planning can mean the difference between an average development and an excellent development that meets the community's expectations. Before development can occur, obtaining certain permits and approvals will be required. However, excessive processing time may act as a constraint on the production of housing because it increases carrying costs to the developer for land and financing.

The City of Clovis places a strong emphasis on customer service and satisfaction. The City's Planning and Development Services Department is organized to include planning, engineering, and building inspection staff as divisions within the same team. This organization allows the department to provide consistent information on all stages of the development process to clients, from initial scoping to final approval. Recognizing the complexity of the development process for property owners and developers, the City of Clovis offers easy-to-read handouts, application forms, and current fee schedules (available in paper or on the website) to help developers and homeowners better understand the local planning and development procedures. Permit applications, fees, forms, and checklists are publicly available on the City's website.

Typical processing and permitting procedures and timelines for residential development are described below. The City complies with the Housing Accountability Act and the Permit Streamlining Act. Although the City's findings are subjective, the City does not deny or reduce density unless it is inconsistent with objective standards. The City meets

timelines in the Housing Accountability Act and Permit Streamlining Act and has taken steps to streamline the development approval process, as described below.

Preliminary Review Process

Clovis encourages prospective developers to submit preliminary plans for a pre-application conference with either staff or the Development Review Committee before formal submittal of any applications. The City provides detailed feedback to inform the developer of any applicable General Plan or specific plan policies that may apply to the development project, specifics on processing procedures, and potential alternatives or modifications that may facilitate the review process. While this information is non-binding, this preliminary review provides valuable information to developers at the early stage of the planning process, which can minimize developer time and money by reducing the application processing time and increasing the likelihood of approval.

Planning Entitlements

The City has several planning permit types and the processing varies based on the level of environmental review required for a proposal. The City encourages concurrent processing of applications and considers all entitlement applications, including the applicable environmental document(s), at public hearings before the Planning Commission and City Council.

For development of multiple residential units on a site, minor projects (projects exempt from CEQA) are reviewed at a staff level. Staff-level review is available for single-family homes. The City has also implemented code amendments to streamline the approval of multifamily housing. Section 9.77.050 of the Development Code specifies that all multifamily projects and the muti-family portion of mixed use projects are processed as "Multifamily Residential Development Review" (MFRDR) applications, which are ministerial, exempt from CEQA, and only appealable by applicants. The site plan review process is used when a project does not comply with the multifamily objective standards. Minor deviations from development standards may also be granted at staff-level, as described below. Accessory dwelling units and Senate Bill (SB) 9 lot splits are also reviewed at a staff level, consistent with state law.

Residential developments that require further environmental review such as a Negative Declaration or Environmental Impact Report (EIR) are generally reviewed at a public hearing by the Planning Commission. Residential proposals that include planned developments and/or a request to amend zoning or General Plan requirements must be reviewed by the City Council. Project applications are reviewed by several divisions and applicants are provided feedback on compliance with City standards and information on requirements in later phases of the project (construction, operation, etc.).

Senate Bill 35 Approvals

SB 35 requires jurisdictions where fewer building permits have been issued than needed to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. In 2022 in Clovis, multifamily projects providing at least 50 percent affordable units that meet all objective standards are eligible for ministerial (i.e., staff-level) approval under SB 35. However, to be eligible projects must also meet several other criteria, including prevailing wage requirements for projects with more than 10 units. In order for applicants to take advantage of SB 35, per Government Code Section 65913.4 (10)(b)(1)(a) *et seq.* they need to submit a Notice of Intent and jurisdictions need to give Native American tribes an opportunity for consultation. In December 2019, the City adopted Multiple Family Residential Design Standards, which establish objective design criteria for reviewing multifamily projects. The City has also developed a streamlined, ministerial review process for eligible housing projects consistent with SB 35.

Senate Bill 330

SB 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. In addition, SB 8, passed in 2021, extended the sunset date of the Housing Crisis Act provisions through January 1, 2030. The bill allows a housing developer to submit a “preliminary application” to a city for a housing development project. Submittal of a preliminary application allows a developer to provide a specific subset of information on the proposed housing development before providing the full amount of information required by the City for a housing development application. Submittal of the preliminary application secures the applicable

development standards and fees adopted at that time, subject to certain exceptions. If the applicant fails to timely submit a regular application within 180 days or does not complete the application within 90 days after being told the application is incomplete, the preliminary application will expire.

The City has developed a preliminary application form consistent with SB 330 that is publicly available online. In addition, the bill limits review of a complete application requiring no legislative approval to no more than 5 total City-held public meetings (e.g., Planning Commission, City Council, or community meeting), again with certain exceptions. The City complies with these requirements.

Site Plan Review for Single-Family Homes

Site plan review is a staff-level approval process completed for subdivision tract maps prior to recordation that considers development standards and applicable design criteria. It is often required for residential subdivisions as a condition of approval to ensure that any improvement plans and construction plans are consistent with the approved subdivision map and Development Code prior to the issuance of any building permits. Applications are evaluated for compliance with the Municipal Code including zoning and development standards, consistency with applicable design guidelines, and consistency with the General Plan and any applicable specific plan.

Multifamily Residential Design Review

The City's Multi-Family Residential Design Review (MFRDR) provides objective standards for streamlined review of multifamily housing developments. MFRDR is limited to the physical aspects of the proposed development and does not grant the City discretion over the use itself. All projects that include two or more attached residential units are subject to design review. Eligible projects are reviewed for consistency with the City's Multiple Family Residential Design Standards, which establish objective and quantifiable standards for reviewing multifamily residential projects. Deviations from the design standards can be considered through the Site Plan Review process. The Director may approve a Design Review request without a public hearing if the proposed development is found to be:

- Allowed within the subject zoning district;
- In compliance with all applicable provisions of the Development Code that are necessary to carry out the purpose and requirements of the subject zoning district, including prescribed development standards and applicable objective multifamily residential development standards;
- In compliance with all other applicable provisions of the Municipal Code; and
- Consistent with all objective policies and standards identified in the General Plan and any applicable specific plan.

Subdivisions

The City requires submission and approval of a tentative parcel or tract map for any development project requiring the creation of new parcels, consistent with the Subdivision Map Act. Tentative parcel maps are required for proposals including the creation of four or fewer parcels. The Planning Director is the review authority for tentative parcel maps, unless the proposal is filed concurrently with an application that is otherwise required to be reviewed at a public hearing or the Planning Director determines the proposal is controversial. Tentative tract maps are required for proposals including the creation of five or more parcels. The Planning Commission is the review authority for tentative tract maps, following a recommendation from the Planning Director. The review authority must make findings in order to approve a tentative map, consistent with Subdivision Map Act Sections 66474 and 66474.6.

A tentative parcel map is not required for eligible housing projects in the RHN overlay if the City Engineer can make a finding that the proposed map is consistent with the Municipal Code, Map Act, and other applicable regulations related to parcel size, zoning, and density.

Parcel maps are required to complete the subdivision review process for land divisions creating four or fewer parcels. Tract maps are required for subdivisions of five or more parcels. Both parcel maps and tract maps must be filed with the City Engineer within the applicable time limits on the tentative map. After determining that the parcel map is technically correct and all conditions of approval are sufficiently met, the City Engineer may approve the parcel map and distribute to the County Recorder for recordation of the map. Tract maps are reviewed by the City Council,

following recommendation from the City Engineer. The City Council must approve the final map if it conforms to all requirements of the Map Act, provisions of the Development Code in place at the time the tentative map was approved, and is in substantial compliance with the approved tentative map.

Lot Line Adjustments and Parcel Mergers

Lot line adjustments between no more than four parcels may also be approved by the Planning Director if the following findings can be made:

- The proposed lot line adjustment is consistent with the General Plan, Development Code, and any applicable specific plan; and
- The proposed lot line adjustment will not adversely affect public health and safety.

Contiguous parcels may be merged in compliance with the Map Act if the Planning Director can make the following findings:

- The parcels to be merged at the time of merger are under common ownership;
- The parcels as merged will not be deprived of legal access as a result of the merger and access to the adjoining parcels will not be restricted by the merger; and
- All current and any delinquent taxes have been paid on all affected parcels.

Use Permits

A use permit is required for uses that have unique characteristics or special form in order to evaluate their effect on the surrounding environment for a particular location. The City identifies two types of use permits; administrative use permits are ministerially approved at a public hearing by the Planning Director, conditional use permits are discretionary entitlements approved at a public hearing by the Planning Commission.

An administrative use permit provides for a ministerial review of a proposed use to analyze compatibility with surrounding area and ensure that any potential detrimental impacts are properly mitigated for in the design, scale, or operating characteristics of the proposal. Proposals are reviewed for compliance with specific standards established for the use. The only residential use types that are subject to an administrative use permit are small domestic violence shelters in residential zones and caretaker housing.

Administrative use permits are approved at a public hearing by the Planning Director, if the Planning Director can make all of the following findings:

- The proposed use is conditionally allowed within, and would not impair the integrity and character of, the subject zoning district and is in compliance with all of the applicable provisions of the Development Code;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses and would not create significant noise, traffic, or other conditions 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;
- The subject parcel is physically suitable in size and shape for the type and density/intensity of use being proposed;
- 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; and
- The proposed project has been reviewed in compliance with the provisions of CEQA and there would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA.

A conditional use permit provides for a discretionary review of conditional uses for which the public benefit must be weighed against potential negative impacts to the surrounding area. Conditional use permits are required for condominium and community apartments, senior assisted living facilities, single room occupancy units, homeless emergency shelters in the R-3 zone, large domestic violence shelters with capacity of 30 persons or more, parolee/probationer homes in the R-3 zone, sober living homes greater than 16 persons, and group living uses with 7 persons or more residents in the R-3 zone. Multifamily residential projects that exceed maximum height standards are also required to obtain a conditional use permit. Conditional use permits may be approved by the Planning Commission following a public hearing, if the Commission finds that the project meets all of the findings listed above.

The City recognizes that these findings are subjective and so the City cannot deny a use permit application for a housing development project, or reduce the project's density, unless the project fails to conform with objective standards or the City can make the "specific health or safety" finding required by the Housing Accountability Act.

Variances and Minor Deviations

Variances provide for deviations from the Development Code to address practical difficulties, unnecessary hardships, or results inconsistent with the general purposes of the zoning district. The Planning Director may approve a minor deviation up to a maximum of 10 percent for the following standards:

- Allowable height of a fence, hedge, or wall;
- Waiver of wall or fence requirements in commercial and industrial zoning districts;
- Waiver of residential district equivalent setback requirements for projects sited in a commercial or industrial zoning district;
- Distance between structures;
- Parcel coverage;
- Parcel dimensions and area;
- Reconstruction or remodeling of a nonconforming structure; and
- Setbacks.

A variance may be approved by the Planning Commission, following a public hearing, and can be requested to adjust any of the requirements within the Development Code, except for land use regulations. A public hearing is not required for a Director approval of a minor deviation. The Planning Director or Planning Commission may approve a variance or a minor deviation, only if the following findings can be made:

- There are special circumstances applicable to the property, including location, shape, size, surroundings, or topography so that the strict application of the Development Code denies the owner the property privileges enjoyed by other property in the vicinity and under an identical zoning district classification;
- Granting the variance or minor deviation:
  - Is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the area and zoning district and unavailable to the property for which the variation or minor deviation is sought;
  - Would not be detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity and zoning district in which the property is located;
  - Does not constitute a special privilege inconsistent with the limitations upon other property in the area and zoning district in which the property is located;
  - Does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and
  - Would not be inconsistent with the General Plan or any applicable specific plan;

- The project has been reviewed in compliance with the provisions of CEQA.

Similar findings are required by state law to grant a variance. The City does not have records of any recent requests for variances and minor deviations for multifamily residential projects.

Planned Development Permits

A planned development permit is a discretionary entitlement that offers a pathway to allow design flexibility for complex development projects that incorporate innovative site planning and enhanced amenities. A planned development permit is required for all development in the R-1-PRD zoning district and may be requested by the applicant for residential, office, commercial/mixed use, and business campus-type developments. A planned development permit may be approved by the City Council and can incorporate modifications to any requirements within the Development Code, except for General Plan density, intensity, or land uses allowed by the base zoning.

Chapter 9.66 outlines minimum development standards for planned residential developments, including:

- Design requirements,
- Equipment and material storage,
- Gates and vehicle access,
- Minimum yard areas,
- Space between structures,
- Undergrounding of utilities, and
- Establishment of an owners' association to maintain common areas and enforce the covenants, conditions, and restrictions.

The City Council may approve a planned development permit, following a public hearing and a recommendation from the Planning Commission, upon finding that:

- The planned development would:
  - Be allowed within the subject base zoning district;
  - Be consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable specific plan;
  - Be generally in compliance with all applicable provisions of this Development Code relating to both on- and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose, intent, and requirements of the Development Code and the subject base zoning district, including prescribed development standards and applicable design guidelines; and
  - Ensure compatibility of property uses within the zoning district and general neighborhood of the proposed development.
- The proposed project would produce a comprehensive development of superior quality (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, incorporation of a program of enhanced amenities) than what might otherwise occur from more traditional development applications;
- Proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare;

- Proper on-site traffic circulation and control is designed into the development to ensure protection for the fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in the Development Code;
- The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development; and
- The design, location, operating characteristics, and size of the proposed development would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection.

Processing Timelines

Table 6-14 shows the approval body and typical processing times for the City's permitting and processing procedures. These timelines are consistent with the Permit Streamlining Act and are not considered a constraint on housing development.

Table 6-14 Local Development Processing Times

Item	*Approximate Length of Time to Public Hearing*
Conditional Use Permit	9 to 15 Weeks to Commission 13 to 19 Weeks to Council
Site Plan Review	8 Weeks (does not require public hearing)
Tentative Parcel Map	8 Weeks
Tentative Tract Map	9 to 16 Weeks
Variance	9 to 16 Weeks
Zoning Amendments or Zone Change	13 to 20 Weeks
Environmental Document (Not including EIRs)	10 to 20 Weeks
General Plan Amendment	13 to 22 Weeks

Source: City of Clovis, 2022.

Typical Single-Family and Multifamily Development Processing and Procedures

Processing procedures vary by the residential use and the size of the proposed development. Single-family homes are permitted by right in the A, R-R, R-A, R-1, and R-1-MD, and R-2 zoning districts. Deviations to the Development Code must be reviewed as part of a variance, minor deviation, or use permit subject to discretionary review.

Multifamily developments in the R-2, R-3, and R-4 zoning district may also be processed through a MFRDR at the staff level, if the development is consistent with development standards and land use requirements. Minor deviations from certain development standards can be approved by the Planning Director or Planning Commission, following a public hearing.

Typical processing procedures and time by project are shown in Table 6-15.

Table 6-15 Typical Processing Procedures by Project Type

Development Type	*Typical Approval Requirement*	*Approving Authority*	*Total Typical Processing Time*
Accessory Dwelling Unit	Building Permit	Building Department	30 Business Days
Single-Family Unit	Building Permit	Building Department	30 Business Days
Multifamily	Multifamily Residential Design Review	Director	6 Weeks
Residential subdivision	Tentative Tract Map	Planning Commission	9 to 15 Weeks
Planned Residential Development	Planned Development Permit	City Council	13 to 19 Weeks

Source: City of Clovis, 2022

Conclusion

The City's review processes allow for efficient review of ministerial and discretionary requests for single-family and multifamily residential projects. Processing procedures are consistent with state law and do not pose a constraint to housing development. The City has implemented amendments to the development code to streamline the approval of multifamily residential developments, providing ministerial approval of any multifamily development that is consistent with objective standards. Ministerial approval of multifamily development applications is now completed by staff in about six weeks.

Fees and Exactions

The City of Clovis collects various fees from developments to cover the cost of processing permits. The current (2022) planning application fees are publicly available on the City's website. Table 6-16 summarizes the building permit fees and Table 6-17 summarizes the planning fees applicable to housing construction.

Table 6-16 Building Permit Fees, 2022

Permit Type	*Fee*
Building Permit Fee	
Residential, one- and two-family	$122 - $156
Residential, multiple family	$113 - $167 per square foot
Electrical Fees	
Permit Issuance	$38
Plan Check	25% of electrical fee permit
Mechanical Fees	
Permit Issuance	$38
Residential Fee (0-750 sf)	$28.50
Residential Fee (751-1500 sf)	$38
Residential Fee (1501-2500 sf)	$57
Residential Fee (2501-3600 sf)	$76
Residential Fee (3600+ sf)	$95
Manufactured Home	$47.50
Plumbing Fees	
Supplement Permit Issuance	$19
Plan Check	25% of plumbing fee permit
Single-Family Residential (one bath)	$95
Single-Family Residential (extra bath)	$38

Table 6-17 Planning Permit Application Fees	
Permit Type	*Fee*
Site Plan Review	
Site Plan Review – Single-Family Residential Amendments	$875
Site Plan Review – Single-Family Residential Subdivision	$4,600 + $60/building permit
Site Plan Review – 1-4 Multifamily Residential Units	$4,125 + $55/unit
Site Plan Review – 5+ Multifamily Residential Units	$5,725 +$55/unit
Site Plan Review – Multifamily Residential (requiring Planning Commission hearing)	$9,675 + $55/unit
Site Plan Review Amendment	½ Established Fee
Site Plan Review Exterior Amendment/Amendments to Conditions	$1,350
Multifamily Design Review	
Design Review – 1-4 units	$4,125 + $55/unit
Design Review – 5+ units	$5,725 + $55/unit
Design Review Amendment	½ Established Fee
Subdivisions	
Lot Line Adjustment – Minor (involving one lot line)	$1,100
Lot Line Adjustment – Major (involving multiple lot lines)	$1,550
Tentative Parcel Map	$6,850
Final Parcel Map	$2,150 $55/lot or unit
Tentative Tract Map, Planning Commission hearing	$11,075 + $55/lot or unit
Tentative Tract Map, Planning Commission & City Council hearings	$13,475 + $55/lot or unit
Final Tract Map	$3,100 + $30/lot or unit
Tentative Tract Map – Amendment/Amendment to Conditions	½ Base Fee
Refilling of an Expired Tentative Tract Map	½ Established Fee
Use Permits	
Administrative Use Permits	$1,650
Conditional Use Permit	$7,675
Conditional Permit, City Council hearing	$9,375
Planning Development Permit	$10,125 + $35/lot or unit
Conditional Use Permit Amendment	$5,925
Conditional Use Permit Extension	$2,500
Variance	
Minor Deviation	$825
Variance – Single-Family Residential	$4,950
All Other Variances	$7,550
Zoning	
Staff Research & Document Preparation (Deferment Agreements, Zoning Confirmations, etc.)	$119/hr (1 hr. min)
Determination of Use	$4,525
Rezone/Prezone	$13,050 + $55/acre
Mixed Use Zone	$14,800 + $55/acre

Table 6-17 Planning Permit Application Fees	
Permit Type	*Fee*
Master Plan Community Overlay District	$17,900 + $55/acre
Master Plan Community Overlay District Amendments – Minor Amendment	$1,350
Master Plan Community Overlay District Amendments – Major Amendment	½ Base Fee
Appeals	
Appeal to Planning Commission	$3,075
Appeal to City Council	$1,625
Environmental Review	
EIR or EA by consultant hired by the City	Cost + 15% ($10,000 initial deposit)
Categorical Exemption	$1,075
Negative Declaration	$4,075
Mitigated Negative Declaration	$5,000
NEPA compliance	Actual Cost

Note: Fees are typically updated annually.

Source: City of Clovis, 2022.

The financing of public facilities and services for new development is funded in part by exactions and fees levied against development projects in proportion to the anticipated fiscal impacts on the jurisdiction. Although these fees are necessary to cover costs, they can also have substantial financial impact on the development of housing, particularly affordable housing.

In 2022, the City approved rate increases for development impact fees by approximately 15 percent. The fee increases were evaluated based on the Construction Cost Index developed by the California Department of General Services, Real Estate Division, which reflects trends in statewide construction costs.

The City's development impact fees are listed in Table 6-18 below and are publicly available on the City's website.

Table 6-18 Development Impact Fees, 2022	
Type	*Fee*
Impact Fees	
Clovis Unified School District Fee	$5.36 per square foot
Park Acquisition and Development Fee	$5,354 per unit
Community Sanitation Impact Fee Single-family lot Multifamily/non-residential	Per Unit $481 $396
Library Facilities Impact Fee Single-family lot Multifamily, assisted living/group homes	Per Unit $760 $621
Loma Vista Specific Plan Impact Fees: Neighborhood Park Deposit Community Centers Master Plan Zone District Program Fee	 $5,395 per unit $1,591 per net acre
Growth Area Impact Fees	
Fire Department Fee	$2,347 per unit

Table 6-18 Development Impact Fees, 2022	
Type	*Fee*
Police Department Fee	$1,134 per unit
Infrastructure Fees	
Water Major Facilities • Low density single-family (less than 4.5 units per unit) • Low/medium density single-family (7.1-7.5 units per acre) • Low/medium density multifamily (14.6-15 units per acre) • Medium density multifamily (19.6 to 20 units per acre)	Per Unit $8,580 $5,445 $4,058 $3,518
Water oversize	$1,682 per gross acre
Water front frontage	$27.40 per linear foot
Non-potable water system	$2,454 per gross acre
Water Meters ¾" 1" 1 ½" 2" 3" 4" 6"	Each $341 $424 $1,227 $1,391 $1,919 $2,993 $5,220
Water Supply (Inside Fresno Irrigation District): • Low density residential (2.1-4.0 units per acre) • Medium high density residential (7.1-15.0 units per acre) • High density residential (15.1-25.0 units per acre) • Very high density residential (25.1-43.0 units per acre) Water Supply (Outside Fresno Irrigation District) • Low density residential (2.1-4.0 units per acre) • Medium high density residential (7.1-15.0 units per acre) • High density residential (15.1-25.0 units per acre) • Very high density residential (25.1-43.0 units per acre)	Per Gross Acre $9,100 $13,540 $21,310 $35,740 $13,880 $18,320 $26,090 $40,520
Sewer Major Facilities • Single-family residential • Multifamily residential	Per Unit $9,325 $7,554
Sewer oversize	$1,190 per gross acre
Sewer front frontage	$22.64 per linear foot
Sewer house branch connection 4" lateral 6" lateral	Per Linear Foot $136 $138
Utility Undergrounding (See Figure 6-9 for Area Map) Area 1 Area 2 Area 3 Area 4 Area 5 Administrative Fee (All Areas)	Per Gross Acre $8,692 $0 $8,268 $7,960 $0 +1.5% total fee
Street Fees[1,2] (See Figure 6-9 for Area Map)	

Table 6-18 Development Impact Fees, 2022	
Type	*Fee*
Area 1: Low/medium density single-family residential (2.1-7 units per acre) Multifamily residential (7.1-43 units per acre)	Per Unit $9,281 $5,563
Area 2: Low/medium density single-family residential (2.1-7 units per acre) Multifamily residential (7.1-43 units per acre)	Per Unit $592 $351
Area 3: Low/medium density single-family residential (2.1-7 units per acre) Multifamily residential (7.1-43 units per acre)	Per Unit $189 $110
Area 4: Low/medium density single-family residential (2.1-7 units per acre) Multifamily residential (7.1-43 units per acre)	Per Unit $9,374 $5,619
Area 5: Low density single-family residential (2.1-4 units per acre) Medium density single-family residential (4.1-7 units per acre) Multifamily residential (7.1-43 units per acre)	Per Unit $4,894 $4,890 $2,932

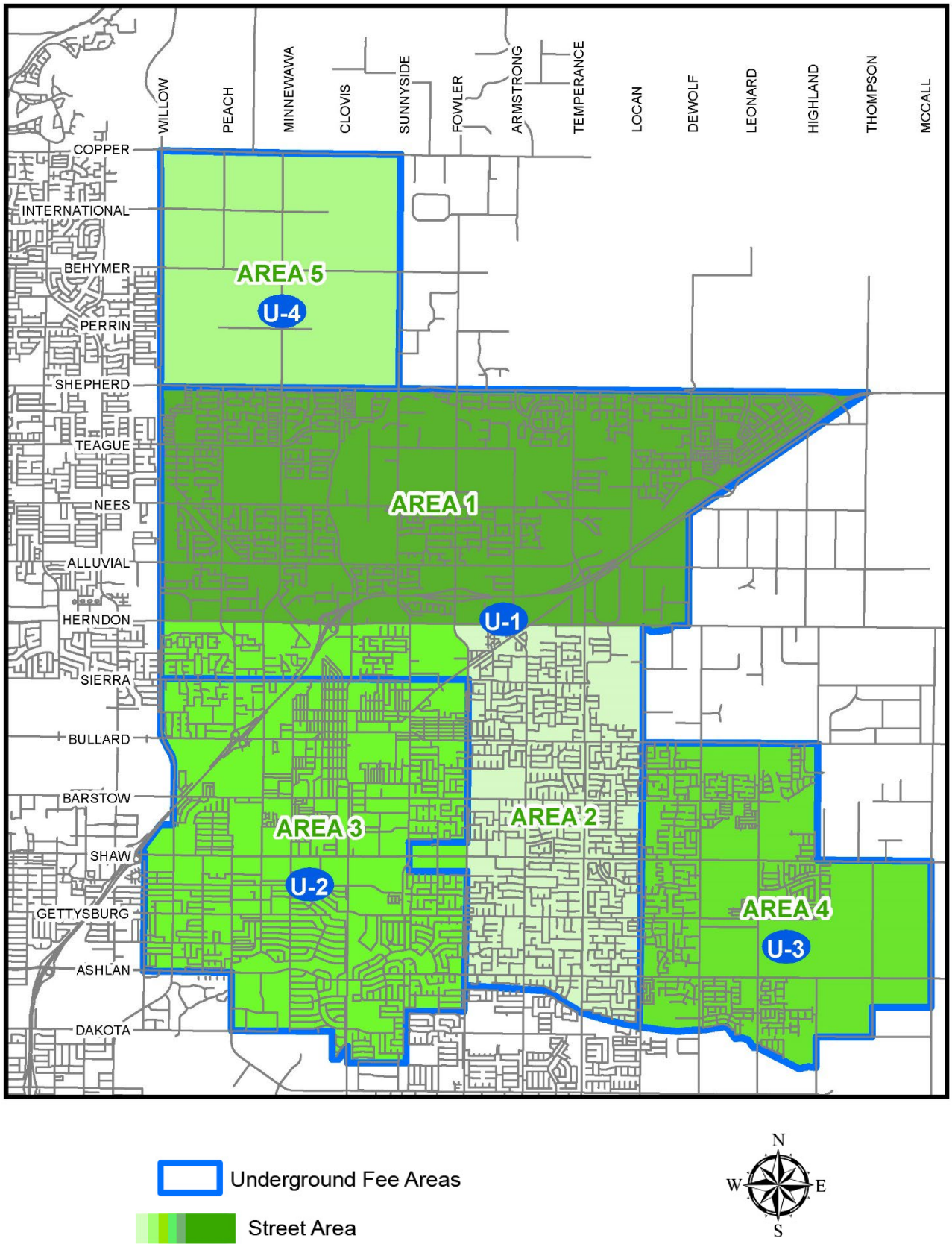
Note: Fees are typically updated annually

[1] Street fees are collected for each of the following circulation features as applicable in street area: outside travel lane, center travel lane, traffic signals, bridges, and quadrant intersections.

[2] Administrative surcharge for street fees is 1.5% total street fee.

Source: City of Clovis, 2022.

Figure 6-9 City of Clovis Street and Undergrounding Area Boundaries



Source: City of Clovis, Master Development Fee Schedule, 2022-2023.

Fees Required for Typical Residential Developments

Table 6-19 shows the assessed fees for two examples of typical residential developments, including an 18-lot single-family subdivision and a 216-unit multifamily housing development. Fees for the 18-lot single-family subdivision total $901,237 ($50,069 per unit); fees for the 216-unit multifamily development total $4,290,318 ($19,863 per unit). Fees collected for parks, sewer, water, and street improvements were among the most significant charges assessed for both sample projects. In comparison to average total development costs, these fees make up less than 10 percent of total development costs for a typical single-family home or multifamily development.

School district impact fees are paid directly to Clovis Unified School District (CUSD) and are not included in the sample project development impact fees shown in the Table 6-18. CUSD's 2022 Residential Type 2 Developer Fee is assessed at $5.36 per square foot of building area (see Table 6-17). School fees for a 2,000 square foot single-family home would be $10,720 and fees for a multifamily development with 850 square foot average units would be $4,556 per unit.

Table 6-19 Fees for Sample Residential Developments

Fee Type	*Sample 18-lot Single-Family Subdivision*[1]	*Sample 216-unit Multifamily Project*[2]
Development Impact Fees	**$892,457.47**	**$4,278,508.13**
Parks	$85,788.00	$433,706.00
Community Sanitation	$7,722.00	$52,272.00
Library Facilities	$11,376.00	$47,047.00
Loma Vista Specific Plan – Neighborhood Park Deposit	$90,342.00	$1,084,104.00
Fire Department	$28,224.00	$338,688.00
Police Department	$13,662.00	$69,069.00
Water	$173,074.99	$1,010,997.29
Non-Potable Water System	$8,386.62	$34,144.00
Sewer	$162,631.15	$604,926.47
Streets	$180,054.91	$384,985.44
Utility Undergrounding	$32,019.30	$130,358.48
Storm Drain	$50,977.00	N/A
Miscellaneous[3]	$48,199.50	$88,210.45
Planning Entitlement Fees[4]	$8,780.00	$11,810.00
Total Project Fees	**$901,237.47**	**$4,290,318.13**
Total Fees (per unit)	**$50,068.75**	**$19,862.58**

Source: City of Clovis, 2023.

[1] Fees are based on a sample 18-lot single-family subdivision that were assessed development impact fees in 2021. The project is located on a 3.9-acre site within Street Area 4 and Underground Utility Area 3.

[2] Fees are based on a sample 216-unit multifamily housing development that were assessed development impact fees in 2021. The project is located on a 16-acre site within Street Area 4 and Underground Utility Area 3.

[3] Miscellaneous fees include administrative charges, final map review, encroachment and inspection fees, and utility tie-in as applicable.

[4] Planning entitlement fees include fees for project-specific entitlements, as well as the cost of environmental assessments.

Conclusion

Development impact fees for multifamily housing in Clovis are relatively low in comparison to most other regions of California and overall are comparable to multifamily housing fees in the City of Fresno, but fees for single-family development are significantly higher in Clovis than in Fresno. In particular, Clovis charges higher development fees for street, water, and sewer infrastructure, resulting in increased costs per unit for single-family subdivisions. Other fees are either lower or similar to those charged in Fresno. Feedback from local developers during stakeholder workshops corroborates that the City's impact fees are higher than those of surrounding jurisdictions.

The City conducts an annual assessment of its Development Impact Fees (DIFs) to determine whether it is more suitable to pursue a comprehensive update or to maintain the current approach (CCI). These fees are designed in accordance with the Mitigation Fee Act, ensuring that each fee is directly linked to the facilities financed by it and the specific land use to which it applies. To keep in step with fluctuations in construction costs and guarantee adequate funding for the infrastructure needed to accommodate growth, regular yearly reviews, assessments, and adjustments to the City's DIFs are essential. During the two most recent updates to the DIFs, the City Council chose to lessen the water fees and instead implement adjustments lower than the cost evaluation suggested. These actions effectively lowered the total DIF obligation of every land use type below their estimated share.

Although some development fees in Clovis are high for the region, single-family development in Clovis has continued at a rapid pace over the last several decades, particularly in the City's new growth areas where there are more substantial infrastructure improvements needed. The City's fee program covers a substantial amount of public amenities, which may not be similarly funded in other jurisdictions such as sidewalks, landscaping, and public park and trail maintenance. Overall, development fees comprise less than 10 percent of total development costs and are not considered a constraint to housing construction in Clovis. The fees are a reflection of the cost of greenfield development. However, despite relatively low fees on multifamily housing compared to most other parts of the state, fees can still be a barrier to the financial feasibility of affordable housing developments. As such, the Housing Element includes a program to continue to implement the Affordable Housing Fee Reduction Program as well as expand the fee deferral program for affordable housing.

Density Bonus

A density bonus is the allocation of development rights that allows a parcel to accommodate additional residential units beyond the maximum for which the parcel is zoned. State Density Bonus Law (Government Code Sections 65915 – 65918) provides density bonuses to residential projects on a sliding scale that varies based on the type of housing and the percentage of affordable units. The maximum density bonus is 50 percent for a mixed-income development and 80 percent for projects that are 100 percent affordable. Density bonus law also provides 100 percent affordable projects within one-half mile of a major transit stop with unlimited density; however, there are no transit stops within Clovis that currently (2022) meet this standard. In addition, State density bonus law provides eligible projects up to three incentives/concessions on a sliding scale based on the percentage of affordable units provided. Projects that provide 100 percent affordable units are eligible for up to four incentives/concessions. The City is required to grant the concession or incentive proposed by the developer unless it finds that the proposed concession or incentive does not result in identifiable and actual cost reductions, would cause a public health or safety problem, would cause an environmental problem, would harm historical property, or would be contrary to law. The local jurisdiction has the burden of proof in the event it declines to grant a requested incentive or concession. Any project eligible for a density bonus may request waivers for any development standards that would have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives allowed under the Density Bonus provisions. Chapter 9.26 of the Municipal Code contains the City's density bonus regulations. It was most recently updated in December 2021 and is currently (2022) consistent with State law.

Conclusion

The City complies with State density bonus law, and its processing procedures are consolidated with other discretionary approvals and not a constraint on housing development. There have been three affordable housing projects that have utilized the density bonus; however, two of the projects have not yet been successful in obtaining

funding. Only one development in Clovis, Butterfly Gardens, has utilized the density bonus and has been constructed. Because State density bonus law is frequently updated by the Legislature, the Housing Element includes a program to annually monitor Legislative changes to State Density Bonus and update the City's ordinance as needed to maintain compliance with State law.

Locally Adopted Ordinances

The City of Clovis does not have an adopted inclusionary housing ordinance. Short-term rental units are regulated by adopted ordinance.

Short-Term Rentals

Short-term rentals are regulated by Chapter 9.58 of the Development Code. Hosted short-term rentals are allowed in any residential zoning district, subject to operational requirements, with approval of a home occupation permit by the Planning Director and issuance of a business license. Only one unit within a multifamily development of two units or more may be used as a short-term rental. Accessory dwelling units and junior accessory dwelling units may be used as short-term rentals, subject to the operational requirements that apply to all short-term rental units.

Conclusion

The City's locally adopted ordinances do not pose a constraint to development. Short-term rental operational restrictions are intended to minimize adverse impacts to neighboring residents and do not significantly limit the ability to develop short term rental units.

Zoning for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes multifamily rental housing, factory-built housing, mobile homes, farmworker housing, single-room occupancy housing, emergency shelters, accessory dwelling units, low barrier navigation centers, and supportive and transitional housing.

Multifamily Rental Housing

The City's Development Code allows development of multifamily housing developments in the R-2, R-3, and R-4 zoning districts as shown in Table 6-3 (Land Use Types). Multifamily housing is also permitted in the Mixed Use designation, Central Clovis Specific Plan, and Loma Vista Specific Plan, as well as several focus areas as described in Table 6-2 (Focus Areas). Multifamily housing is generally permitted by-right, except for community apartments and condominiums which require a conditional use permit in the R-2, R-3, and R-4 zones. Thus, the Development Code favors multifamily rental housing where multifamily residential uses are permitted.

Accessory Dwelling Units

Accessory dwelling units (ADUs) (often referred to as "granny units") allow more efficient use of land and infrastructure in single-family neighborhoods and provide the opportunity for the development of small housing units designed to meet the needs of individuals or families, who may be rental tenants or extended family members, and who would otherwise not typically afford single-family housing costs.

To encourage establishment of ADUs on existing developed lots, Clovis has adopted an ADU ordinance consistent with state law that provides for ministerial review of ADUs that meet the standards in the ordinance.

Section 9.40.020 of the Development Code contains the regulations for ADUs and junior accessory dwelling units (JADUs). ADUs and JADUs are allowed in all residential zoning districts and mixed use zones where residential uses are permitted. ADUs are allowed on single-family and multifamily lots with a proposed or existing dwelling. JADUs are allowed only on lots zoned for single-family residential use, and which are contained within a proposed or existing single-family dwelling. The City updated its ADU ordinance in 2021 and permits up to one ADU and one JADU (JADU) per single-family residential lot, up to two detached ADUs on lots with existing multifamily residential

development or up to 25 percent of the existing multifamily units in areas not used as livable space. Consistent with State law, the City provides a streamlined ministerial approval process for ADUs if the following criteria are met.

- Total floor area of detached ADUs may be 1,200 square feet or less. Total floor area of attached ADUs may be 50 percent or less of the area of the existing primary dwelling or 1,200 square feet, whichever is greater. JADUs may not be more than 500 square feet.
- A four-foot setback must be provided from the side and rear lot lines, unless the ADU is constructed within an existing primary dwelling or permitted accessory structure, or in the same location and to the same dimensions as an existing permitted accessory structure.
- ADUs and JADUs shall not exceed a single story and 16 feet in height, unless constructed above an attached or detached garage, in which case the ADU/JADU shall not exceed the height limit of the applicable zoning district.
- ADUs and JADUs must be architecturally compatible with the primary dwelling, having similar materials, colors, and style of construction. The design and size of ADUs and JADUs shall conform to all applicable standards of the building, health, and other codes adopted by the City.
- Attached ADUs and JADUs shall be compatible and made structurally a part of the primary dwelling (e.g., share a common wall with the primary dwelling, rely partially on the primary dwelling for structural support, or be attached to the primary dwelling).
- Adequate provisions shall be made for the water and sewer service and drainage generated by the occupancy of the ADU as determined by the City Engineer. The ADU/JADU can either have shared or separate services for electric, gas, sewer, and water. Approval by the local health officer is required where a private water well and/or private sewage disposal system is being used, and the applicant must demonstrate that there is sufficient capacity on any private water well and/or private sewage disposal system to adequately serve proposed ADUs/JADUs. New private water wells, new private sewage disposal systems, or expansion of existing private water wells and/or private sewage disposal systems shall not be allowed in order to accommodate ADUs/JADUs.
- There shall be at least one parking space per ADU, except as provided in state law (i.e., Government Code 65852.2). Additional parking is not required for JADUs.
- The floor area of the ADU together with the floor area of the primary dwelling unit shall not cause the parcel coverage for the subject site to exceed the maximum allowable lot coverage for the applicable zoning district.
- Fire sprinklers are required for ADUs/JADUs if fire sprinklers are required for the primary residence.

In addition, all other zoning requirements must be met, including, but not limited to, maximum lot coverage, floor area ratio, parking, landscaping, and architectural review, as long as those requirements permit construction of an accessory dwelling unit that is at least 800 square feet gross floor area in size, at least 16 feet in height, with at least four-foot side and rear setbacks, and which complies with all Fire and Building Code requirements and applicable standards of the Development Code necessary to protect the public health and safety.

For ADUs that do not meet the above criteria, an administrative use permit is required. An administrative use permit may be approved as a discretionary action by the Planning Director. The Planning Director may impose specific development standards and/or conditions of approval relating to site improvements that are necessary to accommodate property development, mitigate negative impacts resulting from the project, or carry out the purpose and requirements of the subject zoning district.

Consistent with state law, no impact fees are required of ADUs less than 750 square feet in size. Owner-occupancy is not required for ADUs. Owner-occupancy is required for a single-family residence with a JADU. The owner may reside in either the single-family residence or the newly created JADU. Owner-occupancy is not required if the owner is a governmental agency, land trust, or housing organization.

Cottage Homes

The City identifies cottage homes as a sub-type of ADUs specifically allowed on R-1 zoned lots with rear access to an alley. The City permits cottage homes through the Cottage Home Program, which provides three plan sets for cottage homes smaller than 500 square feet free of charge on their website: https://cityofclovis.com/planning-and-development/planning/cottage-home-program. These plans are eligible for streamlined review at a staff-level, with permits issued approximately 10 to 15 days after submittal. Cottage homes must be developed according to the following criteria:

- The cottage home unit shall have access through an alleyway.
- Only one cottage home unit shall be created on a single-family parcel.
- The cottage home shall be built using plans provided by the City.
- One off-street (covered or uncovered) parking space shall be provided for the cottage home unit with the dimensions of 10 by 20 feet, except where exempted by State law.
- Adequate provisions shall be made for the water and sewer service and drainage generated by the occupancy of the cottage home unit as determined by the City Engineer. The cottage home can have either shared or separate services for electric, gas, sewer, and water.
- Single-family lots with an alley-facing detached unit shall receive the same address as the main house with a letter "B" as the address unit portion of the unique address designator.

Several lots in the "Old Town" or Central Clovis area have alley access. As such, the Cottage Home Program supports infill residential development in existing single-family neighborhoods in the city center, near services and employment opportunities. Following the launch of the Cottage Home Program, 24 cottage homes have been built and there are issued permits for 9 new units.

The City's ADU standards are consistent with State law and do not serve as a constraint to development. The City has seen an increase in recent ADU production. Since 2019, the City has issued an average of 18 ADU permits annually.

There is a minor discrepancy in the permitted use table, shown earlier in Table 6-3. While Development Code section 9.40.020 states that ADUs are permitted in all residential and mixed use zones, the use table in section 9.10.020 (shown earlier in Table 6-3) does not show that ADUs are permitted in all residential zones. A footnote to the table in section 9.10.020 states that if there is a conflict between the use table and any written description setting forth allowable uses and permit requirements elsewhere in the Development Code, the written description shall supersede. While this discrepancy does not create a constraint on ADUs, it could be cleaned up to provide clarity. The Housing Element includes a program to address this discrepancy.

Senate Bill 9 Duplex and Lot-Splits

SB 9, signed into law in 2021, requires ministerial approval of a housing development with no more than two primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. This bill facilitates the creation of up to four housing units on a lot typically used for one single-family home.

As of August 2022, the City has received and approved one application for SB 9 approval, resulting in the construction of 4 single-family units on what was previously a 6,900 square foot lot with one home. The City has not yet established SB 9 processing procedures. This Housing Element includes a program to establish permit processing procedures in compliance with SB 9.

Manufactured Housing/Mobile Homes

Section 65852.3 of the California Government Code requires jurisdictions to administratively allow manufactured homes on lots zoned for single-family dwellings if they meet certain standards. Consistent with this requirement, Clovis permits manufactured homes on a permanent foundation for use as a single-family dwelling in all residential zoning districts.

Mobile homes are an important source of affordable housing in Clovis. There are six mobile home parks located in Clovis, and a total of 984 mobile home units. The City has established two designated mobile home park zoning districts. The R-1-MH district provides for mobile homes in a single-family planned unit development with individually owned lots. The MHP district provides for mobile homes within a multifamily development and allows a density between 7.1 and 15 dwelling units per acre. The City's mobile home park zoning districts prevent the conversion of mobile home parks by requiring a zone map amendment for any proposed conversion to non-mobile home/modular home uses. All but one of the mobile home parks in the City (Arabian Villa) is zoned MHP. The Housing Element includes a program to rezone the remaining mobile home park to MHP to support the preservation of all mobile home parks in the City of Clovis.

Chapter 5.13 of the Municipal Code outlines the City's Mobile Home Rent Review and Stabilization ordinance which is intended to protect mobile home park residents from unreasonable rent increases, while recognizing the need for park owners to periodically adjust rents to cover operational costs and maintain a fair return on their investment. The ordinance limits rent increases to an annual basis and requires park owners provide advanced notice and justification for proposed rent increases. Rent increases must be tied to proportional increases in the Consumer Price Index, or may be subject to review at a public hearing. Park residents may request a rent review hearing by submitting a petition signed by at least half of the park's residents and a cash deposit cover half the cost of the hearing to the City Manager. The hearing officer, selected by the City Manager in consultation with the park owner and home owners, determines whether or not the proposed rent increase is reasonable based on costs of necessary capital improvements/replacements or maintaining park services.

Farmworker and Employee Housing

According to the 2016-2020 American Community Survey of the Census Bureau, 646 Clovis residents were employed in agriculture, forestry, fishing and hunting, and mining occupations, representing about 0.5 percent of the City's population. It is unknown if most of these residents were employed as farmworkers. According to the US Department of Agriculture (USDA) Census of Farmworkers, the number of permanent farmworkers in Fresno County in 2017 was 37,819 and the number of seasonal farmworkers in 2017 was 20,943.

Under California Health and Safety Code 17021.5 (Employee Housing Act), farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. In compliance with State law, the City permits agricultural uses and farmworker housing up to 12 units or 36 beds in the Agricultural (A), Rural Residential (R-R), and Very Low Density Single-Family Residential (R-A) districts.

The California Health and Safety Code Section 17021.5(b) requires that employee housing providing accommodations for six or fewer are treated the same as any other single-family home. Consistent with State law, the City permits employee housing for 6 or fewer occupants in all zoning districts that allow single-family homes.

Single Room Occupancy Units

Single room occupancy (SRO) residences are small, one room units (generally 100-250 square feet) occupied by a single individual and may either have shared or private kitchen and bathroom facilities. SROs can provide an entry point into the housing market for extremely low-income individuals, formerly homeless, and disabled persons.

The City conditionally permits SROs with a use permit in the R-4 zoning district. While the City doesn't establish any use-specific development standards or approval criteria, SROs are subject to development standards applying to multifamily housing projects and standard findings for approval identified in the Development Code for conditional use permits. The requirement for a conditional use permit is a potential constraint to the development of SROs and an implementation program is included in the Housing Element to allow SROs in the R-4 zoning district as a permitted use. As described in Chapter 5, there is approximately 45.7 acres of land available for housing development across seven sites in the R-4 zoning district, which will provide opportunities for new SRO development in Clovis. However, the application of multifamily development standards may pose a constraint to the development of SRO housing projects, which tend to provide smaller units and have a lower parking need. A program is included in the Housing Element to adopt development standards specific to SRO housing, including density equivalencies and realistic parking requirements, to make SROs more feasible.

Transitional and Supportive Housing

Transitional housing is temporary housing (generally six months to two years) to help an individual or family experiencing homelessness to transition to permanent housing. Residents are usually provided with one-on-one case management, education and training, employment assistance, mental and physical services, and support groups. Government Code Section 65583(c)(3) requires transitional housing and supportive housing to be treated the same as any other residential use of the same type within the same zone. The City's regulations for transitional housing are in compliance with State law. The Development 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 point in time, no less than 6 months from the beginning of assistance. The City permits transitional housing in all residential zoning districts, consistent with State law. The City also allows transitional housing in the C-3 zoning district if the capacity is 16 or less. Transitional housing with a capacity greater than 16 is conditionally permitted in the C-2 and C-3 zoning districts. The allowance of transitional housing in commercial districts exceeds the requirements of State law.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, career counseling, etc. The Development Code defines supportive housing as permanent housing, 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. Similar to transitional housing, the City permits supportive housing in all residential zoning districts, as well as in the C-3 zoning district if the capacity is 16 or less. Supportive housing with a capacity greater than 16 is conditionally permitted in the C-2 and C-3 zoning districts.

Government Code Sections 65650 et seq. states that supportive housing with no more than 50 units and meeting certain standards is a use by right in zones where multifamily housing is permitted. This means that such supportive housing is exempt from CEQA and may be only subject to design review. A qualifying project must be restricted to lower-income households and at least 25 percent of the units, or 12 units, whichever is greater, must be restricted to formerly homeless persons or those at risk of homelessness. The City allows supportive housing by-right in all zoning districts where multifamily residential development is permitted. Supportive housing is only conditionally permitted in the C-2 and C-3 zoning districts when the capacity is greater than 16 residents; neither zoning district permits multifamily residential development by right and therefore the City's regulations are more permissive than what is required under State law.

Butterfly Gardens, a 75-unit permanent supportive housing development, was built in Clovis in 2022.

Emergency Shelters

Pursuant to State housing law (California Government Code Sections 65582, 65583, and 65589.5), jurisdictions must identify at least one zone where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit. Assembly Bill (AB) 2339, effective January 1, 2022, revised Government Code Section 65583 to require that the zoning district identified to allow emergency shelters by right must also allow residential uses. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year-round shelter. Emergency shelter site capacity must be calculated based on a minimum assumption of 200 square feet per person experiencing homelessness. Permit processing, development standards, and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

The Development Code allows homeless emergency shelters as a permitted use in the C-2 zoning district, and as a conditional use in the R-3 zone with an approved conditional use permit. The C-2 zoning district does not allow other residential uses by right and therefore does not meet the new requirements of Government Code Section 65583. The City does not limit the number of beds or capacity per emergency shelter. However, Section 9.40.100 contains a separation requirement of 1,000 feet requiring group housing to be located at least 1,000 feet from other group

housing. This standard conflicts with state law, which allows only a location restriction of 300 feet from other emergency shelters and requires that group housing generally be treated like other residential uses.

As discussed in Chapter 3, "Housing Needs Assessment," the 2023 Fresno Madera Point in Time Count identified 605 individuals experiencing homelessness in Fresno County, outside of the City of Fresno. Of those, 76 individuals experiencing homelessness were identified in the zip codes that include the City of Clovis. There are no existing general population emergency shelters within Clovis. However, the Marjaree Mason Center operates one safe house in Clovis for victims of domestic violence needing emergency shelter. The shelter can house up to 30 people. In addition, there are another 73 permanent supportive housing beds at Butterfly Gardens, a housing development for individuals with disabilities and those at-risk of homelessness. Butterfly Gardens opened in October 2022.

There is approximately 43 acres of vacant land across 8 sites within the C-2 zoning district that is available for emergency shelter development (see Table 6-20). Based on the assumption of 200 square feet per person experiencing homelessness identified in Government Code Section 65583, these sites could theoretically accommodate more than 9,000 people. Although the City does not limit the number of beds per emergency shelter, for the purpose of this analysis, it is conservatively assumed that one emergency shelter would provide capacity for 50 individuals. All sites are located among major arterials within the existing developed area of the City, close to existing transit lines and services. Assuming a per shelter capacity of 50 individuals, these 8 parcels provide more than enough capacity to house Clovis' estimated homeless population of 76 individuals.

AB 139, passed in 2019, revised state housing element law by requiring that emergency shelters need only provide sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. The City does not have parking requirements specific to emergency shelters.

As a result of recent changes to state law described above, the City's by-right allowance of emergency shelter facilities in the C-2 zone is no longer sufficient to comply with state law. This Housing Element includes a program to amend parking standards for emergency shelters to comply with AB 139 and amend the Development Code to allow emergency shelters in the R-4 zone or another residential zone to comply with AB 2339.

Table 6-20 Potential Emergency Shelters Sites Zoned C-2

APN	*Acres*
56405054T	8.53
56405056	1.25
56126016	11.36
56405032	2.29
56405023	2.41
49931154	0.88
49123124	1.26
55002047T	14.79
Total	42.77

Source: City of Clovis, 2022.

Low Barrier Navigation Centers

AB 101, passed in 2019, requires that Low Barrier Navigation Center development be a use by right in mixed use zones and nonresidential zones permitting multifamily uses if it meets specified requirements. A Low Barrier Navigation Center is a housing-first, low-barrier, temporary, service-enriched shelter focused on helping homeless individuals and families obtain permanent housing. The City adopted an ordinance in 2021 to comply with AB 101. Development Code section 9.40.200 allows a low barrier navigation center development as a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses, if it meets the requirements of Government Code Section 65662.

Group Care Homes

Small Group Care Homes

Section 1566.3 of the California Health and Safety Code requires licensed residential facilities serving six or fewer persons to be considered a residential use of property for local zoning ordinances. No local agency can impose stricter zoning or building and safety standards on these residential facilities – such as a use permit, zoning variance or other zoning clearance - than is required of a family dwelling of the same type in the same zone.

The Clovis Development Code identifies residential care facilities as "group care homes." The Development Code permits licensed group care homes serving six or fewer persons by right in all residential zoning districts and does not subject such facilities to a use permit, building standard, or regulation not otherwise required of single-family homes in the same zone. Site plan review is required for group care homes not located within single-family zoning districts. This requirement is the same for multifamily dwellings in these zoning districts. Unlicensed group care homes are permitted in the R-3 zoning district, subject to a use permit. State law does not regulate unlicensed residential care facilities in the same way.

Large Group Care Homes

The Clovis Development Code allows group care homes with a capacity greater than six persons in the R-3 and C-2 zone districts, subject to a use permit. In December 2022, the Department of Housing and Community Development (HCD) produced a Group Home Technical Advisory that explains that local governments have an affirmative obligation under State law to promote inclusive communities and affirmatively further fair housing.[1] This includes treating group homes of all sizes the same as any other residential use to ensure persons with disabilities have equal opportunity to live in a community. Requiring a use permit for group homes of more than six persons has been identified by HCD as a fair housing issue. The Housing Element includes a program to review the City's requirements for larger group homes and permit them in all residential zones similar to other residential uses, subject to specific objective design standards and appropriate findings to comply with the City's obligation to affirmatively further fair housing.

Other Group Housing

The Development Code identifies specific development standards for group housing facilities, as follows.

- Alcohol and Drug Treatment Facility. The Development Code defines an "alcohol and drug treatment facility" as any premises, place, or building that provides care, services, or treatment in a community residential setting for two or more persons, not a family, in exchange for monetary or nonmonetary consideration, who are recovering from alcohol, substance, or drug related abuse, and who need drug or alcohol recovery treatment or detoxification services. The City requires that such facilities be licensed by the State of California. Facilities with six or fewer persons are permitted in any residential zone district, like a small group home. Facilities with seven or more persons are permitted in the R-3 Residential District and C-2 Community Commercial District with a conditional use permit.
- Domestic Violence Shelter. The Development Code defines a "domestic violence shelter" as a facility designed to house more than six persons, which provides temporary housing and services on a 24-hour basis for victims of domestic violence and their families. Small domestic violence shelters, which include facilities no larger than 5,000 square feet designed to house no more than 30 persons, are permitted in all residential zone districts with an administrative use permit and site plan review. Large domestic violence shelters, which include facilities larger than 5,000 square feet designed to house more than 30 persons, are permitted in all residential zone districts with a conditional use permit and site plan review.
- Parolee/Probationer Home. The Development Code defines a "parolee/probationer home" as any premises, place or building, whether owned and/or operated by an individual or a for-profit or nonprofit entity, which

[1] HCD Group Home Technical Advisory: www.hcd.ca.gov/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf.

houses two or more parolees/probationers unrelated by blood, marriage, or legal adoption, in exchange for monetary or nonmonetary consideration given and/or paid by the parolee/probationer and/or any public or private entity or person on behalf of the parolee/probationer excluding those who reside in a sober living home. The City requires that such homes be located at least 1,000 feet away from any other group housing, assisted living facility, public or private schools, day care center, public park or library, or business licensed for on- or off-sale of alcoholic beverages. Parolee/probationer homes are allowed in the R-3 zoning district with a conditional use permit and site plan review.

- Sober Living Home. The Development Code defines a "sober living home" as the use of a residential dwelling structure or unit for a cooperative living arrangement to provide an alcohol and drug free environment for persons recovering from alcoholism, drug and/or substance addiction, or alcohol, substance and/or drug abuse, who seek a living environment in which to remain clean and sober. Operators must either have received a sober living home certification from the State Department of Alcohol and Drug Programs, or maintain membership with a non-profit organization of sober living homes that offers credible quality assurance services. The City restricts operators of sober living homes from providing the following services on-site: detoxification, educational counseling, individual or group counseling sessions, or treatment or recovery planning. Facilities that cannot meet the required criteria of sober living homes are characterized akin to unlicensed group homes. Sober living homes serving six or fewer persons are permitted in any residential zone district like a small group home, but must be located within a single-family dwelling regardless of the zone district. Sober living homes with a capacity between seven and 16 persons are permitted in the R-3 and C-2 zone district by right and those with a capacity greater than 16 persons are permitted in the C-2 and C-3 zone districts with a use permit.

Although the Development Code complies with state law requirements for group homes by permitting those with six or fewer persons in any residential zone district, the additional requirements, particularly on parolee/probationer homes could result in housing discrimination and other fair housing issues. As such, the Housing Element includes a program directing the City to review and amend the group housing requirements to comply with the City's obligation to affirmatively further fair housing.

Definition of Family

California's Constitution contains an express right to privacy, adopted by the voters in 1972. The California Supreme Court has found that this right includes "the right to be left alone in our own homes" and has explained that "the right to choose with whom to live is fundamental." Consequently, the California courts have struck down local ordinances that attempt to control who lives in a household—whether families or unrelated persons, whether healthy or disabled, whether renters or owners. Local ordinances that define a "family" in terms of blood, marriage, or adoption but to treat unrelated groups differently from "families" violate California law.

The Development Code contains the following definition of "family": one person living alone; or two or more persons living together in a dwelling unit with common access to and use of all living, kitchen, and eating areas within the dwelling unit. Members of the family shall have established ties and familiarity with each other and shall have control over who becomes a member of the family. Family does not include a fraternity, sorority, club, or other group occupying a hotel, other transient lodging, or institution of any kind. This definition complies with California law.

However, because residents of group homes may not have established ties with each other or control over the admission of a new resident, these provisions have the potential to limit the allowance of group homes. The Housing Element includes a program to modify the definition of family to remove these provisions and ensure the definition of "family" does not constrain group homes from locating in single-family zones.

Housing for Persons with Disabilities

Persons with disabilities have a number of housing needs related to accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive living services. This section analyzes potential governmental constraints on the development of housing for persons with disabilities related to accessibility accommodations.

Accessibility Accommodations

The federal Fair Housing Act of 1988 and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

The City's reasonable accommodation procedures are outlined in Chapter 9.94 of the Development Code. Requests for reasonable accommodation are reviewed by the Planning and Development Services Director through a Planning Division application or in the form of a letter, except when the reasonable accommodation request is part of a project that requires some other discretionary approval, in which case the request is reviewed by the decision-making body with that discretionary approval. There is no application fee for an application for reasonable accommodation.

A request for a reasonable accommodation is intended to be an interactive process between the City and the applicant to meet the applicant's needs. The decision to grant a reasonable accommodation request is based on certain findings consistent with the federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act, including the following:

- Whether the housing in the request will be used by a person with a disability under the Acts;
- Whether the request for reasonable accommodation is necessary to make specific housing available to a person with a disability under the Acts;
- Whether the requested reasonable accommodation would impose an undue financial, administrative or enforcement burden on the City;
- Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning;
- Potential impact on surrounding uses;
- Physical attributes of the property and structures; and
- Other reasonable accommodations that may provide an equivalent level of benefit.

The findings of whether alternative accommodations could provide an equivalent level of benefit and regarding potential impacts to surrounding uses could be considered constraints if the burden is on the person requesting the accommodation. In addition, the process of taking the reasonable accommodation request for a project requiring other discretionary action to the same decision-making body as the discretionary request, while meant to streamline the approval process, has the potential to disclose sensitive or confidential information about. The Housing Element includes a program directing the City to review and update the reasonable accommodation findings and procedures to remove any constraints to housing and protect the right to privacy for persons with disabilities.

6.2 Non-Governmental Constraints

Land costs, construction costs, and the availability of financing directly impact the cost of housing development. Although many constraints are driven by market conditions, jurisdictions have some limited ability to institute policies and programs to address these constraints. This section contains an analysis of non-governmental constraints that impact housing production.

Development Costs

Land/Acquisition Costs

While land costs in Clovis are much lower than other areas of California, local developers interviewed as part of the Housing Element expressed that land costs and availability represent barriers to the production of new housing in Clovis. They estimated that vacant land tends to cost between $300,000 and $500,000 per acre in Clovis. This estimate is

generally consistent with local real estate listings of recently available residentially-zoned vacant land, as shown in Table 6-19. However, there is substantial variation in the price per acre cost of vacant land in the City. This is likely due to a combination of factors including location, zoning, infrastructure availability, and other site-specific constraints. There is very little residentially-zoned vacant land available in Central Clovis, which tends to be reflected in significantly higher land costs relative to vacant land in new growth areas. According to local developers, much of the land in Clovis is owned by just a few landowners who can control the availability and affordability of those properties.

Table 6-21 Vacant Land Available for Sale or Recently Sold in Clovis, September 2022

Address	*Land Use / Zoning*	*Parcel Size*	*Total Price*	*Price per Acre*
4381 E International Avenue	Northwest Urban Center – General Plan Designation Medium Density Residential	20 acres	$10,000,000	$500,000
3585 Leonard Avenue	R-1	1.4 acres	$443,500	$316,786
1703 De Wolf Avenue	R-3	2.6 acres	$750,000	$288,461
0 N Armstrong Avenue	General Plan Designation Rural Residential	5 acres	$410,000	$82,000
849 Osmun Circle	Central Clovis Specific Plan PA-9: 15-25 du/acre	3.86 acres	$4,900,000	$1,269,430

Source: Zillow.com, September 2022.

Construction Costs

Construction costs vary widely according to the type of development, with multifamily housing generally less expensive per unit to construct than single-family homes. However, there is wide variation within each construction type depending on the size of unit and the number and quality of amenities provided. A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could slightly lower the cost of development. In addition, prefabricated factory-built housing could reduce construction and labor costs to some extent. Another factor related to construction costs is the number of units built at one time. As the number increases, overall costs per unit generally decrease as builders can benefit from economies of scale.

In a report focused on the cost of developing affordable housing statewide, the Terner Center for Housing Innovation at UC Berkeley identifies significant regional variability in total development costs throughout the state. Total development costs in the Central Valley are relatively lower than other metropolitan areas in California, with an affordable project in the Central Valley costing $330 per square foot compared to $700 per square foot statewide. [2]

According to the Terner Center, hard construction costs comprise approximately 63 percent of total development costs for multifamily projects statewide.[3] Rising construction costs are identified as the primary driver behind rising development costs statewide; costs for constructing multifamily housing increased 25 percent between 2008 and 2018, from $177 per square foot to $222 per square foot. The data presented in the Terner Center report does not capture cost increases due to economic pressures during the Covid-19 pandemic such as supply chain issues and shortages in the construction labor market, which have also added significantly to the cost of producing housing. Local developers have reported that material prices and construction costs seemed to be leveling out in 2022, but that they remain high.

Availability of Financing

The availability of financing in a community depends on several factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, and equal access to financial institutions. Housing developments require capital used by developers for initial site preparation and construction and capital used by

[2] The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program | Carolina Reid | March 2020 | See: https://ternercenter.berkeley.edu/wp-content/uploads/2020/08/LIHTC_Construction_Costs_2020.pdf.

[3] The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California | Hayley Raetz, Teddy Forscher, Elizabeth Kneebone, & Carolina Reid | March 2020. See: https://ternercenter.berkeley.edu/research-and-policy/hard-construction-costs-apartments-california/

homeowners and investors to finance the purchase of units. Financing is largely impacted by interest rates. Small fluctuations in interest rates can dramatically influence the ability to qualify for a loan.

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. In an effort to combat economic inflation, the Federal Reserve has sharply increased interest rates in 2022, after record lows for the better part of 2021. As of September 2022, the average interest rate on a fixed 30-year mortgage is 5.89 percent, representing the highest rate since 2008. Developers interviewed as part of the Housing Element indicated that the local housing market has experienced a decline in homebuyer demand as higher interest rates have significantly increased expected monthly payments on mortgages. Ideally, interest rate hikes and inflated home values will balance out as the economy recovers and the cost of financing will pose less of a constraint to housing development.

Requests for Housing Developments at Reduced Densities

State law requires the housing element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. The sites inventory prepared for the 2015 Housing Element assumed build out of 70 to 80 percent of the maximum permitted density. Since that time, most multifamily high-density sites have been approved or proposed for development at higher densities than assumed in the 2015 Housing Element. The City has not received any requests to develop at reduced densities.

Stakeholders interviewed as part of the Housing Element update indicated that community opposition to higher density residential development is prevalent in Clovis and can create challenges for developers proposing high density housing projects.

Length of Time Between Project Approval and Applications for Building Permits

State law requires an analysis of the length of time between receiving approval for housing development and submittal of an application for building permit. On average, approximately 6-9 months pass between the approval of a multifamily housing development application or a subdivision map approval and submittal of an application for building permits. Once a project receives approval, the City requires a 15-day decision appeal period before an application for building permits may be submitted. For the most part, the timing of when building permit applications are submitted is largely determined by the developer. Depending on the complexity of the project, the developer may need time to prepare building permit plans or satisfy conditions of approval. In addition, for most affordable housing projects, the developer must secure multiple sources of funding but can do so only after a project receives planning entitlements. This financing process may add months or possibly years between project approval and applications for building permits.

Local Efforts to Remove Non-Governmental Constraints

The City has little ability to control non-governmental constraints, such as the price of land and the impact of inflation on the housing market. However, the City is working to streamline the development application process to reduce time and money spent. Furthermore, the City supports the development of affordable housing through the provision of site acquisition and gap funding. For example, the City recently approved the issuance of revenue bonds in the amount of $30 million to help finance the Butterfly Gardens supportive rental housing development at 748 Holland Avenue.

In addition, to address potential constraints and expand homeownership and home improvement opportunities, Clovis offers and/or participates in a variety of programs. These include the Home Rehabilitation Program and the First Time Home Buyer Program. The homebuyer assistance program has received state grant funding, but has not yet begun as home prices in Clovis have recently risen beyond the current purchase price limit set by HCD. Such programs assist lower- and moderate-income residents by increasing access to favorable loan terms to purchase or improve their homes.

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CHAPTER 7 | OPPORTUNITIES FOR ENERGY CONSERVATION

The City plays an important role in encouraging energy conservation through policies, programs, regulations, education, and offering financial incentives. Energy efficient buildings increase the health of residents, improve comfort, and decrease utility bills. High energy costs have significant effects on low-income households that do not have the ability to absorb rate increases or seasonal spikes in demand to meet heating or cooling needs, and at times, these costs may force low-income households to make choices between basic needs such as housing, food, and energy. In addition, energy efficient housing is more resilient to climate change by helping to keep homes comfortable during extreme heat events.

State law (Government Code Section 65583[a][8]) requires housing elements to include an analysis of opportunities for energy conservation in residential development. This chapter describes the programs and initiatives available to developers and residents to encourage energy saving features, energy saving materials, and energy efficient systems in residential development.

7.1 General Plan Policies

The Open Space and Conservation Element of the City's General Plan seeks to protect and preserve open space, productive agricultural areas, and environmental resources. The primary issue addressed by the Open Space and Conservation Element is providing sufficient park space and recreation facilities to serve existing residents and planned growth. The element also seeks to celebrate and memorialize the community's natural, agricultural, and cultural roots. Additionally, the element provides policies to protect water and energy supply and quality. The following are the relevant guiding policies from the General Plan regarding opportunities for energy conservation.

- Policy 3.5: Energy and water conservation. Encourage new development and substantial rehabilitation projects to exceed energy and water conservation and reduction standards set in the California Building Code.
- Policy 3.6: Renewable Energy. Promote the use of renewable and sustainable energy sources to serve public and private sector development.
- Policy 3.7: Construction and design. Encourage new construction to incorporate energy efficient building and site design strategies.

7.2 Building Regulations

Building energy efficiency standards are regulated by the state under Title 24, Part 6 of the California Code of Regulations (Title 24 standards). These mandatory standards apply to both new residential structures as well as alterations to existing ones.

First established by the California Energy Commission in 1978, Title 24 standards respond to California's energy consumption crisis and need to reduce energy bills while maintaining the reliability of the current energy delivery system. Each city and county must enforce the Title 24 standards as part of its review of building plans and issuance of building permits. The standards are updated every three years to consider and incorporate new energy efficiency technologies and methods. All new construction must comply with the standards in effect on the date a building permit application is made. With regard to the Housing Element's planning period, the 2022 Title 24 standards will apply after January 1, 2023.

The California Building Code also includes green building regulations, referred to as CALGreen, to encourage more sustainable and environmentally friendly building practices, require low pollution emitting substances that can cause harm to the environment, conserve natural resources, and promote the use of energy-efficient materials and equipment. There are mandatory measures, which apply statewide, and voluntary measures, which can be adopted locally. Voluntary measures are organized into two tiers with their own respective prerequisites and elective measures: Tier 1 prerequisites set a higher baseline than CALGreen mandatory measures while Tier 2 prerequisites include all of Tier 1 prerequisites plus some enhanced or additional measures. The City adopted the California Green Building Standards Code as codified in Chapter 8.17 of the Clovis Municipal Code; the City has not adopted any of the CALGreen voluntary measures.

California Solar Mandate

The California Energy Commission (CEC) introduced the California solar mandate, which requires rooftop solar photovoltaic systems to be equipped on all new homes built on or after January 1, 2020. This initiative by the CEC is a core part of California's milestone goal of producing 50 percent of the state's energy through clean energy sources by 2030.

7.3 Energy Efficiency Programs

This section describes some of the potential ways to achieve energy savings through City and County programs, local utility providers, and the State of California.

City and County Programs

The following is a list of some of the energy saving and financing programs available to Clovis residents.

- Fresno Energy Services Program. The Fresno Economic Opportunities Commission (EOC) provides housing improvements that increase a home's energy efficiency at no-cost to applicants through funding from various state, federal, and private grants. Homeowners and renters in Fresno County who are income-eligible can save money not only on their energy bills but also on weatherization repairs for mobile homes, apartments, houses, and condos. Weatherization measures may 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 appliance
  - Insulating exterior walls, ceilings, and floors
  - Installing low-flow shower heads
  - Upgrading interior and exterior lighting services to LED
  - Duct repair and replacement
- Property Assessed Clean Energy (PACE) Programs. These programs are available to help local property owners save energy and water while improving the quality of their home or building. PACE programs offer financing options or offset the costs of upgrades such as improvements to mechanical and electrical systems, installation of water-efficient fixtures, and development of onsite renewable energy and electric vehicle charging. Financing is repaid via the property owner's tax bill or monthly utility bill over time. Eligible improvements may vary by PACE program, but generally include improvements for energy and water efficiency, distributed generation renewable energy facilities such as solar photovoltaics, and vehicle charging. The City advertises the following PACE programs on their website:
  - Energy Efficiency Retrofit Loan Program. Also known as On-Bill Financing (OBF), this program provides loans to finance the purchase and installment of qualifying energy-efficient equipment for residential and business customers.

- Home Energy Renovation Opportunity (HERO) Financing. HERO offers a low-interest, long-term, tax-deductible financing option that is repaid through your property taxes. Financing can be used to make energy efficient upgrades to homes or businesses.

Local Public Utilities

Pacific Gas and Electric Company (PG&E), which provides electricity and natural gas service in Fresno County, provides a variety of energy conservation services and assistance programs. The following programs are a few of the available services to PG&E customers.

- California Alternate Rates for Energy (CARE). PG&E provides rate reductions for low-income households. The CARE program provides a discount of 20 percent or more on monthly energy bills. PG&E determines qualified households by a sliding income scale based on the number of household members.
- Energy Savings Assistance Program. This program offers free weatherization measures and energy-efficient appliances to qualified low-income households. PG&E determines qualified households through the same sliding income scale used for CARE. The program includes measures such as attic insulation, weather stripping, caulking, and minor home repairs. Some customers qualify for replacement of appliances including refrigerators, air conditioners, and evaporative coolers.
- Energy Savings Assistance: Common Area Measures. The Energy Savings Assistance: Common Area Measures program covers up to 100 percent of the cost of qualifying energy upgrades to common areas and central systems of deed-restricted, multifamily buildings. This includes community and laundry rooms, outdoor recreation areas, parking lots, and central heating and cooling systems. To qualify, the property must be deed restricted and the owner must certify that at least 65 percent of the tenant households meet the ESA income guidelines.
- Energy Efficiency for Multifamily Properties. This program is available to owners and managers of multifamily residential dwellings. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products such as high-efficiency appliances, compact fluorescent light bulbs, attic and wall insulation, and efficient heating and cooling systems.
- Family Electric Rate Assistance (FERA) Program. PG&E provides a monthly discount for qualifying low-income households of three or more people.
- Budget Billing. This program is designed to eliminate big swings in customer monthly payments (i.e., high winter heating and summer air conditioning peaks) by averaging energy costs over the previous 12 months.
- Green Saver Program. PG&E's Green Saver Program enables income-qualified residential customers in select communities to save 20 percent on their electricity bill by subscribing to 100 percent solar energy.
- Medical Baseline Allowance. The Medical Baseline Allowance program is available to households with certain disabilities or medical needs. The program allows customers to get additional quantities of energy at the lowest or baseline price for residential customers.
- REACH (Relief for Energy Assistance through Community Help). The REACH program is sponsored by PG&E and administered through the Salvation Army. PG&E customers can enroll to give monthly donations to the REACH program. Through the REACH program, qualified low-income customers who have experienced unforeseen hardships that prohibit them from paying their utility bills may receive an energy credit up to $200.

State and Federal Programs

In addition to the local programs described above, the following programs are available through state and federal funding.

- Low-Income Home Energy Assistance Program (LIHEAP). This program, administered by the California Department of Community Services and Development (CSD), provides two types of assistance: Home Energy Assistance and Energy Crisis Intervention. The first type of assistance is a direct payment to utility bills for

qualified low-income households. The second type of assistance is available to low-income households that are in a crisis. CSD also offers free weatherization assistance, such as attic insulation, caulking, water heater blankets, and heating and cooling system repairs to low-income households.

- Single-family Affordable Solar Housing (SASH) Program. The SASH program provides qualified low-income homeowners fixed, up front, capacity-based incentives to help offset the upfront cost of a solar electric system. The program is administered through GRID Alternatives, an Oakland-based non-profit organization.
- Multifamily Affordable Solar Housing (MASH) Program. Established in 2008, the MASH Program provides solar incentives for qualifying affordable housing multifamily dwellings. The amount of the incentive depends on which track the applicant is eligible for (e.g., photovoltaic system offsetting common area load versus tenant load and tenant benefit). In the Central Valley (including Clovis), MASH is administered through PG&E.
- California Solar Initiative-Thermal Program. This program provides rebates for solar water heating and other solar thermal systems to residential and commercial customers of PG&E, Southern California Edison, Southern California Gas Company, and San Diego Gas & Electric.

There are also a few national voluntary recognition programs that encourage energy efficient homes and green building practices and provide guidance to cities and developers. Some of the programs utilized by the housing industry include:

- US Green Building Council's LEED green building programs
- Build it Green's Green Point Rated program
- National Association of Home Builders Model Green Home Building program
- US Environmental Protection Agency's Energy Star for Homes program
- Building Industry Institute's California Green Builder program

Many of these programs have been designed to reduce the impacts associated with the construction and operation of residential buildings through reductions in energy and water use, use of innovative technologies, and reduced maintenance costs.

CHAPTER 8 | Evaluation of the Previous Housing Element

8.1 Accomplishments under the Fifth Cycle Housing Element

State housing element law requires that local governments review the effectiveness of a housing element's goals, policies, and related actions to meet the community's housing needs, including those with special housing needs (Government Code Section 65588). The following is a summary of the City's major accomplishments during the fifth cycle, described in Table 8-2, and highlights progress toward meeting special housing needs in the City of Clovis, where applicable:

- RHN Overlay Zone. In 2018, the City adopted a Regional Housing Needs (RHN) Overlay zone and City staff marketed the program to affordable housing developers.
- New Permanent Supportive Housing. The RHN Overlay has resulted in Butterfly Gardens, a 75-unit permanent supportive housing project that completed construction in 2022. Butterfly Gardens provides housing and social services for vulnerable residents, including individuals with disabilities and at risk of homelessness.
- New Affordable Housing Production. In 2021 the Fresno Housing Authority completed a 60-unit affordable housing complex called Solvita Commons, located on West Alluvial Avenue in the northern part of the city. The complex includes units accessible to people with disabilities. The City provided financial subsidies to other affordable housing developments that provide housing for seniors and people living with disabilities including a 48-unit assisted living complex (Magnolia Crossing) with 24 of those units restricted for low-income seniors, as well as Butterfly Gardens. Affordable housing units also support the housing needs of the City's single-parent households.
- Affordable Housing Fee Reduction Program. In 2019 the City Council adopted the Affordable Housing Development Impact Fee Reduction Program with an initial funding of $1 million to assist in the payment of impact fees for affordable housing developments. In 2020 the City allocated $1 million to the Fresno Housing Authority for the 60-unit affordable housing development called Solvita Commons. In 2021, the City granted $300,000 through this program to support the construction of Butterfly Gardens, a 75-unit permanent supportive housing development. The City also committed PHLA funds to the Jefferson multifamily project, an affordable 59-unit project that is seeking funds from the State for construction.
- Streamlining Multifamily Housing Approvals. In 2019, the City amended its Development Code to specify that all multifamily projects and the muti-family portion of mixed use projects are processed as "Multifamily Residential Development Review" (MFRDR) applications, which are ministerial, exempt from CEQA, and only appealable by applicants.
- Cottage Home Program and Accessory Dwelling Units. Clovis has a Cottage Home Program to encourage infill residential development of 400-square foot accessory dwelling units that have alley access. The City funded the cost of preparing and approving three sets of building plans that can be used for free by anyone participating in the program. In addition, the City has seen an increase in the number of accessory dwelling units (ADUs) since 2018 when the City updated its ADU ordinance consistent with State law. In 2021, the City permitted a total of 23 ADUs (not including any Junior ADUs which might have gone untracked). ADUs and cottage homes continue to provide a source of affordable housing to seniors, as well as support senior homeowners aging in place by providing an opportunity to supplement their income or house caretakers.

- **Home Repair and Mobile Home Replacement Grants.** Staff completed 323 home repair grants and 15 replacements of dilapidated mobile homes during the planning period, many of which provided support to seniors, people with disabilities, and others living on fixed incomes who have difficulty keeping up with home repair and maintenance needs. In 2020, Department of Housing and Community Development (HCD) released a CalHome Program NOFA, and the City submitted an application for $5,000,000, which was awarded to the City in 2021 and is being expended. In 2021, the City completed 25 home repair grants, expending approximately $140,000 in Community Development Block Grant (CDBG) funds for the program. The City recently submitted a CalHome Program application for an additional $5,000,000 in response to the 2023 NOFA.
- **Facilitating Annexation.** On June 4, 2018, City Council Resolution 18-76 was adopted approving an amendment to the Tax Sharing Agreement to permit annexation of land for Regional Housing Needs Allocation (RHNA). The County Board of Supervisors approved the amendment
- **Annexation of Land for Housing.** The City annexed land to expand capacity for housing, including Site PA-3 (20.9 acres of HDR - 418 unit capacity) annexed in 2016, and Site PA-1 (13.3 acres MU-V - 266 unit capacity) and PA-2 (18 acres of HDR - 360 unit capacity) annexed in 2019.
- **Development Code Amendments.** On August 6, 2018, the City adopted Development Code amendments that include a procedure to allow reasonable accommodations for people with disabilities and provisions for farmworker housing and single-room occupancy units. Although the City allows farmworker housing consistent with the requirements of State law, the City received no proposals for farmworker housing during the planning period.

8.2 Progress Toward Meeting the RHNA

The City issued 8,990 total building permits issued for housing units from the start of the fifth cycle planning period (2015) through the end of 2022. Of the total building permits issued for housing units, 59 percent were for above moderate-income housing, 39 percent were for moderate-income housing, and 2 percent were for low- or very low-income housing. It should be noted that two affordable housing developments built in the City provided very low- and extremely low-income units (Solvita Commons and Butterfly Gardens). However, because the affordability of the units was unknown at the time of building permits being issued, these units are counted as low-income units in the APR.

As shown in Table 8-1, the City has permitted more than double the number of units needed to meet the above moderate-income RHNA, triple the number of units needed to meet the moderate-income RHNA, but has not issued sufficient permits to meet the lower-income housing need.

Table 8-1 2015-2023 Regional Housing Needs Allocation Progress

Income Level	*RHNA Allocation*	*Number of Units Permitted as of 2022*	*Percentage of RHNA met*
Very Low	2,321	7	0.3%
Low	1,145	167	15%
Moderate	1,018	3,542	348%
Above Moderate	1,844	5,274	286%
Total	**6,328**	**8,990**	**78%**

Source: City of Clovis 2022 Annual Progress Report.

8.3 Program Evaluation

The following section reviews and evaluates the City's progress in implementing programs from the previous planning period. As part of analyzing prior programs, state housing element law requires that local governments review the cumulative effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs (Government Code Section 65588). Table 8-2 summarizes progress on the implementation programs from the previous Housing element, including programs to address special needs populations summarized below.

Seniors and Persons with Disabilities

As discussed in Chapter 3, nearly 50 percent of the City's senior households are considered lower-income households. Seniors and persons with disabilities are especially likely to live on fixed incomes and require accessibility modifications to homes to support mobility and independent living. A sizable portion of the City's housing stock was built prior to the passage of the Americans with Disability Act (ADA) in 1990. Rehabilitation and physical improvements are important to ensure that housing is accessible to older populations and people with disabilities.

The City continues to work on improving and maintaining its building codes to meet accessibility requirements as well as advancing the creation of affordable housing. As described in Chapter 4, the City secured federal and state grant funding to continue administering a Housing Rehabilitation Program (Program 14) that provided grants to complete 323 home repairs and replacement of 15 dilapidated mobile homes that house extremely low-income seniors at high risk of homelessness. The City has been awarded additional federal and state funding to continue and expand this program, as well as $1,337,500 in CDBG funds to complete necessary ADA accessibility improvements on public facilities in Clovis's older neighborhoods.

Although new construction fell short of the City's Fifth Cycle RHNA, especially in the lower-income categories, the City provided financial support to several affordable housing developments that provide accessible housing for seniors and people with disabilities (Program 7), including a 75-unit permanent supportive housing development (Butterfly Garden) constructed in 2022 and a 48-unit assisted living complex (Magnolia Gardens) with half of the units deed-restricted to low-income seniors. The City also provided financial support to Solvita Commons, a 60-unit affordable housing development with units accessible to people with disabilities.

Large Households

Homes consisting of five or more members residing together typically lack adequately sized and affordable housing options. Approximately 14.3 percent of all households in Clovis are large households with five or more members, as of 2020. Most large households are owner-occupied households (69.2 percent). The most critical housing need of large households is access to larger housing units with more bedrooms than a standard three-bedroom dwelling. As discussed in Chapter 3, Clovis has an adequate supply of units with four or more bedrooms for large households that are able to purchase a home. Among affordable housing units built during the 5th Cycle, 31 units included three or more bedrooms.

Single-Parent Households (Female-Headed)

As discussed in Chapter 3, many single parent households, especially female-headed households, have a greater risk of poverty due to higher family expenses and single-wage incomes. Given the availability of jobs, transit, housing, educational facilities and other services, Clovis has a greater presence of single female-headed households than other area in the county, with the exception of the City of Fresno. Single-parent households can benefit from most affordable housing programs, including Housing Choice Vouchers (Program 19), Homebuyer Assistance Program (Program 16), and Housing Rehabilitation Program (Program 14). Between 2015 and 2021, the City assisted 157 female-headed households through the Housing Rehabilitation Program. The City offers information on these programs on their website and refers individuals when queried, as well as continuing to allocate federal, state, and local funding to support these programs.

Farmworkers

As described previously in Chapter 3, farmworkers are a significant population to the regional economy but likely represent a relatively small population in the City of Clovis. Although the City received no applications to develop farmworker housing, the City continues to monitor farmworker housing as well as offer incentives and support for farmworker housing (Program 8), including streamlined processing and gap financing on their website. Farmworker housing needs are accommodated through housing programs and policies that assist lower-income households.

People Experiencing or At-Risk of Homelessness

Without sufficient protections and affordable housing options, many low-income renters are at risk of experiencing homelessness. The last Point in Time (PIT) count, which was done in 2023, estimated 76 individuals experiencing homelessness in the zip code areas of the City of Clovis out of 3,812 people experiencing homelessness in Fresno and Madera Counties. The City collaborates with service agencies dedicated to providing shelter, housing, and case management services to those in need. In addition to coordination at a local level, Clovis has leveraged state and federal grant funding to preserve existing forms of affordable housing and expand the City's stock of affordable units. As described above, the City's Housing Rehabilitation and Mobile Home Replacement Program funded the replacement of 15 dilapidated mobile homes that house extremely low-income seniors who are at high risk of homelessness. The City also provided financial support to a 75-unit permanent supportive housing development (Butterfly Gardens) that provides housing to people at-risk of experiencing homelessness. In order to continue and expand upon these efforts, the City has allocated $750,000 in CDBG funding over the next five years towards efforts to increase the supply of affordable multifamily units including transitional and permanent housing, support ongoing regional efforts to end chronic homelessness, and improve the quality of existing housing stock.

Table 8-2 Evaluation of 2015-2023 City of Clovis Housing Element Programs

Program	*Target Timeframe*	*Evaluation*	*Recommendation*
Program 1: Regional Collaboration on Housing Opportunities • Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues. • The Countywide Housing Element Technical Committee will meet at least biannually. • The Committee will meet annually with HCD to discuss funding opportunities and challenges in implementation of programs and seek technical assistance. • The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues. • The Committee will advocate on behalf of the Fresno region for more grant funding. • 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. • Develop a directory of services and resources for lower-income households. • Make the directory available on City/County websites and at City/County offices.	Ongoing	City Staff normally meets twice annually with all participating jurisdictions to work towards the goals and objectives outlined in the Housing Element by sharing best practices, exploring opportunities for further collaboration, and making the best use of limited resources. Staff of the participating local governments also met with representatives of HCD to discuss funding opportunities and challenges in implementing their programs. The City posts available affordable housing resources on the City website, and posts affordable housing resources as they become available on the City's social media accounts.	Program was applicable to the Fifth Cycle Housing Element only. Remove program.
Program 2: Review Annexation Standards in Memorandum of Understanding • 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.	Ongoing	On June 4, 2018, the City Council adopted an amendment to the Tax Sharing Agreement to permit annexation of land for RHNA. The County Board of Supervisors also approved the amendment.	Program completed. Remove program.
Program 3: Provision of Adequate Sites • Maintain and annually update the inventory of residential land resources. • Provide the inventory on the City website and make copies available upon request.	Ongoing	The City monitors development relative to the sites inventory and continues to maintain adequate sites to meet the Fifth Cycle Regional Housing Needs Allocation. The Planning Division maintains an inventory of affordable housing sites within its Geographical Information System.	Modify this program to meet new no net loss requirements.

Table 8-2 Evaluation of 2015-2023 City of Clovis Housing Element Programs			
Program	*Target Timeframe*	*Evaluation*	*Recommendation*
• 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.		The City also participated in the Fresno COG RHNA subcommittee to provide input on the Sixth Cycle Regional Housing Needs Plan and allocation methodology.	
Program 4: Rezoning for RHNA • Provide adequate zoning on at least 221 acres of land by December 31, 2016, to cover the unaccommodated need from the Fourth Cycle RHNA of 4,425 lower-income units. • If annexation of the "prezoned" sites is not completed within three years of adoption of the Housing Element, the City will conduct an analysis to determine if adequate capacity exists on the remaining sites in the inventory to meet the Fifth Cycle RHNA. • If the City cannot identify adequate capacity, the City will rezone sites within four years of adoption of the Housing Element to meet the RHNA. The rezoned sites will meet the criteria for lower-income housing described above.	Completed on December 31, 2016 and April 2019	The City took several actions to meet the Fourth and Fifth Cycle RHNA obligations. In 2018, the City created a new RHN Overlay zone that allows affordable housing at 35-43 units per acre and applied it to over 130 acres to accommodate the Fourth Cycle unaccommodated need. The City added additional RHN Overlay sites to further expand capacity for lower-income housing. The City marketed the RHN Overlay program and it resulted in Butterfly Gardens, a 75-unit affordable housing project that completed construction in 2022. The City also annexed the prezoned sites that were counted toward the Fifth Cycle RHNA. Specifically, the City annexed Site PA-3 (20.9 acres of HDR - 418 unit capacity) on April 10, 2016, and annexed Site PA-1 (13.3 acres MU-V - 266 unit capacity) and PA-2 (18 acres of HDR - 360 unit capacity) on January 28, 2019.	Program completed. Replace with strategy to meet the Sixth Cycle RHNA.
Program 5: Monitoring of Residential Capacity (No Net Loss) • Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by 2016. • Monitor and report through the HCD annual report process.	2016/ Annual	The Planning Division maintains an inventory of affordable housing sites within its Geographical Information System. The identification of housing inventory sites has been added to the application forms for all types of development activity, triggering the need to conduct the no-net-loss analysis for applicable projects. The Planning Division has procedures to conduct the no-net-loss analysis when development other than what is shown in the housing sites inventory is proposed and/or approved. The procedures are posted on the City's Affordable Housing website.	Combine program with Program 3.

Table 8-2 Evaluation of 2015-2023 City of Clovis Housing Element Programs

Program	*Target Timeframe*	*Evaluation*	*Recommendation*
Program 6: Water and Wastewater Service • 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.	Ongoing	The water, wastewater, and recycled water masterplans were adopted in July 2018. These plans work in concert with each other to enhance available supply and provide full service to the plan area as systematic growth occurs. The City Council adopted policy language on March 18, 2019 to provide priority water and sewer service for lower-income housing in compliance with Government Code Section 65589.7.	Remove program and add a policy to continue to monitor water and wastewater capacity.
Program 7: Affordable Housing Incentives • Continue to seek partnerships and regularly meet, at least annually, with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing. • Continue to offer incentives such as gap financing, density bonus, streamlined processing (such as pre-application consultation to identify potential issues early on and concurrent processing of required permits to the extent feasible) to facilitate the development of affordable housing, with an emphasis on housing opportunities for very low and extremely low income households, as well as special needs populations, such as the elderly, disabled (including developmentally disabled), farmworkers, the homeless, and those at risk of becoming homeless. • Continue to 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 Clovis for lower income households (including extremely low income households), such as seniors, disabled (including persons with developmental disabilities), farmworkers, the homeless, and those at risk of homelessness. • Expand the City's affordable housing inventory by 700 units over the next eight years – 160 extremely low income, 240 very low income, and 300 low income units.	Ongoing	During the planning period, the City provided support in the form of funding, fee reductions, or land donation for the following: • 48-unit senior assisted living facility with 24 units restricted to low-income seniors (Magnolia Crossing); • 60-unit lower-income affordable housing development by the Fresno Housing Authority (Solvita Commons), • 75-unit permanent supportive housing development (Butterfly Gardens), and • 13 single-family homes for lower-income households built by Habitat for Humanity (Rialto Ranchos subdivision and Stanford Addition Infill). In 2019 the City Council adopted the Affordable Housing Development Impact Fee Reduction Program with an initial funding of $1,000,000, and subsequently an additional $300,000. In 2020, a $1,000,000 funding request through the program from the Fresno Housing Authority was approved for construction of a 60-unit affordable housing complex (Solvita Commons). Building permits were issued in 2020 and construction completed in 2021. In Spring 2021, $300,000 was approved for the construction of a 75-unit supportive housing project, Butterfly Gardens, being developed by UpHoldings. The project completed construction in 2022. In 2021 the City applied for, was awarded, and committed $1.2 million in PLHA funds to the Jefferson multifamily project, an affordable 50-unit project that is currently seeking funds from the State for construction. The City received an additional $1,559,243	Continue program to expand affordable housing development opportunities.

Table 8-2 Evaluation of 2015-2023 City of Clovis Housing Element Programs			
Program	*Target Timeframe*	*Evaluation*	*Recommendation*
		in PHLA funds between 2022 and 2023 to commit to affordable housing development. In 2019, the City amended its Development Code to specify that all multifamily projects and the muti-family portion of mixed use projects are processed as "Multifamily Residential Development Review" (MFRDR) applications, which are ministerial, exempt from CEQA, and only appealable by applicants.	
Program 8: Farmworker Housing • 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, 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.	Ongoing	There were no applications for farmworker housing during the planning period. However, the City makes available on the City of Clovis website information about potential gap financing, density bonus, and streamlined processing.	Continue and modify program to increase outreach and effectiveness.
Program 9: Preserving Assisted Housing • Monitor the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units. • Identify non-profit organizations as potential purchasers/ managers of at-risk housing units. • Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units. • Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties.	Ongoing	In October 2021 the City of Clovis received informal notice that an apartment project that was financed with 4 percent bonds is intending to increase rents as it has fulfilled its obligations to the state bond program. Staff has been working with the owner and the Fresno County Housing Authority to address the affordability needs for the impacted families. However, rents have now increased as of January 2023 but are still below market rates.	Continue program to preserve assisted housing units. Expand program to specifically address at-risk developments.

Table 8-2 Evaluation of 2015-2023 City of Clovis Housing Element Programs

Program	*Target Timeframe*	*Evaluation*	*Recommendation*
Program 10: Encourage and Facilitate Accessory Units (Second Units) • By 2018, consider fee reductions for second units. • By 2019, implement a public education program advertising the opportunity for second units through the city website and at the planning counter.	2018 & 2019	Clovis has a Cottage Home Program to encourage infill residential development of 500-square foot accessory dwelling units (ADUs) that have alley access. The City has funded the cost of preparing and approving three sets of building plans which can be used for free by anyone participating in the program. In addition, school fees are exempted for the cottage homes and there is no requirement for separate utilities. The City is advertising the Cottage Home Program on the City website, social media, and direct mail with much success. The City has also adopted an ADU ordinance consistent with state law and offers reduced fees.	Modify program and set new target goal for program
Program 11: Zoning Code Amendments • Amend Zoning Code to address State law requirements within one year of Housing Element adoption. • Review residential parking standards for studio and one-bedroom multi-family units and take action by 2017 to modify the requirements based on the findings of the review. • 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.	2017/ Annually	The City Council adopted Development Code amendments on August 6, 2018. The ordinance amendment addressed all the requirements of this program including updates to address farmworker/employee housing, reasonable accommodation, definition of family, single room occupancy units, and removing guest parking requirements for multifamily housing. Urgency Ordinance 19-21 was adopted by the City Council on December 1, 2019, to incorporate changes in State law brought about by the Housing Crisis Act of 2019. Urgency Ordinance 19-21 was extended for one year on December 7, 2020, to allow the City's municipal code to continue to be in conformance with State Housing Laws. The language in the Urgency Ordinance, together with any additional changes brought about by new State housing laws, was permanently adopted through a traditional ordinance amendment process on October 18, 2021.	Modify program to reflect new state law requirements.
Program 12: Lot Consolidation and Lot Splits • Assist interested developers/property owners in identifying opportunities for lot consolidation or lot splitting. • Process requests for lot consolidation and lot splitting concurrent with other development reviews. • Encourage the use of master plans/specific plans to provide a cohesive development strategy for large lots.	Ongoing	Planning staff makes recommendations to the development community on opportunities to further develop parcels/lots to the maximum density allowed for best and maximum use of properties within the City of Clovis. In 2020, the Development Code was amended to establish a ministerial process to subdivide parcels that qualify for development pursuant to the RHN Overlay District.	Continue program.

Table 8-2 Evaluation of 2015-2023 City of Clovis Housing Element Programs

Program	*Target Timeframe*	*Evaluation*	*Recommendation*
		City Housing staff works with potential developers on identifying opportunity sites that may require lot consolidations or divisions. This is done in conjunction with other planning approvals.	
Program 13: Monitoring of Planning and Development Fees • 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.	Ongoing	On November 4, 2019, Clovis City Council passed a resolution authorizing the Affordable Housing Development Impact Fee Reduction Program. The program is intended to reduce impact fees for affordable housing projects that provide deed-restricted units to households that make at or below 80% of Area Median Income. On May 7, 2021, Clovis City Council approved a rate adjustment to the Development Impact Fee (DIF) program which included phased-in adjustment of rate increases in the DIF program to help reduce constraints to development.	Continue program.
Program 14: Housing Rehabilitation Program • Continue to apply for CalHome funds to maintain the housing rehabilitation program. • Promote Home Rehabilitation Program on City website, at public counters, and to income-eligible households identified through the Code Enforcement program.	Ongoing	The City continues to apply for CalHome and CDBG funds to support the housing rehabilitation program. Since 2016, the City has provided 323 home repair grants and replaced 15 dilapidated mobile homes. In 2021, City was awarded $5 million in CalHome funds, which is being used to fund owner-occupied home rehabilitation, mobile home replacement loan program, and acquisition/rehab/resale loan program all for low-income households City staff continues to promote the housing rehabilitation program on the City's website, at public counters, and to low- and moderate-income households identified through code enforcement and is seeking additional grant funding.	Continue program.
Program 15: Code Enforcement • Continue to use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes. • Refer income-eligible households to City of Clovis housing rehabilitation programs for assistance in making the code corrections. • Conduct a housing conditions survey by 2020 to assess the extent of housing rehabilitation needs, as resources are available.	Ongoing /2020	Clovis formed a Code Enforcement Team which uses Staff from the Building Department, Affordable Housing Department, City Manager's Office, Police Department, Fire Department, Public Utilities, and Legal Counsel to work together to bring substandard housing units and residential properties into compliance with City Code and make referrals to City housing rehabilitation programs. The City completed a housing conditions survey in 2019, with a final report produced in the Spring of 2020.	Continue program to advance the code enforcement team to repair substandard housing.

Table 8-2 Evaluation of 2015-2023 City of Clovis Housing Element Programs

Program	*Target Timeframe*	*Evaluation*	*Recommendation*
Program 16: Homebuyer Assistance Program • Continue to pursue CDBG, HOME, and other funding opportunities annually to maintain the first-time homebuyer assistance program.	Annually	In 2020 the City received an award of $1,000,000 for the first time homebuyer program. However, due to the rapid increase in home prices and the very low purchase price limit issued by HUD for the program, the program was stalled from 2020 to 2022. In 2022 HUD put all HOME funded DAP programs on hold statewide.	Modify program to work with HUD and HCD to implement program when authorized by HUD.
Program 17: First-Time Homebuyer Resources • Prepare promotional materials by 2016 and promote available homebuyer resources on City website and public counters. • Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.	2016/ Annually	City Staff continue to seek additional funding from State and Federal resources to provide homebuyer assistance. Because the demand for Clovis' First Time Homebuyer (FTHB) funds far exceeds the amount of funding available, City Staff also refer potential homebuyers to the California Housing Finance Agency's Homebuyer Programs, the Federal Home Loan Bank of San Francisco's, and the Golden State Housing Authority's FTHB programs on a regular basis. Information for all three programs is available on the City of Clovis' affordable housing website. When applications are being accepted for Clovis' FTHB program (as available funding permits), promotional materials for the program are available to the public at Clovis City Hall.	Continue program to annually review and pursue funding. Combine with other first time homebuyer program.
Program 18: Energy Conservation • Consider incentives to promote green building techniques and features in 2017, and as appropriate adopt incentives by 2018. • Continue to promote HERO program by providing a link on the City 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 website and making brochures available at City counters. • Continue to incorporate conservation measures in housing rehabilitation programs. • Expedite review and approval of alternative energy devices (e.g., solar panels).	2017/2018 & Ongoing	The City supports and promotes the HERO program and PG&E programs that support energy conservation. City Staff provide information about these programs to Clovis residents on a regular basis, including referrals to the Fresno Economic Opportunities Commission's (EOC) Weatherization Program for low-income clients needing energy efficiency repairs. City staff print and give or mail potential recipients the applications. Staff also make referrals to Fresno EOC's and Grid Alternative's solar panel program for low-income homeowners. Information regarding all of these programs is also available on the City's website. The City has adopted expedited, streamlined permitting processes for electric vehicle charging stations (2017) and roof top solar energy systems (2015) (Chapter 8.14 and 8.18 of the Clovis Municipal Code).	Continue program to promote and support the HERO program and PG&E programs that support energy conservation.

Table 8-2 Evaluation of 2015-2023 City of Clovis Housing Element Programs			
Program	*Target Timeframe*	*Evaluation*	*Recommendation*
Program 19: Housing Choice Vouchers • Prepare promotional materials by 2016 and provide information on the HCV program on City website and at public counters. • Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs. • Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout city neighborhoods with varying income levels to promote housing opportunities for all city residents.	Ongoing	City Staff provide referrals to property owners for HCVP and work regionally to increase funding to all affordable housing agency partners. In 2020, the City partnered with the Fresno Housing Authority on a 60-unit multifamily housing project to increase the supply of affordable housing in Clovis. In addition, in 2021, the Fresno Housing Authority has committed 73 project-based vouchers to a 75-unit permanent supportive housing project in Clovis (Butterfly Gardens) completed in 2022.	Continue program to add promotional materials and expand landlord participation.
Program 20: Fair Housing • Conduct Fair Housing Assessment as required by HUD on a regular basis (every five years). • Work collaboratively with other jurisdictions in the region to provide education to lenders, real estate professionals, and the community at large. • Provide information and written materials on fair housing rights, available services, and responsible agencies in English and Spanish. Distribute materials at libraries, community facilities, City offices and public counters, and on the city website by 2016. • Refer fair housing complaints to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies, as appropriate.	Ongoing	On November 4, 2019, Clovis City Council adopted an updated Analysis of Impediments to Fair Housing Choice. The City has posted fair housing information on the City's website and continues to distribute information and written materials on fair housing rights. The materials are also available at the public counter. Fair Housing printed materials are available in both English and Spanish. Fair Housing complaints are referred by City staff to the Fair Housing Council of Central California.	Expand program to address new AB 686 fair housing requirements.

APPENDIX A

Public Engagement Materials

CITY of CLOVIS

2023-2031 HOUSING ELEMENT



We need your input on housing!

What types of housing should we have in Clovis? Where should we locate new housing? Your ideas about these topics will help us update the Clovis Housing Element. The Housing Element is our 8-year plan for how we will meet the housing needs of everyone in the community and shows how the City will accommodate its fair share of housing.

Attend the community workshop to learn more about the Housing Element and share your concerns and ideas for solutions.

You're Invited

Community Workshop

Tarpey Elementary School
2700 Minnewawa
Clovis, CA 93612

Wednesday, August 24, 2022
6:00p.m. to 7:30p.m.

Spanish interpretation will be provided

Can't make it?

Take our survey to provide your input.

The survey is available in the following languages:

ENGLISH

qrco.de/clovis1

SPANISH

qrco.de/clovis2

Do you have questions, or would you like to learn more about the project?

Visit the project's website, qrco.de/clovis3, or contact the City's Project Manager, Lily Cha at:

559-324-2335 or

lilyc@cityofclovis.com

CITY of CLOVIS
HOUSING ELEMENT

COMPONENTE DE VIVIENDA DE LA CIUDAD DE CLOVIS 2023-2031



¡Necesitamos su opinión sobre el tema de la vivienda en nuestra ciudad!

¿Qué tipos de vivienda deberíamos tener en Clovis? ¿Dónde se deben ubicar las nuevas viviendas? Sus ideas sobre estos temas nos ayudarán a actualizar el Componente de Vivienda de Clovis. El Componente de Vivienda es nuestro plan de 8 años sobre cómo cumpliremos con las necesidades de vivienda de todos en la comunidad y cómo el municipio elaborará el plan de vivienda justa.

Asista a la sesión comunitaria para obtener más información sobre el Componente de Vivienda y para compartir sus inquietudes e ideas sobre posibles soluciones.

••• *Le Invitamos a Participar* •••

Sesión Comunitaria

Tarpey Elementary School
2700 Minnewawa
Clovis, CA 93612

miércoles, 24 de agosto de 2022
de 6 p.m. a 7:30 p.m.

Contaremos con interpretación en español

***¿No puede venir?* Complete nuestra encuesta para compartir su opinión.**

La encuesta está disponible en los siguientes idiomas:

INGLÉS

qrco.de/clovis1

ESPAÑOL

qrco.de/clovis2

¿Tiene preguntas o le gustaría saber más sobre el proyecto?

Visite el sitio web del proyecto, qrco.de/clovis3, o comuníquese con la Gerente de Proyectos del Municipio [Project Manager, Lily Cha at:

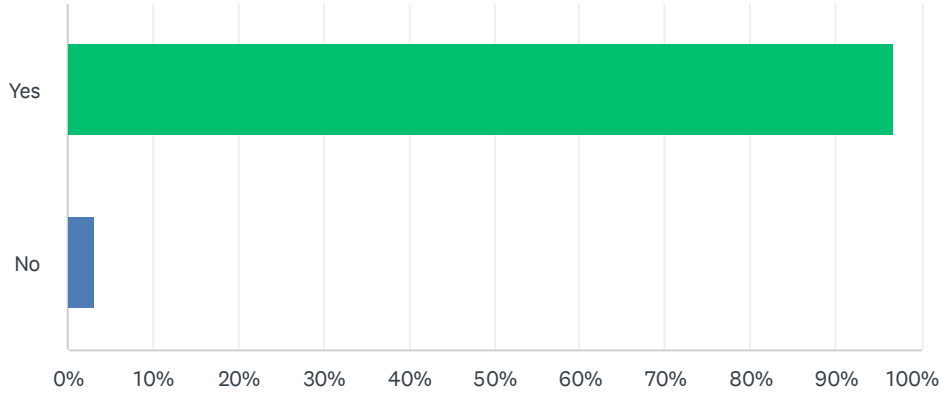
559-324-2335 or

lilyc@cityofclovis.com

CITY of CLOVIS
HOUSING ELEMENT

Q1 Are you a resident of Clovis? (Choose one)

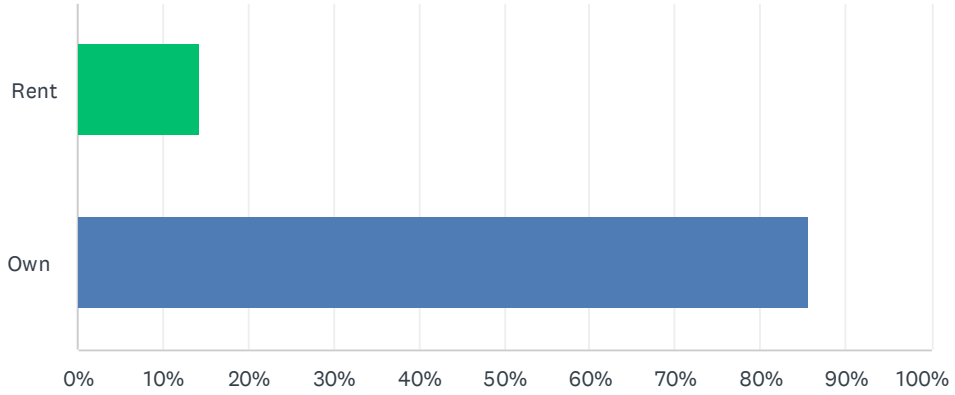
Answered: 182 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	96.70%	176
No	3.30%	6
TOTAL		182

Q2 Do you currently rent or own your home? (Choose one)

Answered: 181 Skipped: 3

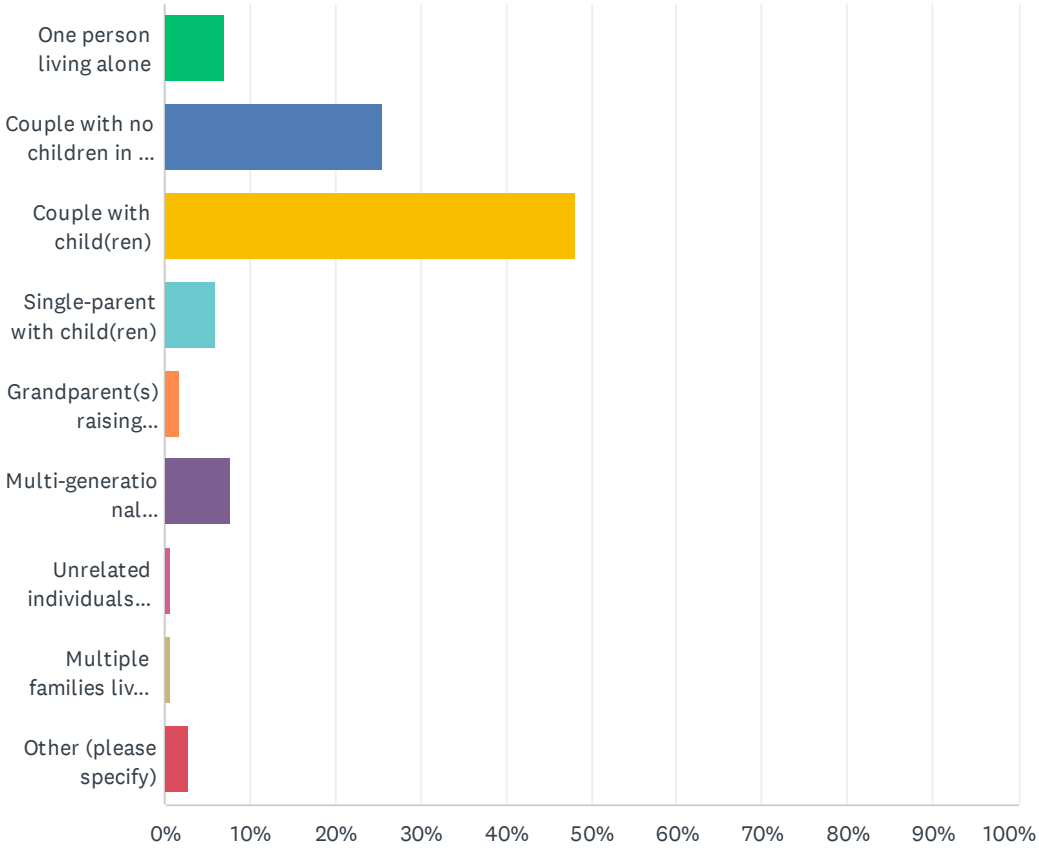


ANSWER CHOICES	RESPONSES	
Rent	14.36%	26
Own	85.64%	155
TOTAL		181

#	OTHER (PLEASE SPECIFY)	DATE
1	Live in older home owned, but not occupied by a relative.	9/4/2022 5:48 AM
2	Live with my parents due to economy and divorce process	8/31/2022 8:54 PM
3	Wanting to move out	8/31/2022 2:12 PM

Q3 Which best describes your household? (Choose one)

Answered: 183 Skipped: 1



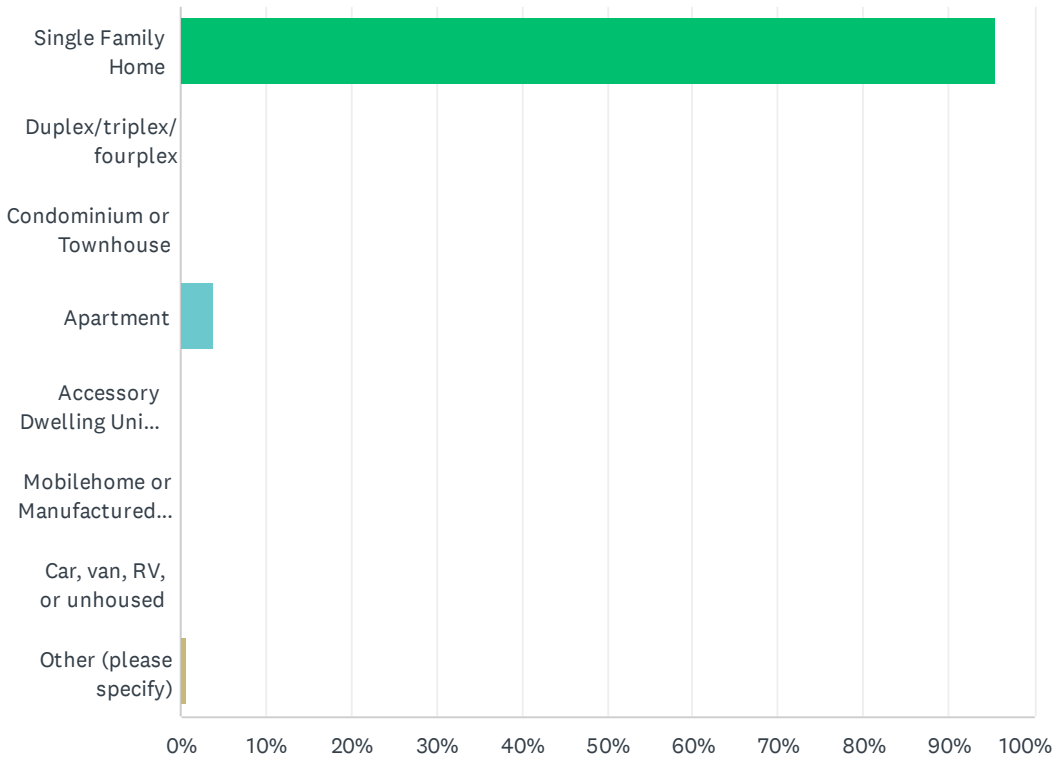
ANSWER CHOICES	RESPONSES	
One person living alone	7.10%	13
Couple with no children in the home	25.68%	47
Couple with child(ren)	48.09%	88
Single-parent with child(ren)	6.01%	11
Grandparent(s) raising grandchild(ren)	1.64%	3
Multi-generational (grandparents, parents, and grandchildren)	7.65%	14
Unrelated individuals living together	0.55%	1
Multiple families living together	0.55%	1
Other (please specify)	2.73%	5
TOTAL		183

#	OTHER (PLEASE SPECIFY)	DATE
1	Sisters living together	9/2/2022 4:47 PM

2	Single mom. Adult child	8/31/2022 7:10 PM
3	Kid living at home	8/31/2022 2:12 PM
4	Married couple and adult son	8/31/2022 1:19 PM
5	2 related adults living together	8/23/2022 3:32 PM

Q4 What type of housing do you live in? (Choose one)

Answered: 181 Skipped: 3

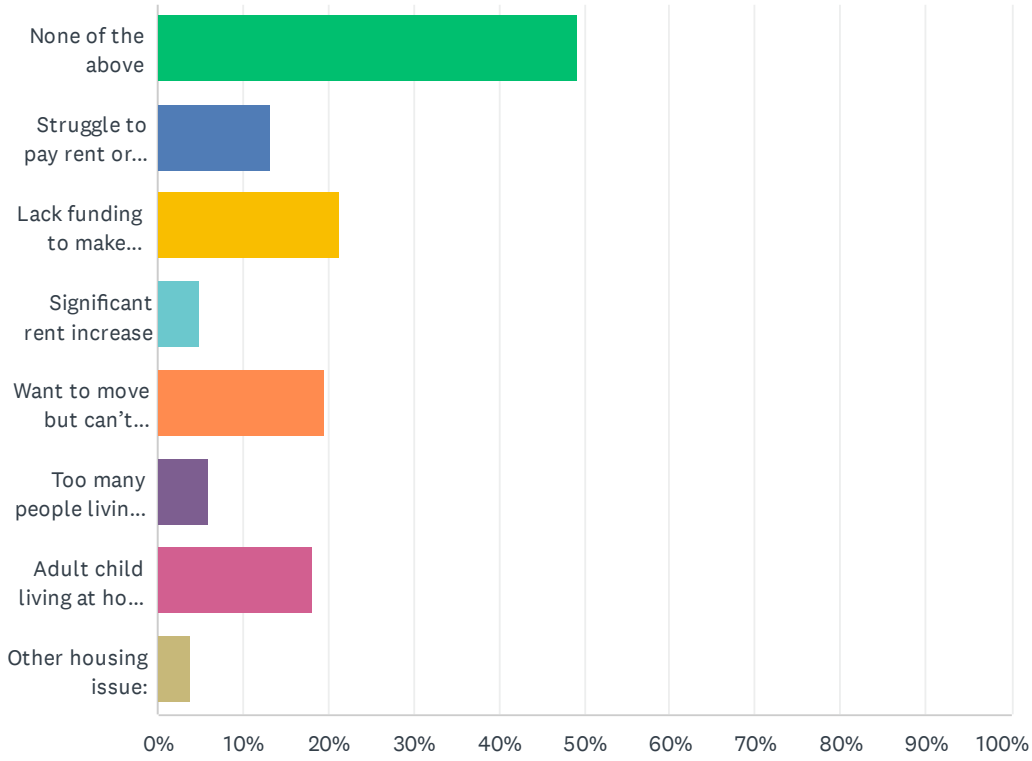


ANSWER CHOICES	RESPONSES	
Single Family Home	95.58%	173
Duplex/triplex/fourplex	0.00%	0
Condominium or Townhouse	0.00%	0
Apartment	3.87%	7
Accessory Dwelling Units (granny flats/second units/guest houses)	0.00%	0
Mobilehome or Manufactured Home	0.00%	0
Car, van, RV, or unhoused	0.00%	0
Other (please specify)	0.55%	1
TOTAL		181

#	OTHER (PLEASE SPECIFY)	DATE
1	Condo	8/31/2022 2:12 PM

Q5 Have you recently experienced or are currently experiencing any of the following housing issues? (Choose all that apply)

Answered: 183 Skipped: 1



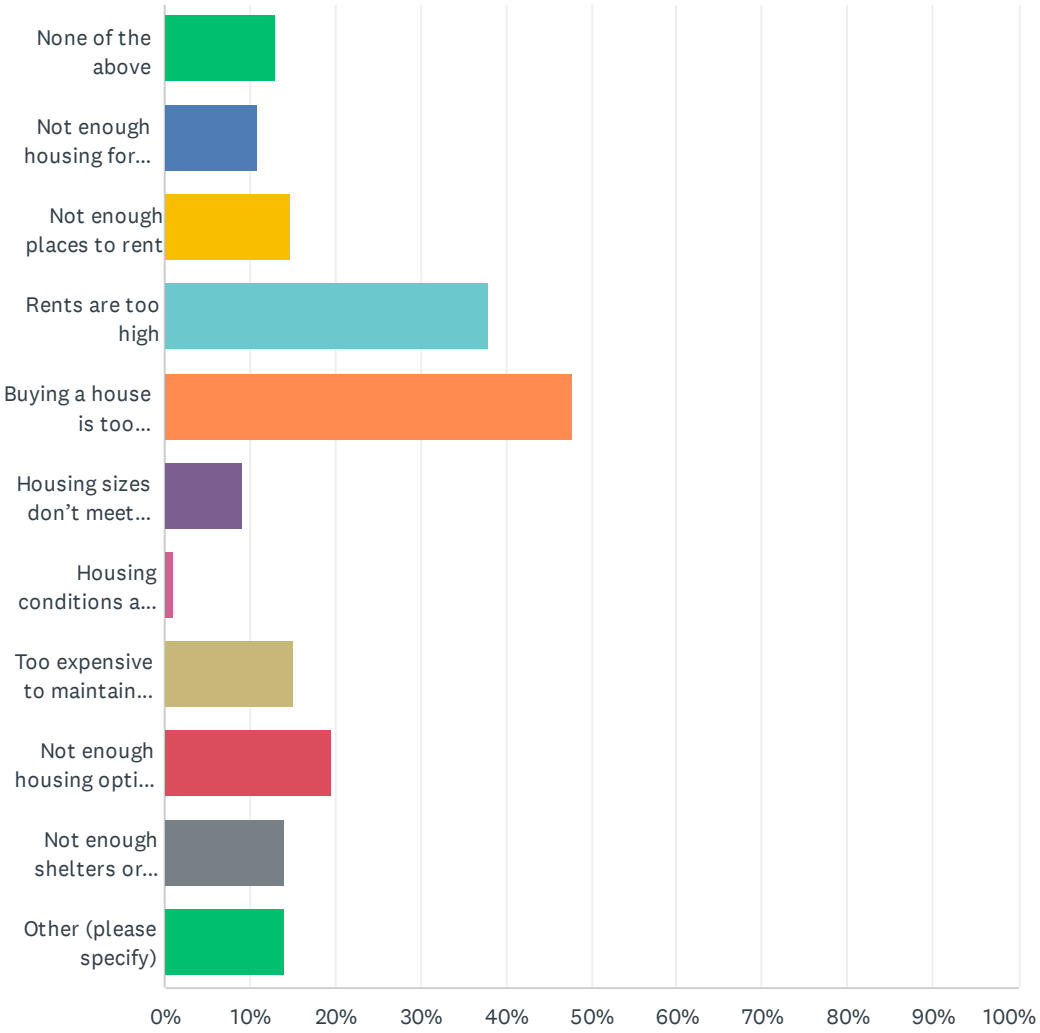
ANSWER CHOICES	RESPONSES	
None of the above	49.18%	90
Struggle to pay rent or mortgage (e.g., sometimes paying late, not paying other bills to pay rent, not buying food or medicine)	13.11%	24
Lack funding to make necessary home repairs	21.31%	39
Significant rent increase	4.92%	9
Want to move but can't find/afford a home that meets my needs or my family's needs	19.67%	36
Too many people living in one home (overcrowding)	6.01%	11
Adult child living at home due to inability to afford housing	18.03%	33
Other housing issue:	3.83%	7
Total Respondents: 183		

#	OTHER HOUSING ISSUE:	DATE
1	Neighbor has 7 vehicles,	9/9/2022 10:03 AM
2	Don't like HOA but can't afford to move	9/8/2022 8:59 AM

3	Roof framing issues causing collapse of roof	9/7/2022 6:18 PM
4	Energy bill too high	8/31/2022 2:09 PM
5	Too expensive. City wages don’t support housing prices.	8/31/2022 12:50 PM
6	Seniors needing afforable 55 + condo,patio home or newer mobile home park in good area	8/31/2022 12:37 PM
7	Neighborhood filling up with AirBnBs	8/31/2022 12:23 PM

Q6 What do you feel is the most significant housing problem facing Clovis residents? (Choose up to three, this question requires an answer)

Answered: 184 Skipped: 0



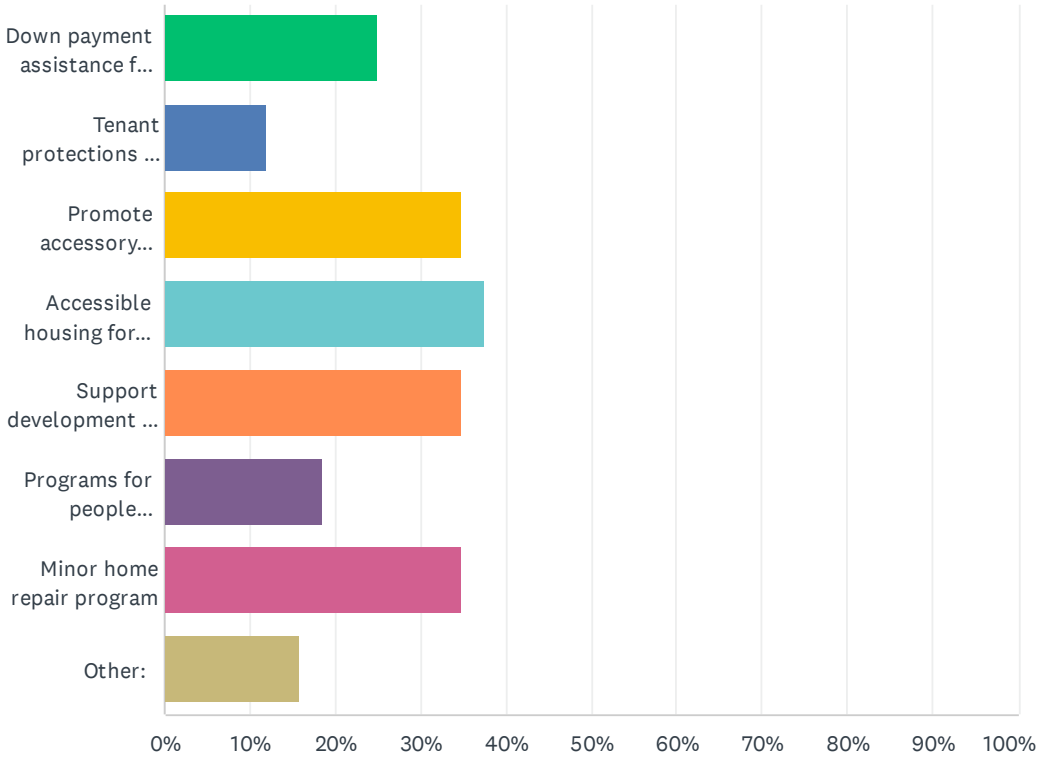
ANSWER CHOICES	RESPONSES	
None of the above	13.04%	24
Not enough housing for sale	10.87%	20
Not enough places to rent	14.67%	27
Rents are too high	38.04%	70
Buying a house is too expensive	47.83%	88
Housing sizes don’t meet family needs	9.24%	17
Housing conditions are poor	1.09%	2
Too expensive to maintain homes	15.22%	28
Not enough housing options for seniors or people with disabilities	19.57%	36
Not enough shelters or services for people experiencing homelessness	14.13%	26
Other (please specify)	14.13%	26
Total Respondents: 184		

#	OTHER (PLEASE SPECIFY)	DATE
1	Too many new housing. Traffic getting bad, schools are crowding	9/10/2022 6:57 AM
2	Too many new communities	9/10/2022 3:10 AM
3	Fear of getting low income housing to bring down property values.	9/9/2022 10:03 AM
4	Tiny lots	9/8/2022 7:32 PM
5	too many houses being built	9/8/2022 4:23 PM
6	Too many homes in one area.	9/8/2022 6:19 AM
7	No affordable housing	9/7/2022 4:47 PM
8	Low income/section 8 housing being built in areas with million dollar homes.	9/4/2022 8:53 AM
9	Too many apartments being built in Clovis	9/3/2022 10:11 PM
10	water to maintain parks, medians, green spaces	9/3/2022 12:32 PM
11	Too many houses going up not enough schools or stores	9/1/2022 10:22 PM
12	no programs to purchase a home	9/1/2022 9:06 PM
13	Too many new housing, not enough schools	9/1/2022 12:22 PM
14	Too many houses are being built. Schools are now over populated.	9/1/2022 12:03 PM
15	Too many houses being built	9/1/2022 7:30 AM
16	I don’t have an opinion	9/1/2022 5:48 AM
17	Stop building	8/31/2022 10:14 PM
18	TOO MUCH NEW BUILDING. Too many out of town people buying homes and just renting them out!	8/31/2022 8:20 PM
19	Water... Can't afford more housing.	8/31/2022 6:20 PM
20	This happened in San Jose in the 1990’s	8/31/2022 2:51 PM
21	Too many new homes being built. We need to rebuild the run down neighborhoods and retail in this city.	8/31/2022 2:29 PM

22	Not enough homes with land. All the new homes are built right on top of eachother.	8/31/2022 2:09 PM
23	There’s no housing plans for single adult male with no children to be self sufficient. Even with a decent paying job	8/31/2022 12:54 PM
24	Toooo many houses being built, given our water issues!	8/31/2022 12:49 PM
25	Rather than "tough it out" too many homeless would rather "camp out" than improve their situation and take a "low paying" job. Many adults worked in low paying jobs and improved their job skills so they could qualify for "better jobs." Sleeping in bushes is rarely a way to learn and train for better jobs.	8/31/2022 12:45 PM
26	Investors buying up properties for short term rentals	8/31/2022 12:23 PM

Q7 What strategies do you think the City should prioritize? (Choose up to three, this question requires an answer)

Answered: 184 Skipped: 0



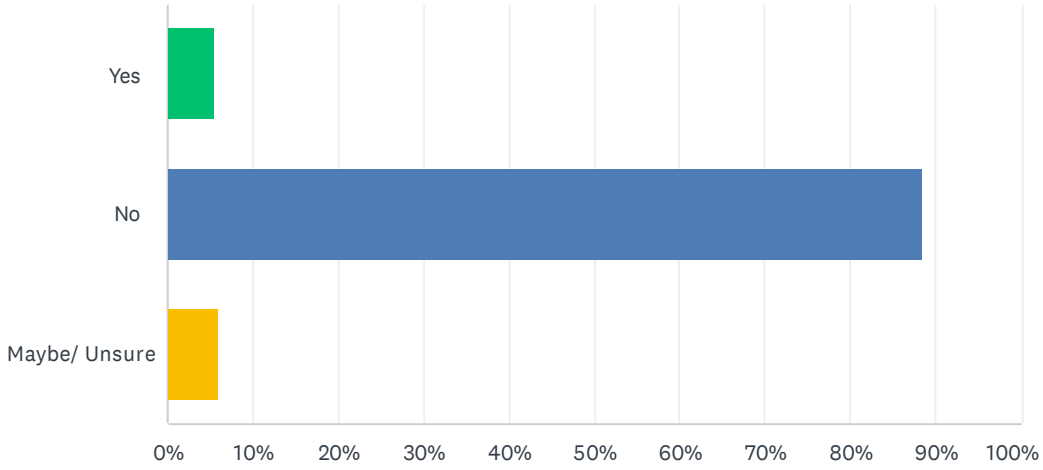
ANSWER CHOICES	RESPONSES	
Down payment assistance for homebuyers	25.00%	46
Tenant protections for renters	11.96%	22
Promote accessory dwelling units (i.e., granny flats, second units, backyard cottage)	34.78%	64
Accessible housing for seniors and people with disabilities	37.50%	69
Support development of affordable housing	34.78%	64
Programs for people experiencing or at risk of homelessness	18.48%	34
Minor home repair program	34.78%	64
Other:	15.76%	29
Total Respondents: 184		

#	OTHER:	DATE
1	Jobs where people work	9/11/2022 5:19 PM
2	Economics	9/10/2022 3:10 AM
3	Keeping affordable housing out of established neighborhoods.	9/9/2022 10:03 AM

4	stop building	9/8/2022 4:23 PM
5	No more low-income housing or paying for other people's bills/debt	9/7/2022 9:27 PM
6	Put a moratorium on building new houses. There’s no infrastructure or water to support it	9/7/2022 7:05 PM
7	Diversity is housing options to meet needs of diverse community	9/7/2022 5:14 PM
8	Clean up areas that are falling below Clovis standards. No low income/section 8 housing. Clovis is a goal for many, it’s expensive for a reason. Keep it nice and safe. Zip codes aren’t entitlements.	9/4/2022 8:53 AM
9	Adhere to city planning put forth 20 plus years ago. City centers among housing developments, ag lands preserved.	9/3/2022 12:32 PM
10	Affordable housing must be in correct areas, walkable to shopping	9/1/2022 10:36 PM
11	Mixed housing, above stores	9/1/2022 12:45 PM
12	None of the above	9/1/2022 12:38 PM
13	Population is growing too fast but not enough schools	9/1/2022 12:22 PM
14	Stop building more houses until you have enough schools to accommodate the growing population.	9/1/2022 12:03 PM
15	multi family homes, apartments, duplexes, build UP not out	9/1/2022 8:36 AM
16	None	9/1/2022 7:30 AM
17	None	9/1/2022 6:25 AM
18	Police protection	9/1/2022 6:18 AM
19	Support Development of houses that are affordable, and not affordable housing (apartments)	9/1/2022 3:04 AM
20	Paseo access for decrease need for cars for some trips	8/31/2022 10:21 PM
21	Nothing. Not Clovis' job. Worry about maintaining Clovis.	8/31/2022 9:06 PM
22	More free Community resources like parks, playgrounds, libraries, etc. to help out families so they don’t have to drive far/pay money to give family access to resources that can help their families save money	8/31/2022 8:53 PM
23	Don’t put low income housing where it will negatively impact property values of existing homes	8/31/2022 5:30 PM
24	None of the above	8/31/2022 3:38 PM
25	We don’t need homes until we have a water storage plan! This used to be a little country town stop building out and build on existing!	8/31/2022 2:51 PM
26	Make it easier for homeowners to evict renters, when they do not pay their rent.	8/31/2022 2:41 PM
27	Maintain what exists	8/31/2022 2:38 PM
28	Put money in rebuilding established neighborhoods.	8/31/2022 2:29 PM
29	Put in place laws regarding short term rentals that would open up housing to permanent residents	8/31/2022 12:23 PM

Q8 Have you or a neighbor been displaced from your home in the last five years?

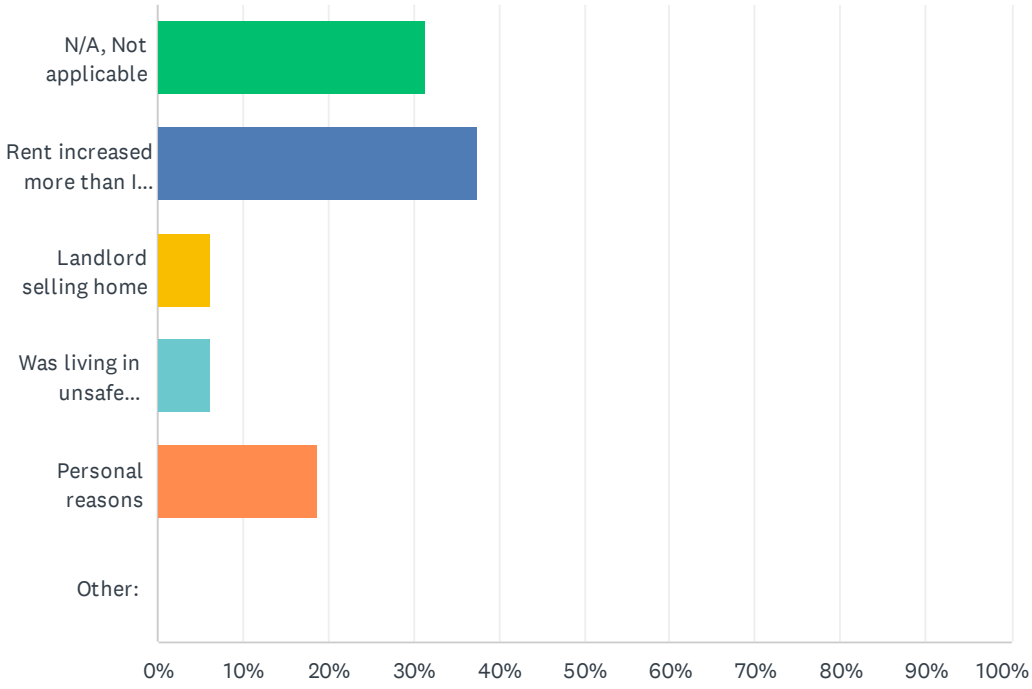
Answered: 183 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	5.46%	10
No	88.52%	162
Maybe/ Unsure	6.01%	11
TOTAL		183

Q9 If Yes, which of these best describe the reason you were displaced? If No, move on to Question 10.

Answered: 16 Skipped: 168

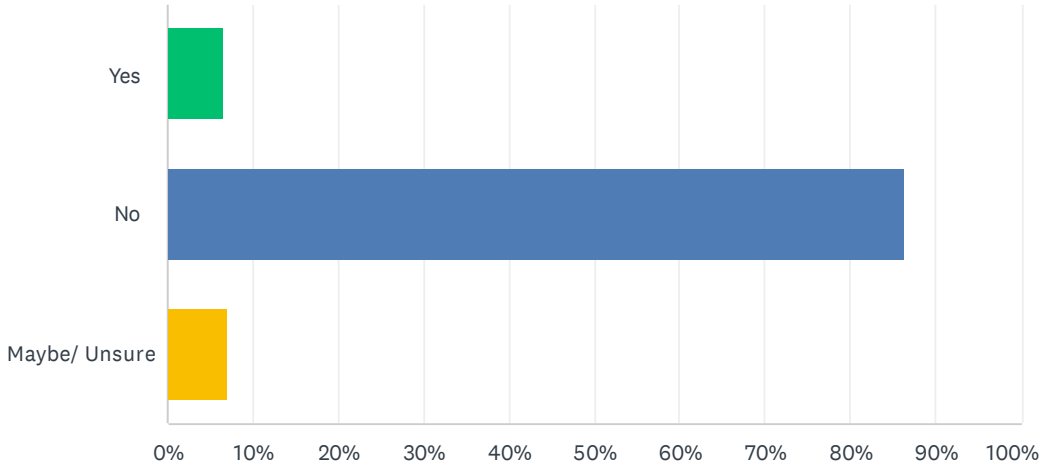


ANSWER CHOICES	RESPONSES	
N/A, Not applicable	31.25%	5
Rent increased more than I could pay	37.50%	6
Landlord selling home	6.25%	1
Was living in unsafe conditions	6.25%	1
Personal reasons	18.75%	3
Other:	0.00%	0
TOTAL		16

#	OTHER:	DATE
	There are no responses.	

Q10 When you looked for housing in Clovis in the past 10 years, did you ever feel you were discriminated against?

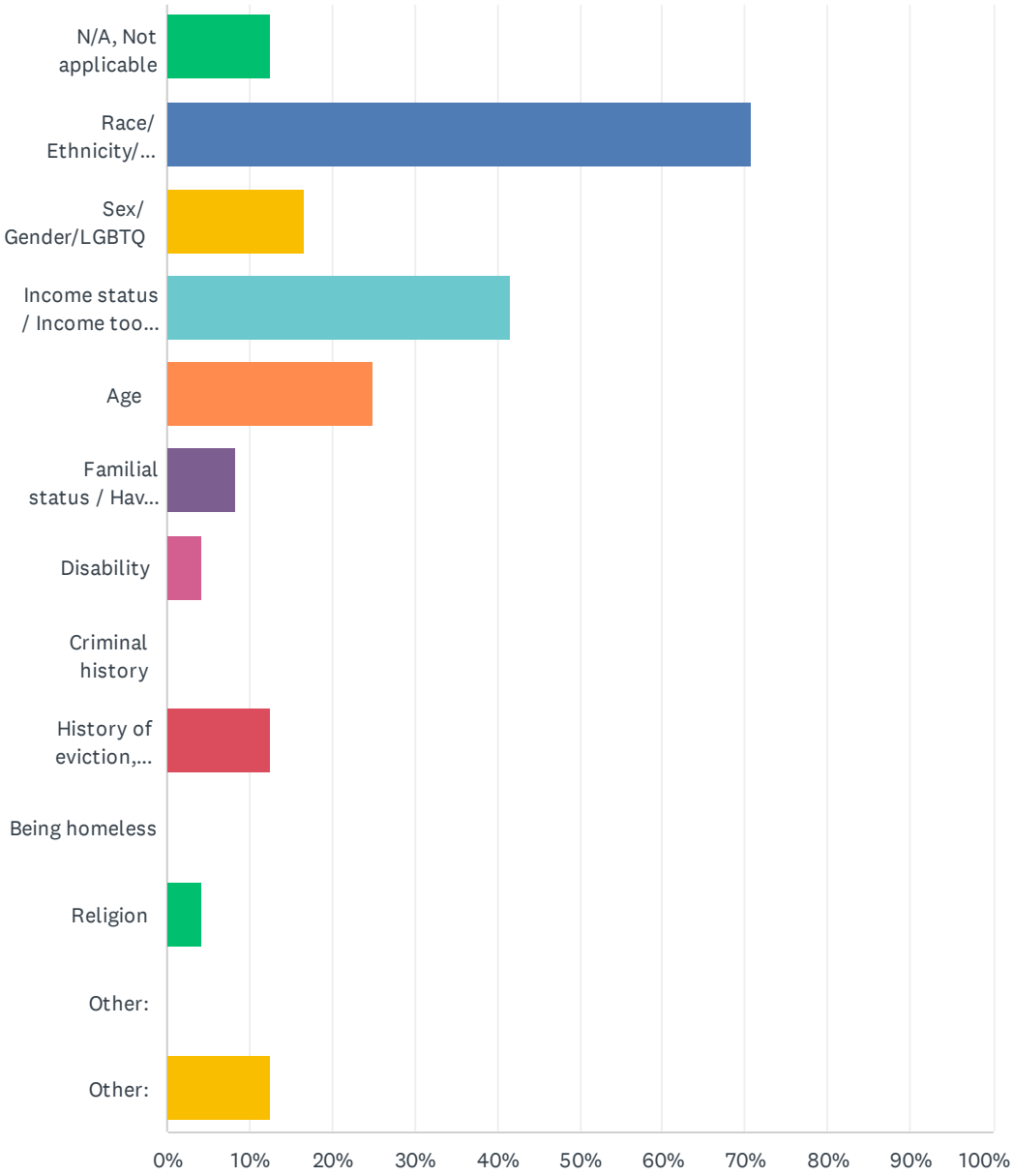
Answered: 182 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	6.59%	12
No	86.26%	157
Maybe/ Unsure	7.14%	13
TOTAL		182

Q11 If Yes, why do you think you were discriminated against? (Choose all that apply) If No, move to Question 12.

Answered: 24 Skipped: 160

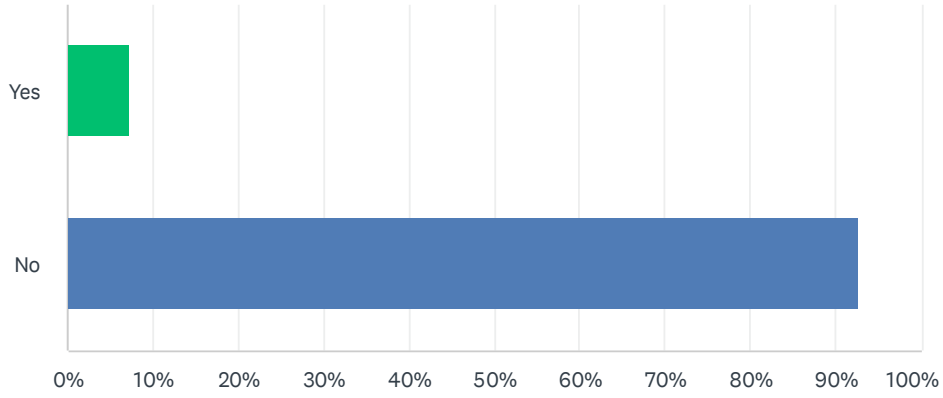


ANSWER CHOICES	RESPONSES	
N/A, Not applicable	12.50%	3
Race/ Ethnicity/ Language spoken	70.83%	17
Sex/ Gender/LGBTQ	16.67%	4
Income status / Income too low	41.67%	10
Age	25.00%	6
Familial status / Having children	8.33%	2
Disability	4.17%	1
Criminal history	0.00%	0
History of eviction, foreclosure, bad credit	12.50%	3
Being homeless	0.00%	0
Religion	4.17%	1
Other:	0.00%	0
Other:	12.50%	3
Total Respondents: 24		

#	OTHER:	DATE
1	no having enough money to buy	9/8/2022 4:24 PM
2	Having pets	9/4/2022 10:13 AM
3	Not being local at the time and using out-of-town realtor and lender	8/31/2022 12:53 PM

Q12 When you looked for housing in Clovis in the past 10 years, were you ever denied housing to rent or buy?

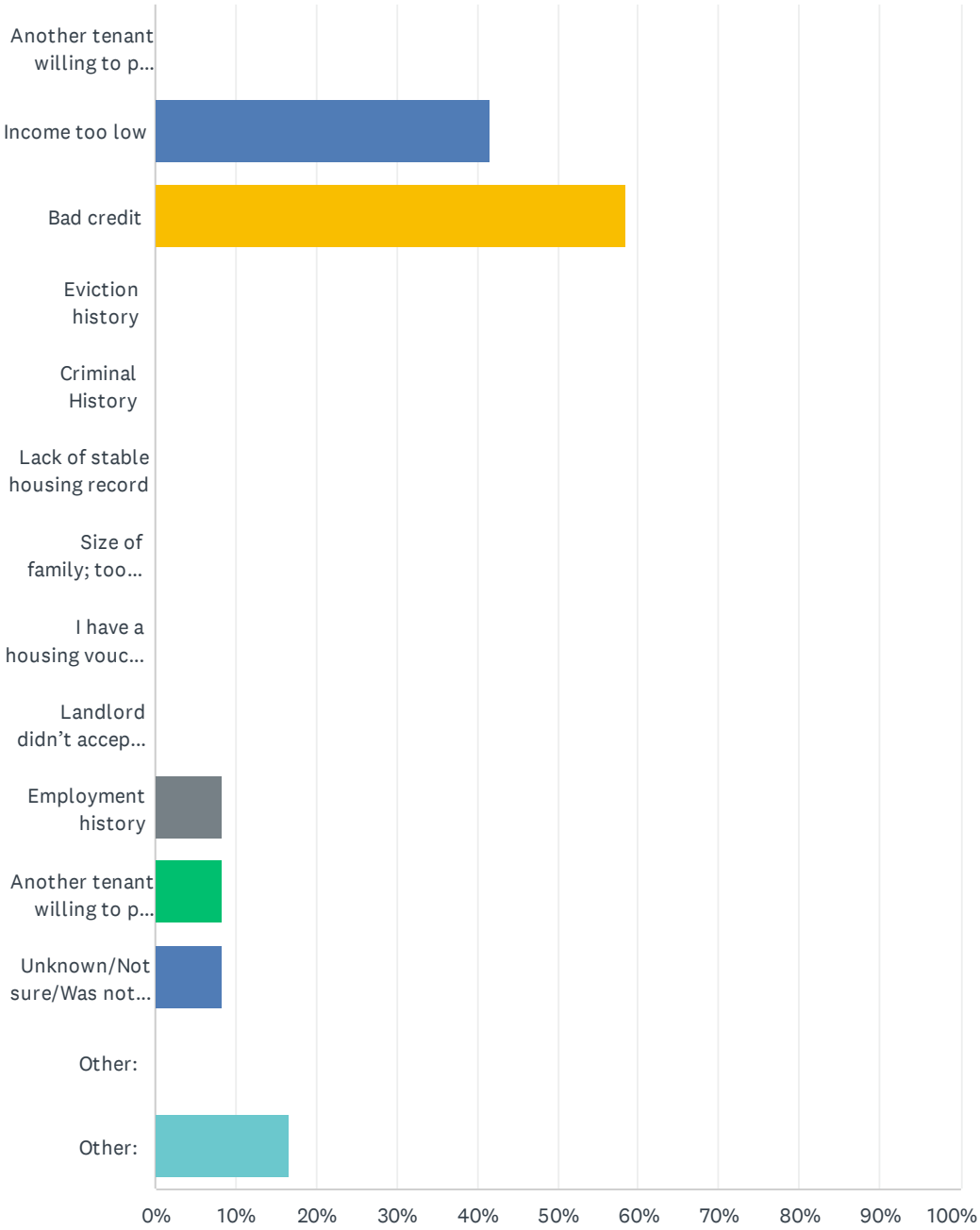
Answered: 181 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	7.18%	13
No	92.82%	168
TOTAL		181

Q13 If Yes, why were you denied? (Choose all that apply) If No, move to question 14.

Answered: 12 Skipped: 172

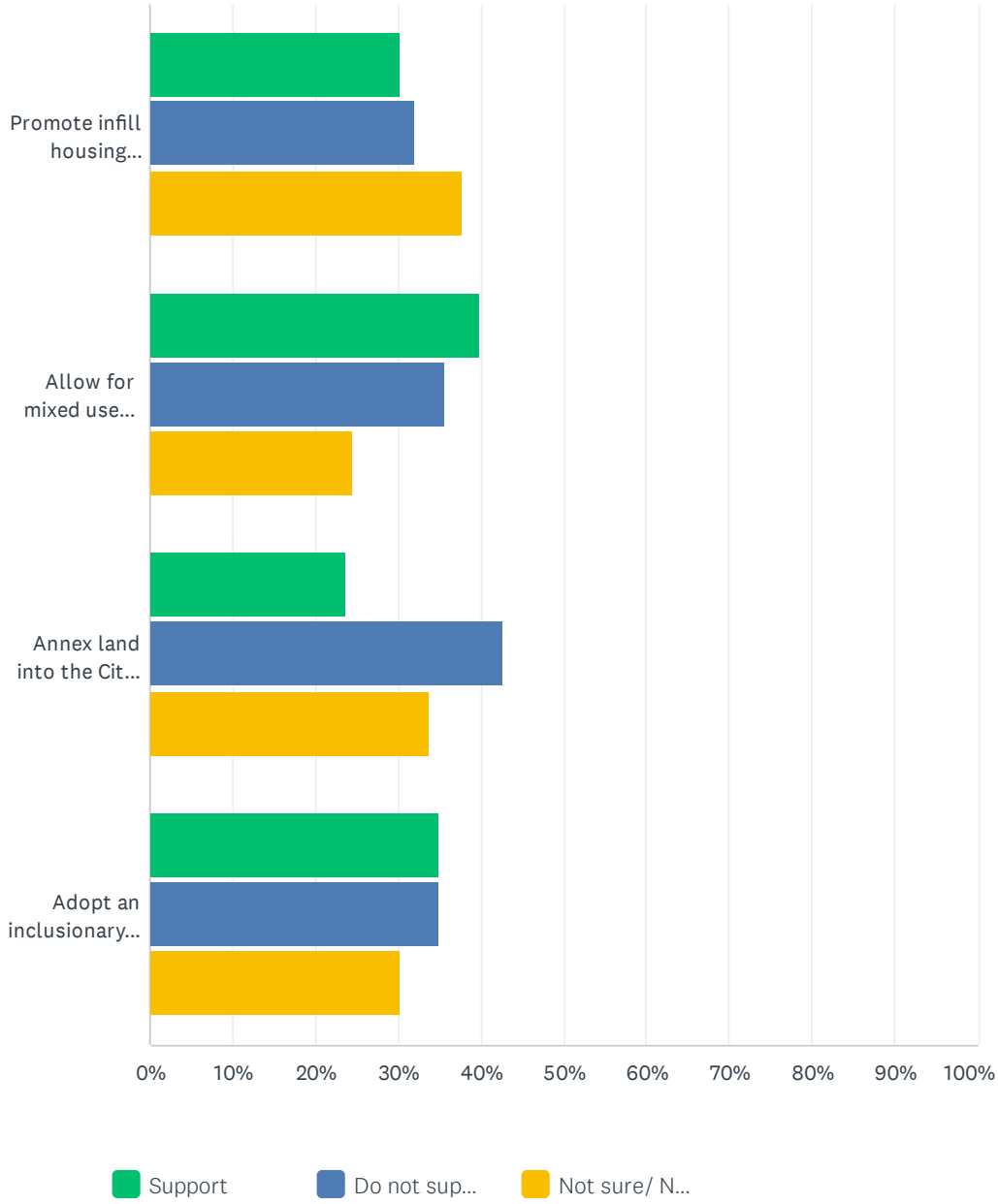


ANSWER CHOICES	RESPONSES	
Another tenant willing to pay more	0.00%	0
Income too low	41.67%	5
Bad credit	58.33%	7
Eviction history	0.00%	0
Criminal History	0.00%	0
Lack of stable housing record	0.00%	0
Size of family; too many people	0.00%	0
I have a housing voucher	0.00%	0
Landlord didn’t accept the type of income I earn	0.00%	0
Employment history	8.33%	1
Another tenant willing to pay more	8.33%	1
Unknown/Not sure/Was not given a reason	8.33%	1
Other:	0.00%	0
Other:	16.67%	2
Total Respondents: 12		

#	OTHER:	DATE
1	No pets allowed	9/1/2022 3:08 PM
2	Too many applicants or within minutes housing availability gone	8/28/2022 2:14 PM

Q14 Most cities struggle to meet their very low- and low-income housing needs because there is not enough land zoned for multifamily/apartments. Which of the following strategies would you support to meet the very low- and low-income housing need?

Answered: 173 Skipped: 11



	SUPPORT	DO NOT SUPPORT	NOT SURE/ NEED MORE INFORMATION	TOTAL	WEIGHTED AVERAGE
Promote infill housing development in Central Clovis	30.23% 52	31.98% 55	37.79% 65	172	2.08
Allow for mixed use development that includes housing on commercial corridors, such as Shaw Avenue, Herndon Avenue, and Shepherd Avenue.	39.77% 68	35.67% 61	24.56% 42	171	1.85
Annex land into the City for higher density housing.	23.67% 40	42.60% 72	33.73% 57	169	2.10
Adopt an inclusionary housing ordinance that would require market rate developments to include a percentage of affordable housing.	34.88% 60	34.88% 60	30.23% 52	172	1.95

Q15 Do you have other ideas for ways to accommodate lower-income housing that are not listed above? (Fill in)

Answered: 68 Skipped: 116

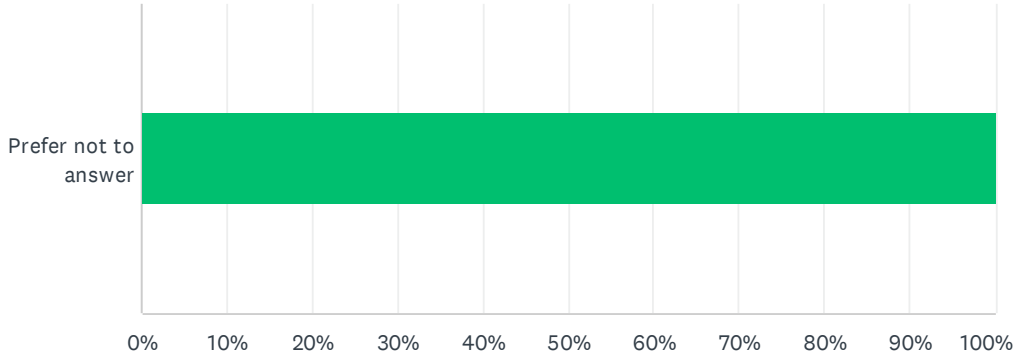
#	RESPONSES	DATE
1	No section 8 in Clovis please	9/10/2022 7:00 AM
2	I think people should buy homes they can afford.	9/10/2022 3:15 AM
3	Move them into lawmakers homes/neighborhoods.	9/9/2022 10:07 AM
4	stop building	9/8/2022 4:25 PM
5	Too many houses being built in Clovis. The city is losing its charm from the days when and why I moved here	9/8/2022 1:42 PM
6	Fee waivers for seniors attempting to fix their homes	9/7/2022 10:47 PM
7	Allowing homeowners to have granny units and or conversion types to their property (garages) and rent at lower market rate as an incentive. Offer assistance to homeowners willing to convert part of their property to a low market rental by construction, Cody support, and approval assistance.	9/7/2022 9:57 PM
8	Address the low income situation on the income side through training, education, help with financial budget training and job placement.	9/7/2022 7:10 PM
9	Availability of surplus is needed so rents can go down. When you have limited surplus there is no wiggle room to reduce rent amounts. Landlords can charge high price and they get it $$$ cause of the high demand.	9/7/2022 6:30 PM
10	None	9/7/2022 5:26 PM
11	Quit building unaffordable housing.	9/7/2022 4:50 PM
12	I'm just wondering where are we going to get water to all of these new houses?	9/4/2022 9:00 PM
13	No need for lower income housing in Clovis. Of opportunity and education is the concern, CUSD should approve more district transfers and provide transportation.	9/4/2022 8:55 AM
14	No	9/4/2022 6:01 AM
15	Provide homes, not just shelters for unhoused people	9/4/2022 5:51 AM
16	Pay the fines and don't build low income housing at all.	9/3/2022 10:13 PM
17	no	9/3/2022 12:36 PM
18	I enjoy my nice things and don’t want lower income crowding near	9/2/2022 7:49 PM
19	No	9/2/2022 6:42 AM
20	Live/work. Stop fearing “who may come” and instead have faith in your public policy, infrastructure, and public safety efforts that “those” people will adjust to the Clovis way of life if given a fair chance. We MUST grow as a community to be inclusive and welcoming. Check out Walnut Creek!	9/2/2022 12:18 AM
21	Stop putting apartments in neighborhoods. Use or buy existing land near shopping centers, etc. Convert or tear down old commercial buildings to make way for apts.	9/1/2022 10:42 PM
22	None	9/1/2022 9:42 PM
23	increase low income limits for families to be able to qualify gor the first time buyers program	9/1/2022 9:10 PM
24	We need more housing	9/1/2022 8:16 PM

25	Carefully choose when allowing large apartment complexes. Consider proximity to single family residences and location of schools to be affected.	9/1/2022 3:32 PM
26	Offer incentives to home owners with corner lots to build a small apartment in their back yard with separate street access.	9/1/2022 3:13 PM
27	Make them all in the southwest part of the city. I don’t want low income housing near where I live. Let’s be honest and real, low-income housing brings crime. When you do make a low-income development please make sure you vet the tenants very good!	9/1/2022 1:41 PM
28	No.	9/1/2022 1:28 PM
29	No	9/1/2022 12:47 PM
30	Accomodate people that are here first before building more housing that just draws more and more people to move here.	9/1/2022 12:25 PM
31	Encourage developers	9/1/2022 7:31 AM
32	Encourage people to work enough to make enough money to support themselves.	9/1/2022 6:21 AM
33	Build houses that are affordable ($180K-$250k) and not affordable housing (apartment). Let's not become a RENTERS town.	9/1/2022 3:07 AM
34	Research and visit cities that already do it well	8/31/2022 11:26 PM
35	Abandoned shopping centers or mega stores no longer used that are not near other commercial property turn into apartments.	8/31/2022 10:23 PM
36	We don’t need more building. Clovis is fine the way it is. Stop allowing builders to take over land.	8/31/2022 10:16 PM
37	None	8/31/2022 9:50 PM
38	Term limits	8/31/2022 9:28 PM
39	No. Life isn't fair. I don't get to live in the house or neighborhood I want to in Clovis. That's life.	8/31/2022 9:09 PM
40	We don’t need low income housing in Clovis	8/31/2022 8:57 PM
41	Require people to live in homes they purchase for at least 5 years.	8/31/2022 8:22 PM
42	Nothing to input at this time	8/31/2022 8:22 PM
43	Housing development for homeless veterans along with other services for them.	8/31/2022 7:42 PM
44	More concerned for seniors that need affordable housing	8/31/2022 7:11 PM
45	No	8/31/2022 6:23 PM
46	Convert vacant buildings to housing	8/31/2022 5:44 PM
47	Replace older single story apartment complexes with multilevel high density housing and guarantee current residents priority housing	8/31/2022 5:32 PM
48	Infill is fine, but those new housing on Peach/Gettysburg is WAY overcrowded.	8/31/2022 4:22 PM
49	No	8/31/2022 3:41 PM
50	no	8/31/2022 3:16 PM
51	If you build more you need more police and traffic control police	8/31/2022 2:56 PM
52	With lower income comes crime. Build with police substation nearby to control & keep Clovis free of crime communities	8/31/2022 2:50 PM
53	If not already being considered, repurposing of vacant buildings should be part of any plan	8/31/2022 2:39 PM
54	Create more affordable housing that DOES NOT produce gentrification.	8/31/2022 2:37 PM
55	no	8/31/2022 2:31 PM
56	Allow farms to include one trailer for older relatives or adult child	8/31/2022 2:20 PM

57	Stop running with the inflation from LA and San Francisco	8/31/2022 2:13 PM
58	Require developers to create low income rentals	8/31/2022 1:20 PM
59	Don’t bring lower income housing to new developments!	8/31/2022 1:16 PM
60	Rent are so high that even someone with a decent minimum paying job can’t afford to live on their own. Have section 8 be open to single men as well.	8/31/2022 1:00 PM
61	Help fix old homes ! With renovations to help out home owners with lots of family members living in a single home	8/31/2022 12:59 PM
62	Require training and education for those who have trouble supporting themselves and their families.	8/31/2022 12:50 PM
63	No	8/31/2022 12:49 PM
64	Clovis doesn't have newer/well kept mobile home parks, in good neighborhoods	8/31/2022 12:40 PM
65	Work with Clovis residents to find solutions. Avoid working with outside investors who do not understand the Clovis way of life and simply look at numbers and profits.	8/31/2022 12:27 PM
66	Build more apartments	8/25/2022 5:59 PM
67	We seem to have a lot of land zoned/built for business/retail use that sits empty--perhaps that could be better utilized.	8/22/2022 3:04 PM
68	additional monies from the State for affordable housing in Clovis	8/22/2022 11:20 AM

Q16 What is your race? (Fill in)

Answered: 83 Skipped: 101



ANSWER CHOICES	RESPONSES	
Prefer not to answer	100.00%	83
TOTAL		83

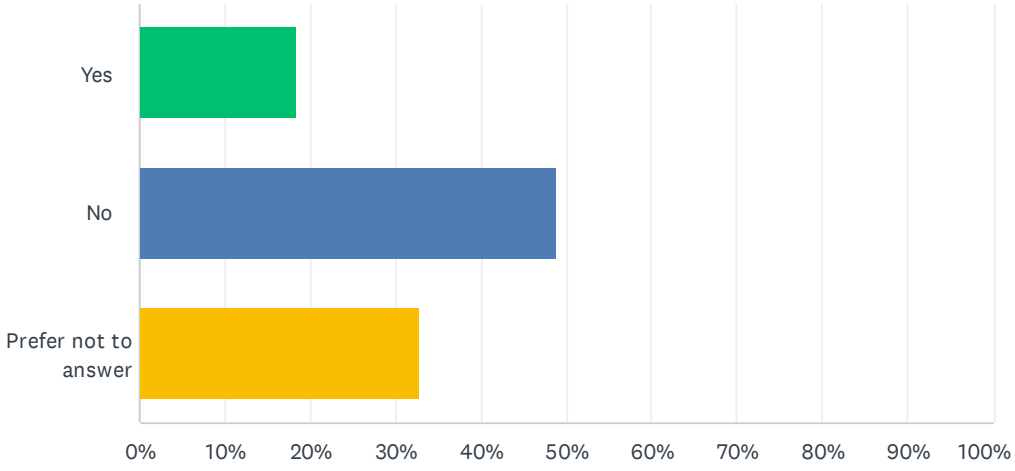
#	PLEASE FILL IN:	DATE
1	Hispanic	9/11/2022 5:23 PM
2	Hispanic	9/10/2022 3:15 AM
3	White	9/8/2022 7:33 PM
4	Middle eastern	9/8/2022 5:27 PM
5	Mixed	9/8/2022 6:24 AM
6	Asian American	9/8/2022 3:30 AM
7	White	9/7/2022 10:32 PM
8	Caucasian	9/7/2022 9:58 PM
9	Mexican	9/7/2022 9:53 PM
10	White	9/7/2022 9:30 PM
11	Armenian	9/7/2022 8:59 PM
12	White	9/7/2022 6:31 PM
13	Caucasian	9/7/2022 5:44 PM
14	Hispanic	9/7/2022 5:26 PM
15	White	9/4/2022 9:00 PM
16	Asian	9/4/2022 10:14 AM
17	White	9/4/2022 6:02 AM
18	Hispanic, white	9/4/2022 5:52 AM
19	White	9/3/2022 7:49 PM
20	Black and Mexican	9/2/2022 7:49 PM

21	Race? Caucasian ethnicity? Latino	9/2/2022 12:19 AM
22	Hispanic	9/1/2022 9:43 PM
23	Asian	9/1/2022 9:37 PM
24	Caucasian	9/1/2022 8:34 PM
25	Caucasian	9/1/2022 5:02 PM
26	Caucasian	9/1/2022 3:36 PM
27	Caucasian	9/1/2022 3:33 PM
28	White	9/1/2022 3:14 PM
29	Human	9/1/2022 1:29 PM
30	White	9/1/2022 12:56 PM
31	White	9/1/2022 12:40 PM
32	White	9/1/2022 10:49 AM
33	white	9/1/2022 8:38 AM
34	White	9/1/2022 8:32 AM
35	American	9/1/2022 6:22 AM
36	Hispanic	9/1/2022 3:08 AM
37	Mexican	8/31/2022 11:24 PM
38	Hispanic	8/31/2022 10:16 PM
39	Hispanic	8/31/2022 9:49 PM
40	Asian	8/31/2022 9:40 PM
41	Native American	8/31/2022 9:29 PM
42	White	8/31/2022 9:05 PM
43	Asian	8/31/2022 9:01 PM
44	Caucasian	8/31/2022 9:00 PM
45	Hispanic	8/31/2022 8:45 PM
46	Asian and Hispanic	8/31/2022 8:22 PM
47	White	8/31/2022 8:21 PM
48	White	8/31/2022 7:43 PM
49	Caucasian	8/31/2022 7:12 PM
50	White	8/31/2022 6:24 PM
51	Native American, Spaniard	8/31/2022 6:23 PM
52	Hispanic	8/31/2022 5:58 PM
53	White/Hispanic	8/31/2022 5:42 PM
54	Latino	8/31/2022 5:02 PM
55	White	8/31/2022 4:54 PM
56	Irish	8/31/2022 4:29 PM
57	White	8/31/2022 4:23 PM
58	White	8/31/2022 3:41 PM

59	Caucasian	8/31/2022 3:34 PM
60	white	8/31/2022 3:16 PM
61	White	8/31/2022 3:07 PM
62	Asian & Hispanic	8/31/2022 2:50 PM
63	Hispanic	8/31/2022 2:43 PM
64	White	8/31/2022 2:38 PM
65	white	8/31/2022 2:32 PM
66	white	8/31/2022 2:20 PM
67	American	8/31/2022 2:14 PM
68	White	8/31/2022 1:31 PM
69	White	8/31/2022 1:20 PM
70	Hispanic	8/31/2022 1:16 PM
71	Celtic	8/31/2022 1:08 PM
72	Black	8/31/2022 1:03 PM
73	Hispanic	8/31/2022 12:59 PM
74	White	8/31/2022 12:53 PM
75	White	8/31/2022 12:52 PM
76	White	8/31/2022 12:50 PM
77	asian	8/31/2022 12:49 PM
78	Caucasion	8/31/2022 12:41 PM
79	Caucasian	8/31/2022 12:36 PM
80	White	8/31/2022 12:19 PM
81	White	8/31/2022 12:18 PM
82	White	8/28/2022 2:15 PM
83	caucasian	8/25/2022 2:44 PM
84	white	8/25/2022 9:17 AM
85	White	8/24/2022 2:57 PM
86	White	8/23/2022 3:36 PM
87	Caucasian	8/22/2022 3:05 PM
88	White	8/22/2022 11:20 AM

Q17 Are you Hispanic, Latino, or Spanish origin?

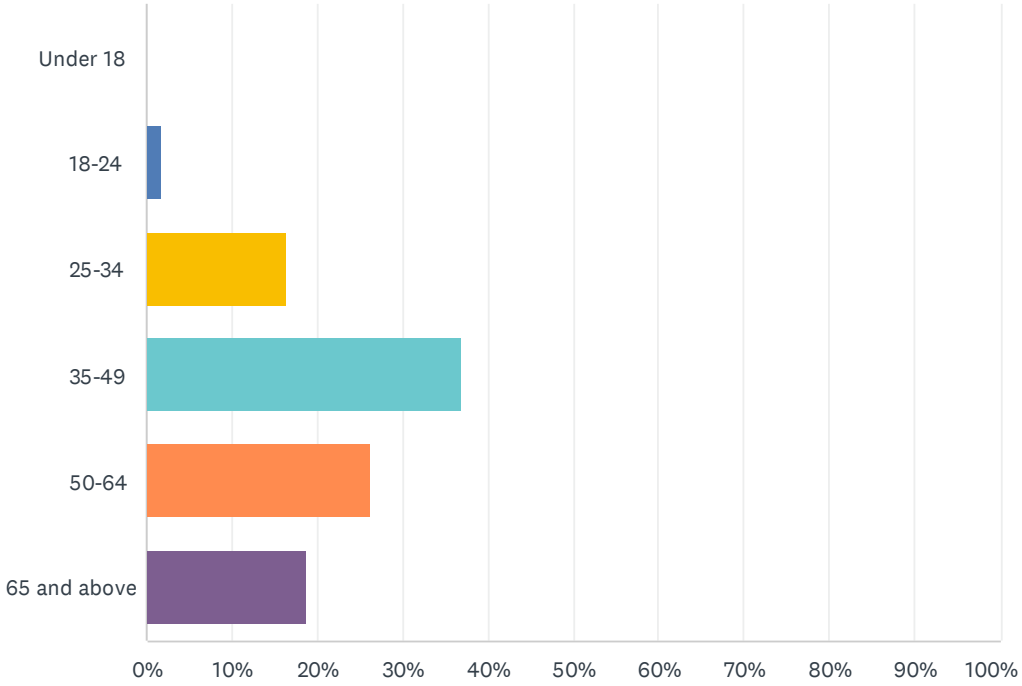
Answered: 170 Skipped: 14



ANSWER CHOICES	RESPONSES	
Yes	18.24%	31
No	48.82%	83
Prefer not to answer	32.94%	56
TOTAL		170

Q18 What is your age?

Answered: 171 Skipped: 13



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	1.75%	3
25-34	16.37%	28
35-49	36.84%	63
50-64	26.32%	45
65 and above	18.71%	32
TOTAL		171

Q19 Do you have any additional housing related comments that are not listed above and should be considered in the Housing Element update process?

Answered: 58 Skipped: 126

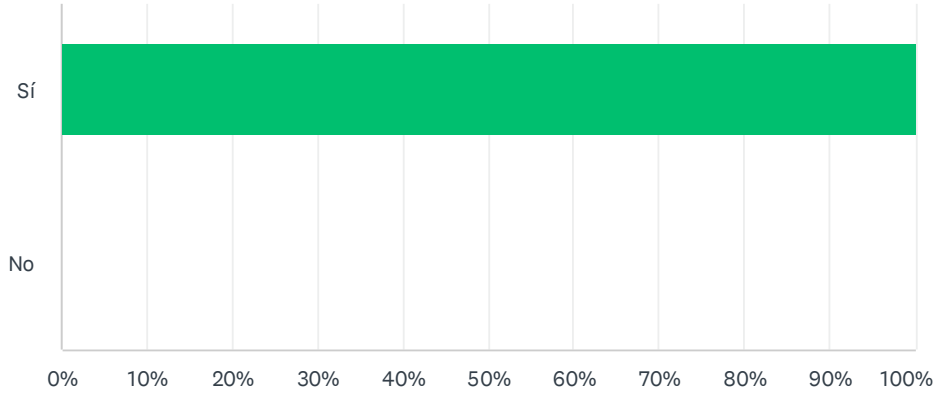
#	RESPONSES	DATE
1	More jobs for residents in clovis	9/11/2022 5:23 PM
2	I hope they will not allow section 8 in Clovis	9/10/2022 7:01 AM
3	Clovis is an oasis in an otherwise really screwed up state, Don't try and make it like SF or LA!	9/9/2022 10:10 AM
4	stop building	9/8/2022 4:26 PM
5	Stop building. I loved here because it was a safe place to live. The police/resident ratio was excellent. This is not the case now and more and more crime is moving in to town.	9/8/2022 1:44 PM
6	We need to stop putting houses on valuable agricultural land.	9/8/2022 9:04 AM
7	NIMBY appears to be accepted in the more affluent parts of the city. Do not take the path of least resistance and only allow high density housing in the lesser affluent parts.	9/8/2022 3:33 AM
8	Distribute lower invoking housing to different areas of the city to not overrun a single neighborhood or school(s) with low income families.	9/7/2022 9:59 PM
9	Please do not add low income housing to locations with high income housing that result in a loss of property value. Please put qualification requirements on the required low/very-low income housing regarding background checks, drug use, etc. if you are legally allowed to. Please do not create housing for the homeless unless it's being built in a location where there's already a homeless encampment and again only if there are qualification requirements.	9/7/2022 9:35 PM
10	Too much housing already in Clovis. Need to build more commercial and retail so we who live here don't have to drive so far to visit restaurants, banks, stores, etc. Bad for the environment to drive so much for basics especially with the gas prices the way they are.	9/7/2022 7:16 PM
11	We need city code enforcement to be active to ensure quality of our Clovis Communities. Clovis is deteriorating to the point I have considered moving. Clovis has lost its reputation of being tough on crime, code enforcement, etc.	9/7/2022 6:36 PM
12	None	9/7/2022 5:26 PM
13	There should be less outrageously priced homes being built and more affordable ones.	9/7/2022 4:51 PM
14	Availability of water for these new houses. I know we want to grow but where does the water come from?	9/4/2022 9:02 PM
15	no	9/3/2022 12:36 PM
16	Too many new developments in east Clovis and too much traffic on roads. Also too many school bonds to provide for new schools, let the developer pay for new schools.	9/2/2022 4:52 PM
17	As stated every city in California has problems with providing housing for very low and low income families. Rather than trying to provide housing, the effort should be in lifting these families above low income so housing becomes more affordable. Usually this is accomplished by education and technical training with the purpose of better jobs.	9/2/2022 6:48 AM
18	Invest in supporting current homeowners with home repairs and improvements. Don't rely on church volunteers to do this. Invest in green space. Why are so many homes being built without green space? Don't be scared of low income people. And don't cluster them into one side of town only. If you're concerned about safety have your police officers park and do their paper work in a public space rather than behind church parking lots. We can do this! We can	9/2/2022 12:22 AM

	be welcoming and helpful to others. Invest in live work areas! Housing in downtown Clovis. Thank you for the opportunity to respond.	
19	Address the issue of more schools and other infrastructure needs that all this housing will bring. Be ahead of the game, not behind.	9/1/2022 10:44 PM
20	None	9/1/2022 9:43 PM
21	no	9/1/2022 9:11 PM
22	I reside in east Clovis and seeing all of the apartments going up is concerning. You want to put lower income apartments out this way but there is no accommodations. There is almost no public transportation out this way and no walking distance shops as of yet. Not saying that all people who are low income don't have transportation but there are very few options out in east Clovis. Might want to think about that.	9/1/2022 7:47 PM
23	No	9/1/2022 3:33 PM
24	Home owners with large lots may be interested in building a tiny rental house or apartment in their back yard if the city provided a grant, incentive or financial assistance.	9/1/2022 3:22 PM
25	None	9/1/2022 1:41 PM
26	Too many houses and apartments are being built. WATER WATER WATER	9/1/2022 12:41 PM
27	Stop building more houses we're starting to become overpopulated now. Instead build more schools esp. High schools.	9/1/2022 12:26 PM
28	Most people want to live in nice areas with little to no crime. Good police protection is key. No crime, higher property values. Cheaper housing, more crime. You can't legislate for things to be what they aren't.	9/1/2022 6:24 AM
29	Address the mental health and homeless population in Clovis seems to be growing	8/31/2022 11:27 PM
30	Understandably trying to comply w state mandate but also we have to grow responsibly keeping in mind roads, natural resources, and schools district	8/31/2022 10:24 PM
31	We need to stop building. Instead hire more police officers. Build a IT program within the police that can monitor the city. Make a point that crime will not be tolerated.	8/31/2022 10:18 PM
32	Stop rezoning to accommodate apartment or multi family housing.	8/31/2022 9:51 PM
33	Show leadership. Don't be bullied by idealogues within the state and federal government. Serve your constituents and not social engineering elites from other parts of the state and country. Unless the City of Clovis is going to be severely impacted financially by not complying, don't do a single thing. Those who have bettered themselves and moved into an area with similar people deserve their right to chose their community.	8/31/2022 9:14 PM
34	There are a lot of developers that have high density homes throughout Clovis. It actually seems that there are more of these communities than other types in the area. Along with housing, I think you need to look into the type of communities you are advertising. No outdoor living. No outdoor play structures for kids. High traffic on neighborhood streets results in kids and parents fearful of having their children outside independently or at all. It is promoting a future generation of insiders with low activity levels. I can only imagine the activities this can lead teenagers and young adults into doing. Please incorporate some basketball courts or playgrounds that are not imaginative for the kids. Not just the standard run of the mill type things. If you need help with creativity, please look at Roseville or Folsom for ideas. They are the happiest towns for small families to live in for a reason.	8/31/2022 9:03 PM
35	Hard to compete for affordable Housing with investors. When they buy housing prices goes up and rental prices goes up.	8/31/2022 8:23 PM
36	Need builders to build affordable dwellings for seniors, like Leisure world. Or affordable multi family condos or homes. Attention goes to low income. What about seniors on ss or lower med income?	8/31/2022 7:14 PM
37	Yeah, get more water to support what we have already...	8/31/2022 6:24 PM
38	We want to keep Clovis clean and not overcrowd this city.	8/31/2022 5:03 PM
39	Thanks for the survey. It must be hard to balance housing for everyone and water usage	8/31/2022 4:31 PM

	demands.	
40	Too much “not in my backyard” attitude. People say they want affordable housing……but not in their neighborhood.	8/31/2022 4:24 PM
41	City council needs to take pay cut to hire more police officers for traffic.	8/31/2022 2:59 PM
42	A housing development for retirees still young enough to enjoy all the activities & exercises that don’t make us feel old. Senior living places are for those waiting to pass. They’re more for the elderly needing assistance.	8/31/2022 2:53 PM
43	Unfortunately, when low-income housing is increased, crime rates tend to increase. I believe you should talk with the police department about which plan would allow them to police well.	8/31/2022 2:47 PM
44	No gentrification. People born in Clovis should be able to BUY a house in Clovis.	8/31/2022 2:38 PM
45	Does Clovis have any homeless shelters? We need some. There are so many homeless living under freeways and near the river. A friend of a friend ended up living in her car because her husband threw her out! Women's shelters were full. We need more women's shelters. We have more cat & dog shelters in Fresno/Clovis than for women...	8/31/2022 2:26 PM
46	Why are one bedroom apartments almost 2000 a month raising minimum wage won't work you'd have to bring down the prices	8/31/2022 2:15 PM
47	We need resources for homeless individuals in Clovis.	8/31/2022 1:20 PM
48	Stop with all of the apartments!	8/31/2022 1:16 PM
49	The City needs to put in place laws in regard to short term housing such as AirBnBs, especially in areas like Old Town. When homes are purchased by investors and used for this purpose they are essentially removed from the available housing permanently. They will likely not be sold or used as long term rentals again. This is becoming an increasing problem in the Old Town area as more and more houses are purchased to be used in this way.	8/31/2022 1:15 PM
50	N/A	8/31/2022 1:01 PM
51	Let us build more small houses in back yard to accommodate older family members with disability!!	8/31/2022 1:00 PM
52	Those who can't qualify for satisfactory housing would be doing everyone a favor if they completed education or training. Sitting in the bushes with their buddies is probably not the best way to become ready for a "real job." I personally worked as a car hop for $1.20 an hour. It didn't take me long to know that I didn't want to continue doing that. It was hot and tiring.	8/31/2022 12:56 PM
53	Just don’t keep doing away with the ‘country’ ….need the smaller farms, etc to stay!	8/31/2022 12:53 PM
54	Housing is becoming increasingly harder for middle income families. As prices rise we struggle to save and purchase a home of our own.	8/31/2022 12:51 PM
55	No	8/31/2022 12:42 PM
56	Please ensure diverse population provides feedback	8/28/2022 2:16 PM
57	Please make concerted, direct efforts to engage low-income, homeless, disabled, Latinos, Hmong/Asians, Blacks, and people at-risk of losing housing in your outreach and information gathering. I'm financially stable and white, so am not a good representative of knowing what really needs to be done. Talk with those who are living the challenges. They are the ones with knowledge and experience that can guide these efforts better than I and so many other Clovis residents.	8/25/2022 9:21 AM
58	I am concerned that there may be a push to locate much of the low/lower income housing in southwest Clovis, because our area is already considered "disadvantaged." I hope that these types of developments will be spread throughout the city, including the newer, more affluential neighborhoods. Not all of us who live in the Helm Ranch neighborhood are low income or disadvantaged--many of us have made our homes here for decades, and are doing our part to try to keep the neighborhood vital. Adding too much more low income housing to our area will only serve to reinforce the perception that our neighborhood will always be disadvantaged, or blighted. We need to revitalize what we already have in the southwest, rather than compound existing problems.	8/22/2022 3:14 PM

Q1 ¿Usted vive en Clovis? (Escoja una opción)

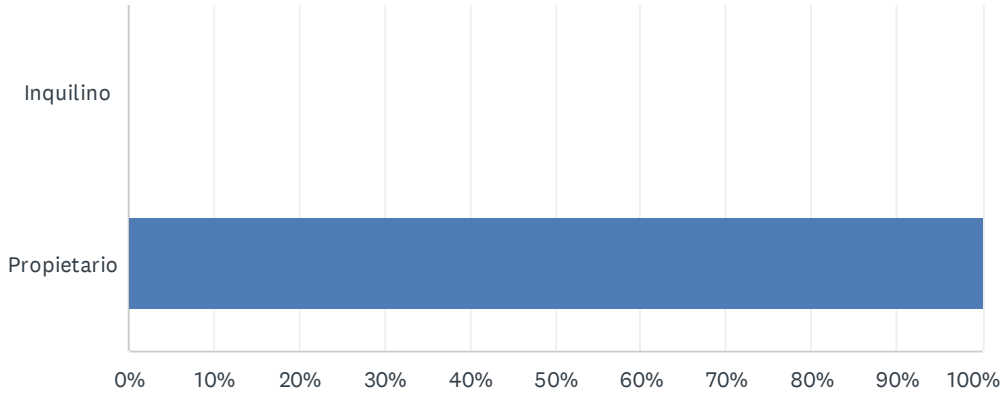
Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	100.00%	1
No	0.00%	0
TOTAL		1

Q2 ¿Actualmente es inquilino o es propietario de su vivienda? (Escoja una opción)

Answered: 1 Skipped: 0

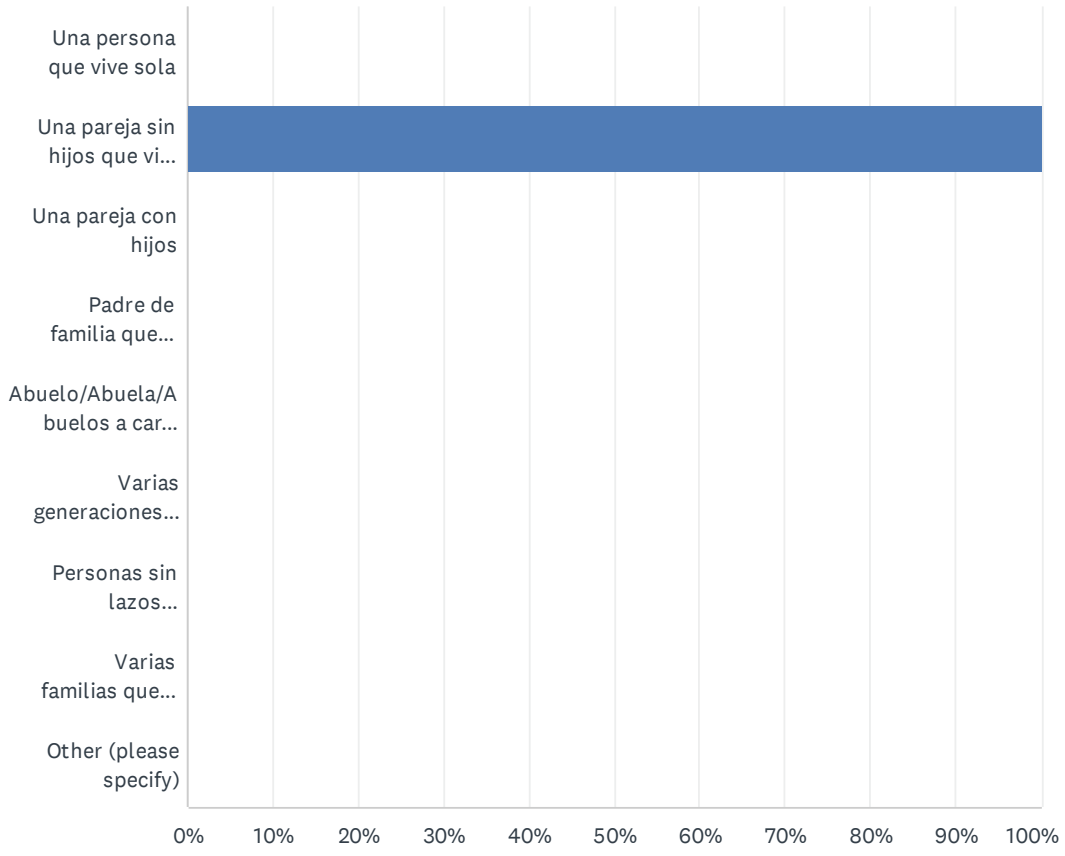


ANSWER CHOICES	RESPONSES	
Inquilino	0.00%	0
Propietario	100.00%	1
TOTAL		1

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q3 ¿Cuál describe mejor la situación de su hogar? (Escoja una opción)

Answered: 1 Skipped: 0

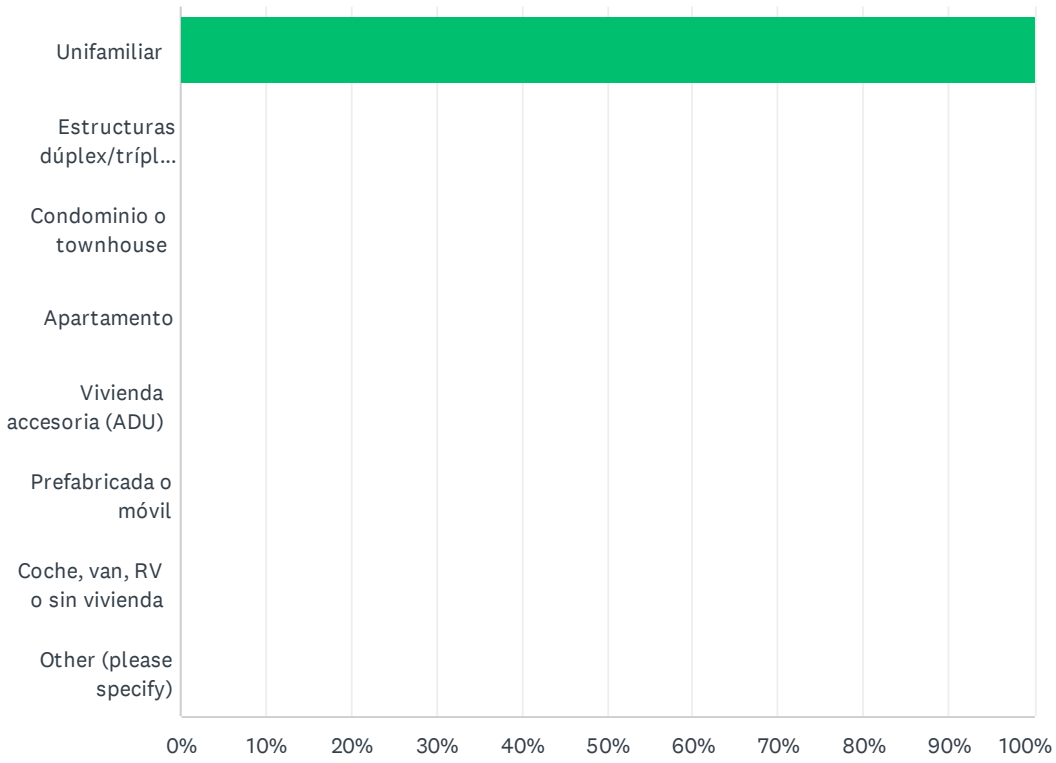


ANSWER CHOICES	RESPONSES	
Una persona que vive sola	0.00%	0
Una pareja sin hijos que vivan en la vivienda	100.00%	1
Una pareja con hijos	0.00%	0
Padre de familia que cría solo (sin pareja) a su hijo/hija/hijos	0.00%	0
Abuelo/Abuela/Abuelos a cargo de la crianza de un nieto/nietos	0.00%	0
Varias generaciones (abuelos, padres de familia y nietos)	0.00%	0
Personas sin lazos familiares que comparten la vivienda	0.00%	0
Varias familias que comparten la vivienda	0.00%	0
Other (please specify)	0.00%	0
TOTAL		1

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q4 ¿En qué tipo de vivienda vive? (Escoja una opción)

Answered: 1 Skipped: 0

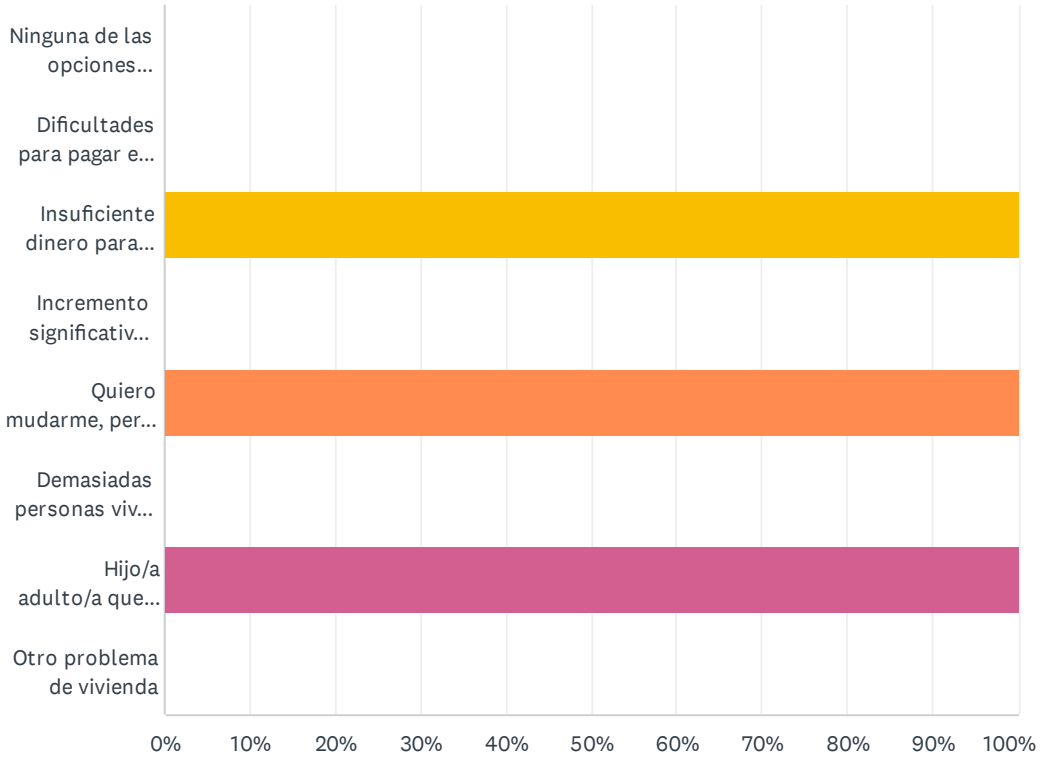


ANSWER CHOICES	RESPONSES	
Unifamiliar	100.00%	1
Estructuras dúplex/tríplex/de cuatro unidades	0.00%	0
Condominio o townhouse	0.00%	0
Apartamento	0.00%	0
Vivienda accesoria (ADU)	0.00%	0
Prefabricada o móvil	0.00%	0
Coche, van, RV o sin vivienda	0.00%	0
Other (please specify)	0.00%	0
TOTAL		1

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q5 ¿Recientemente o alguna vez ha tenido alguno de los siguientes problemas de vivienda? (Marque todas las opciones que correspondan)

Answered: 1 Skipped: 0

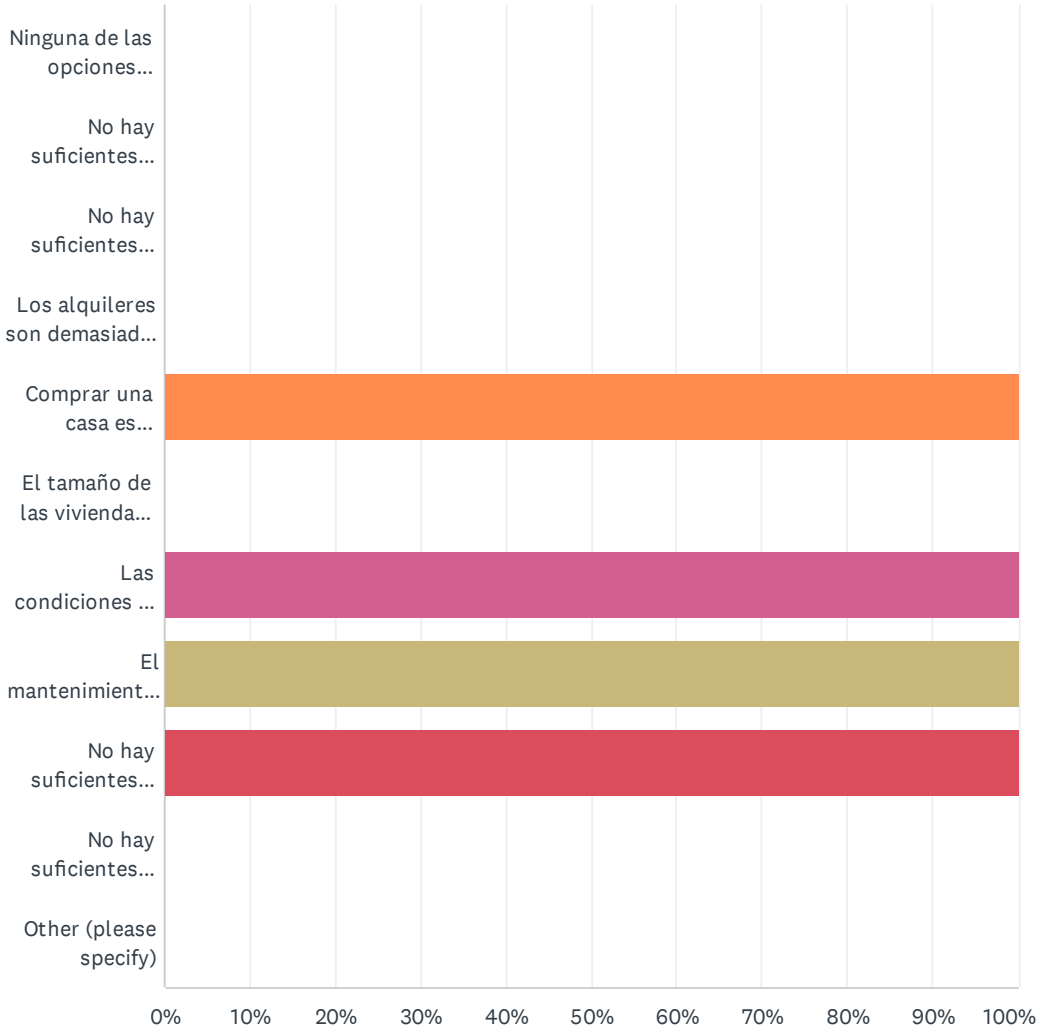


ANSWER CHOICES	RESPONSES	
Ninguna de las opciones mencionadas	0.00%	0
Dificultades para pagar el alquiler o la hipoteca (p. ej., a veces paga tarde, deja de pagar otras cuentas para pagar el alquiler, deja de comprar alimentos o medicinas)	0.00%	0
Insuficiente dinero para hacer las reparaciones necesarias en la casa	100.00%	1
Incremento significativo del alquiler	0.00%	0
Quiero mudarme, pero no puedo encontrar o pagar una casa que satisfaga mis necesidades y/o las de mi familia	100.00%	1
Demasiadas personas viven en la vivienda (hacinamiento)	0.00%	0
Hijo/a adulto/a que vive en casa porque no puede pagar una vivienda	100.00%	1
Otro problema de vivienda	0.00%	0
Total Respondents: 1		

#	OTRO PROBLEMA DE VIVIENDA	DATE
	There are no responses.	

Q6 ¿Cuál cree que es el problema de vivienda más importante que enfrentan los residentes de Clovis? (Marque hasta tres, esta pregunta requiere una respuesta)

Answered: 1 Skipped: 0

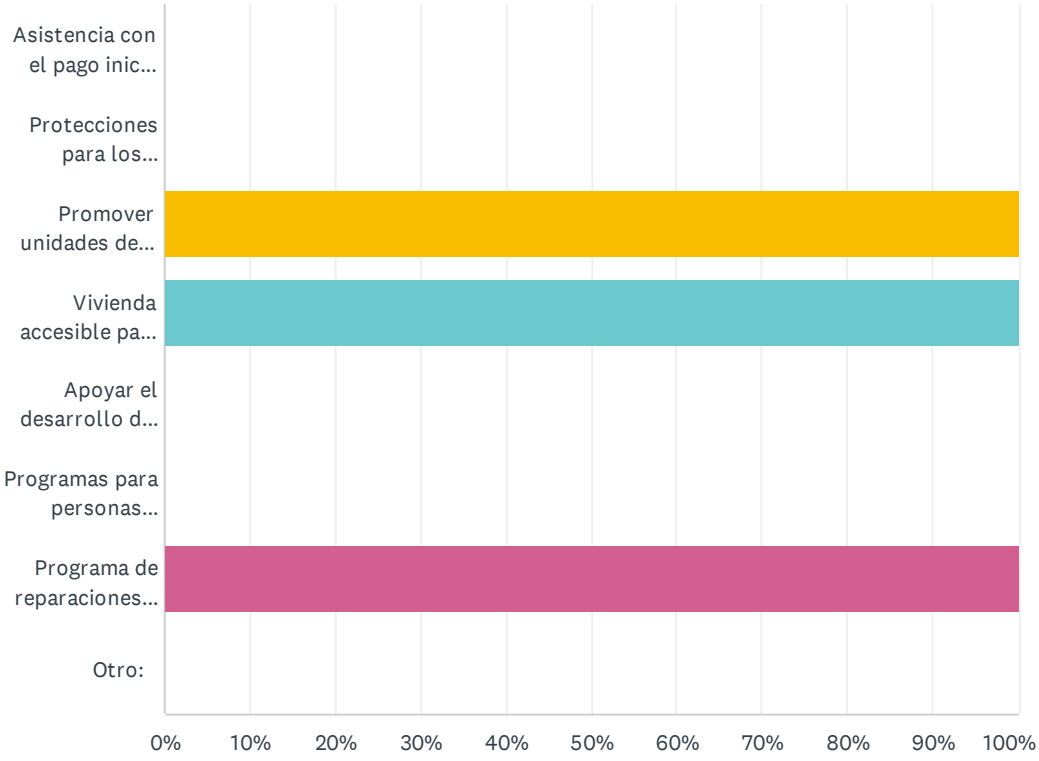


ANSWER CHOICES	RESPONSES	
Ninguna de las opciones mencionadas	0.00%	0
No hay suficientes propiedades en venta	0.00%	0
No hay suficientes lugares en alquiler	0.00%	0
Los alquileres son demasiado altos	0.00%	0
Comprar una casa es demasiado caro	100.00%	1
El tamaño de las viviendas no satisface las necesidades de las familias	0.00%	0
Las condiciones de vivienda son malas	100.00%	1
El mantenimiento es demasiado caro	100.00%	1
No hay suficientes viviendas para personas mayores o personas con discapacidades	100.00%	1
No hay suficientes albergues o servicios para personas desplazadas sin hogar	0.00%	0
Other (please specify)	0.00%	0
Total Respondents: 1		

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q7 ¿A qué estrategias cree que el municipio debería dar prioridad? (Marque hasta tres, esta pregunta requiere una respuesta)

Answered: 1 Skipped: 0

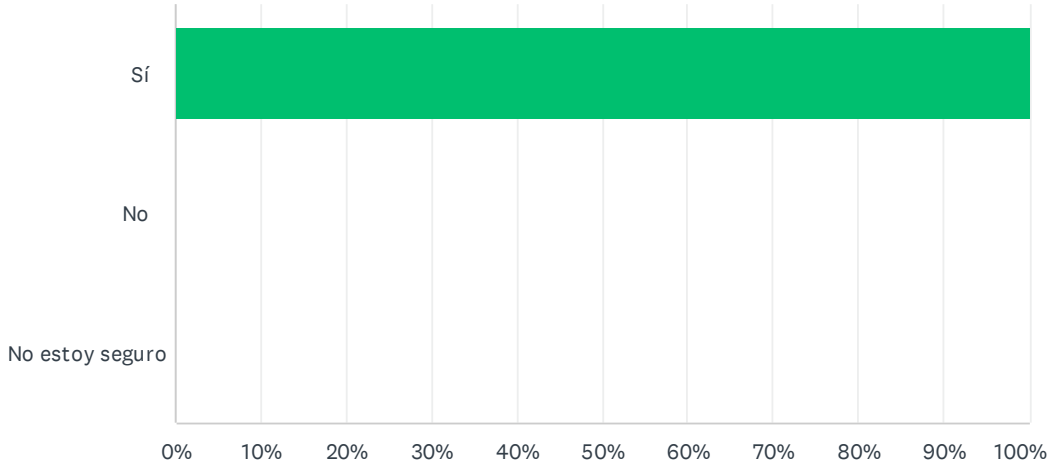


ANSWER CHOICES	RESPONSES	
Asistencia con el pago inicial para los compradores de vivienda	0.00%	0
Protecciones para los inquilinos	0.00%	0
Promover unidades de vivienda accesorias (unidad para parientes, unidad secundaria, en el patio atrás)	100.00%	1
Vivienda accesible para personas mayores y personas con discapacidades	100.00%	1
Apoyar el desarrollo de viviendas asequibles	0.00%	0
Programas para personas desplazadas que han perdido su hogar o están en riesgo de quedarse sin hogar	0.00%	0
Programa de reparaciones menores en las viviendas	100.00%	1
Otro:	0.00%	0
Total Respondents: 1		

#	OTRO:	DATE
	There are no responses.	

Q8 ¿Usted o un vecino ha sido desplazado de su hogar en los últimos cinco años?

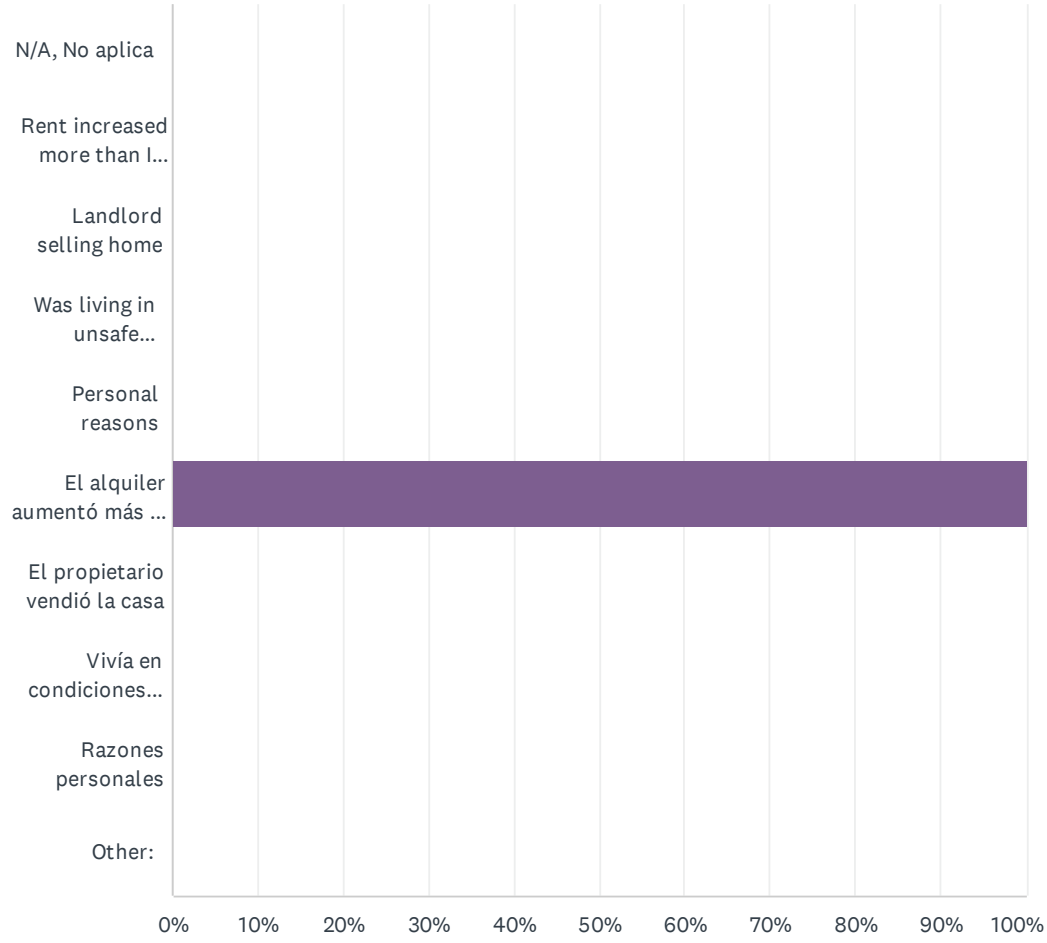
Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	100.00%	1
No	0.00%	0
No estoy seguro	0.00%	0
TOTAL		1

Q9 Si respondió Sí, ¿cuál de estas opciones describe mejor la razón por la que fue desplazado? Si respondió No, pase a la pregunta 10.

Answered: 1 Skipped: 0

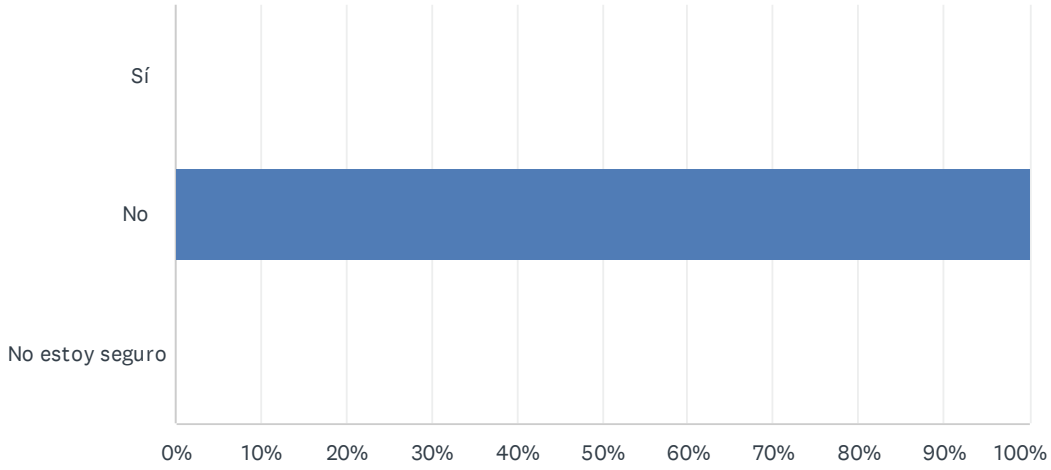


ANSWER CHOICES	RESPONSES	
N/A, No aplica	0.00%	0
Rent increased more than I could pay	0.00%	0
Landlord selling home	0.00%	0
Was living in unsafe conditions	0.00%	0
Personal reasons	0.00%	0
El alquiler aumentó más de lo que podía pagar	100.00%	1
El propietario vendió la casa	0.00%	0
Vivía en condiciones inseguras	0.00%	0
Razones personales	0.00%	0
Other:	0.00%	0
TOTAL		1

#	OTHER:	DATE
	There are no responses.	

Q10 Cuando ha buscado una vivienda en Clovis en los últimos 10 años, ¿alguna vez sintió que lo discriminaron?

Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	100.00%	1
No estoy seguro	0.00%	0
TOTAL		1

Q11 Si respondió Sí, ¿por qué cree que lo discriminaron? (Marque todas las opciones que correspondan) Si la respuesta es No, pase a la pregunta 12.

Answered: 0 Skipped: 1

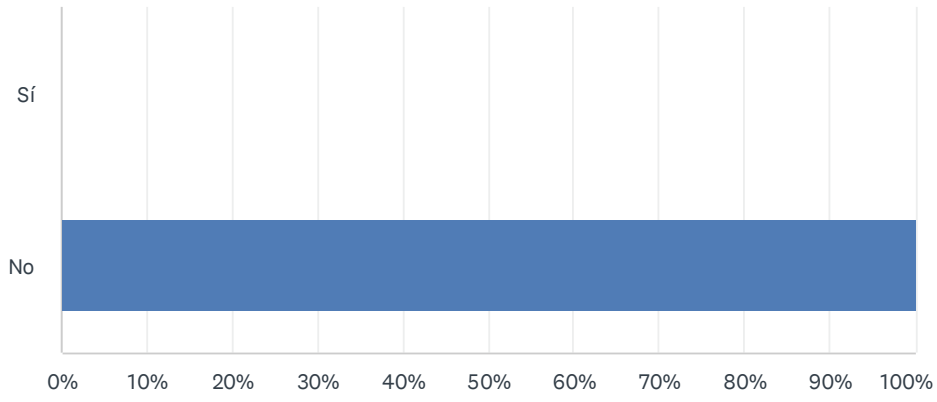
⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
N/A, No aplica	0.00%	0
Raza/ Etnicidad/ Idioma	0.00%	0
Sexo/ Género/LGBTQ	0.00%	0
Situación económica/ Ingresos demasiado bajos	0.00%	0
Edad	0.00%	0
Situación familiar/Tener hijos	0.00%	0
Discapacidad	0.00%	0
Historial delictivo	0.00%	0
Historial de desalojo, quiebra financiera, mal crédito	0.00%	0
Por estar desplazado sin tener hogar	0.00%	0
Religión	0.00%	0
Other:	0.00%	0
Otro:	0.00%	0
Total Respondents: 0		

#	OTRO:	DATE
	There are no responses.	

Q12 Cuando ha buscado una vivienda en Clovis en los últimos 10 años, ¿alguna vez le negaron una vivienda en alquiler o en venta?

Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	0.00%	0
No	100.00%	1
TOTAL		1

Q13 Si respondió Sí, ¿por qué le negaron la vivienda? (Marque todas las opciones que correspandan) Si respondió No, pase a la pregunta 15.

Answered: 0 Skipped: 1

⚠ No matching responses.

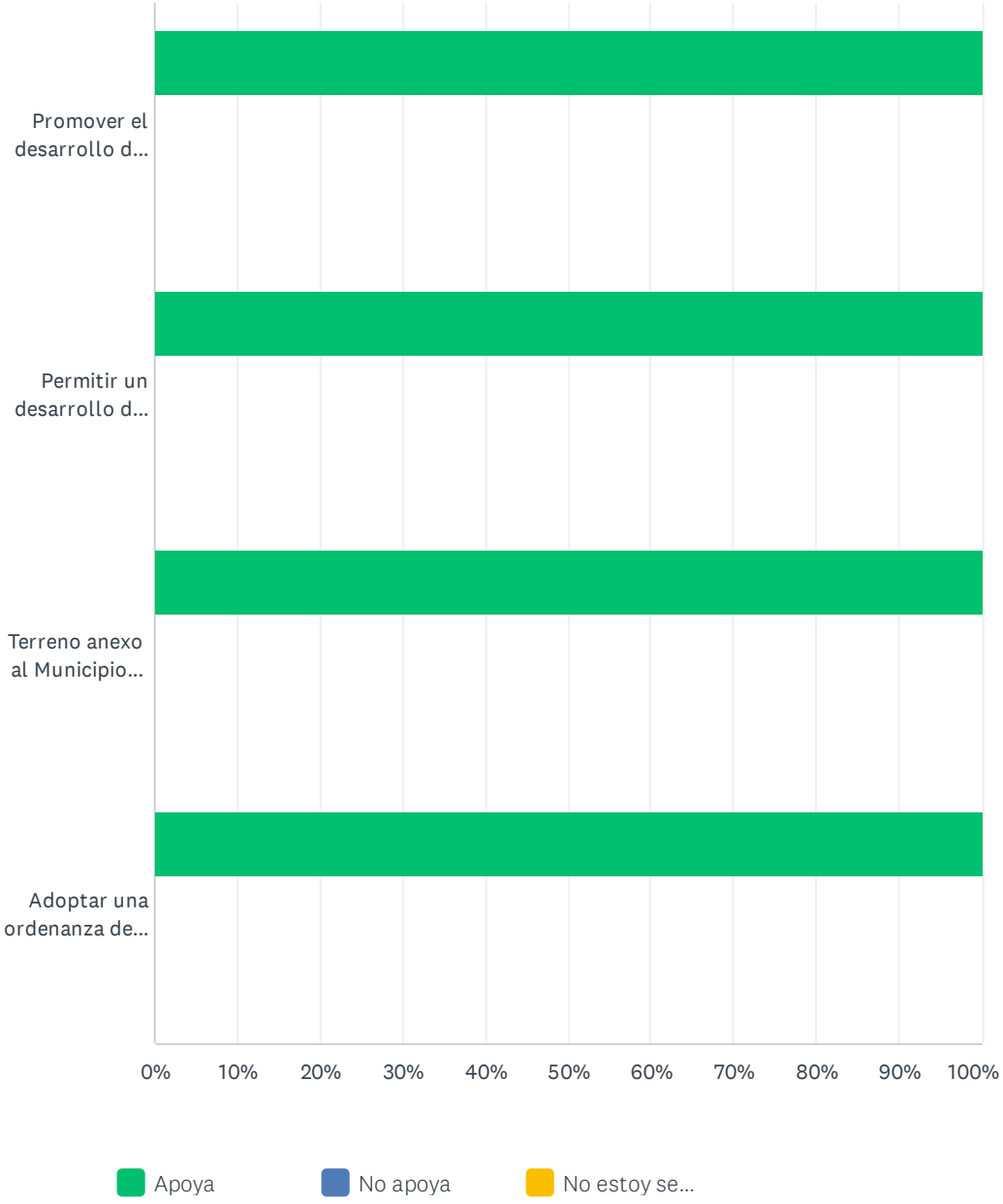
ANSWER CHOICES	RESPONSES	
Another tenant willing to pay more	0.00%	0
Ingresos demasiado bajos	0.00%	0
Mal crédito	0.00%	0
Historial de desalojo	0.00%	0
Historial delictivo	0.00%	0
Falta de un registro de vivienda estable	0.00%	0
Tamaño familiar; demasiadas personas	0.00%	0
Tengo un vale (voucher) de vivienda	0.00%	0
Landlord didn’t accept the type of income I earn	0.00%	0
Historial laboral	0.00%	0
Otro inquilino ofreció pagar más	0.00%	0
No lo sé/ No estoy seguro / No me dijeron por qué	0.00%	0
Other:	0.00%	0
Otro:	0.00%	0
Total Respondents: 0		

#	OTRO:	DATE
	There are no responses.	

Q14 La mayoría de las ciudades luchan por satisfacer sus necesidades de vivienda para familias de muy bajos y bajos ingresos porque no hay suficientes terrenos zonificados para viviendas

multifamiliares/apartamentos. ¿Cuál de las siguientes estrategias apoyaría para satisfacer la necesidad de vivienda de las familias de muy bajos ingresos y bajos ingresos?

Answered: 1 Skipped: 0



	APOYA	NO APOYA	NO ESTOY SEGURO/ NECESITO MÁS INFORMACIÓN	TOTAL	WEIGHTED AVERAGE
Promover el desarrollo de viviendas en puntos urbanos no utilizados en Central Clovis.	100.00% 1	0.00% 0	0.00% 0	1	1.00
Permitir un desarrollo de uso mixto que incluya viviendas en corredores comerciales, como Shaw Avenue, Herndon Avenue y Shepherd Avenue.	100.00% 1	0.00% 0	0.00% 0	1	1.00
Terreno anexo al Municipio para vivienda de mayor densidad.	100.00% 1	0.00% 0	0.00% 0	1	1.00
Adoptar una ordenanza de vivienda inclusiva que requeriría que los desarrollos a precio de mercado incluyan un porcentaje de vivienda asequible.	100.00% 1	0.00% 0	0.00% 0	1	1.00

Q15 ¿Tiene otras ideas sobre formas de acomodar viviendas para personas de bajos ingresos que no se encuentran en la lista anterior? (Escribir)

Answered: 1 Skipped: 0

#	RESPONSES	DATE
1	Ayudar a dueños a mejorar sus casas y poder talves rentar un cuarto o poner una casita en los patio de atrás.	9/2/2022 10:19 AM

Q16 ¿Cuál es su raza? (Escribir)

Answered: 0 Skipped: 1

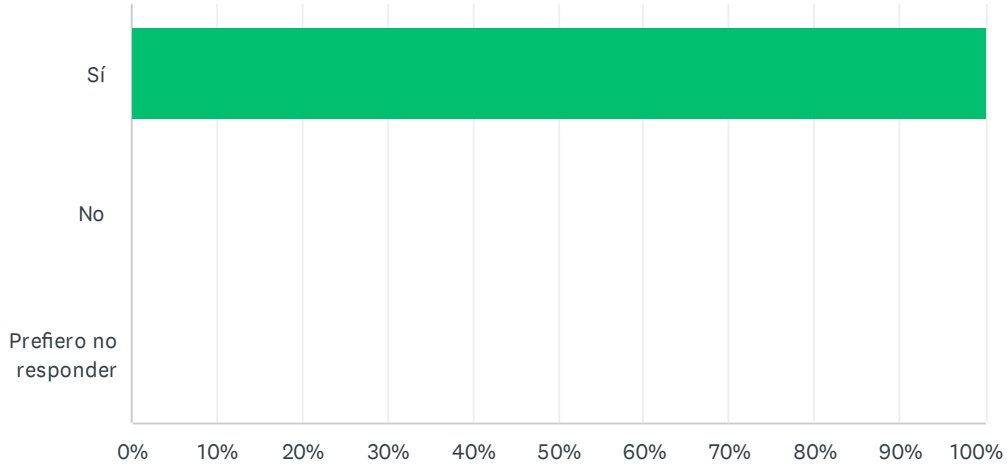
⚠ No matching responses.

ANSWER CHOICES	RESPONSES	
Prefiero no responder	0.00%	0
TOTAL		0

#	ESCRIBIR:	DATE
	There are no responses.	

Q17 ¿Es de origen hispano, latino o español?

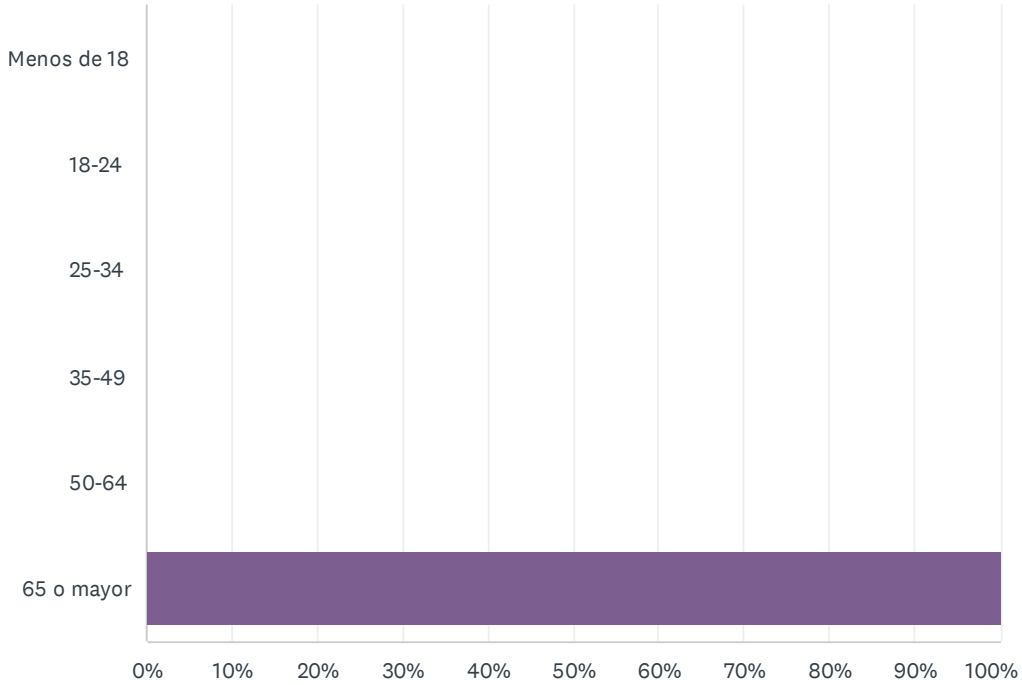
Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	100.00%	1
No	0.00%	0
Prefiero no responder	0.00%	0
TOTAL		1

Q18 ¿Cuál es su edad?

Answered: 1 Skipped: 0



ANSWER CHOICES	RESPONSES	
Menos de 18	0.00%	0
18-24	0.00%	0
25-34	0.00%	0
35-49	0.00%	0
50-64	0.00%	0
65 o mayor	100.00%	1
TOTAL		1

Q19 ¿Tiene algún comentario adicional sobre la problemática de la vivienda que no se haya mencionado en la lista anterior y que deba tomarse en cuenta en el proceso de actualización del Componente de Vivienda?

Answered: 1 Skipped: 0

#	RESPONSES	DATE
1	Tenemos que empezar con ayudar a los dueños que existen en Clovis y mejorar las áreas como Jefferson y Sunnyside y por Peacock. Porque no hay parque? Porque es tan peligroso cruzar la Sunnyside para los niños que viven en la Jefferson y van a Clovis High. Si debemos ser man conscientes de ayudar a las personas de bajo recursos pero también tiene la obligación la cuidad de que esas áreas sean seguras, bonitas, y igual que otras áreas de Clovis. Porque dejamos que hagan tantas casas sin dar a las otras áreas de Clovis? Y por la Peach también necesita ayuda esa área. No más construcción sin mantenimiento de las áreas viejitas de Clovis. Como dueño latino en Clovis desde los 1980, es tiempo de ser inclusivos des todos.	9/2/2022 10:23 AM

Comments Received on Public Review Draft Housing Element

PATIENCE MILROD
LAWYER/LICENCIADA EN LEYES

CENTRAL CALIFORNIA LEGAL SERVICES
JUSTICE. EQUITY. POWER.

PUBLIC INTEREST LAW PROJECT

Via Email

Ms. Lily Cha
Senior Planner
City of Clovis Planning Department
1033 Fifth Street
Clovis, CA. 93612
lilyc@cityofclovis.com

Dear Ms. Cha:

On behalf of our client Desiree Martinez, Central California Legal Services, Public Interest Law Project, and Patience Milrod, submit these comments on the City's March Draft Housing Element (Draft or Draft Element). We appreciate the opportunity to review the draft and provide comments to ensure the Draft complies with state law. Below are our comments that address where the Draft must be revised to comply with state law. In general, our comments address:

- The need for additional programs to address the contributing factors identified in the AFFH analysis
- Factual and analytic gaps in the required Needs Analysis
- Deficient Constraints analysis
- The lack of specificity in Programs
- The lack of an adequate inventory of sites for all income groups
- Immediate actions required to preserve at-risk units as required by the City's current Housing Element Program 9. (See page 2)

AFFH

Since Clovis' last submittal, Housing Element Law has been amended to include new obligations to implement the City's duty to affirmatively further fair housing. As you are aware the City was found to have acted inconsistently with that duty pursuant to Government Code section 8899.50. in the recent *Martinez v. Clovis* opinion, based on its failure to zone for high density housing in the manner required by law. Notwithstanding the Draft Housing Element's suggestion otherwise, it is the City's long history of failing to zone for units to accommodate affordable housing (which resulted in a carryover in the first place) that contributes to the housing patterns and lack of economic and racial integration in Clovis, which in turn trigger the City's duty to affirmatively further fair housing. The City's AFFH obligation requires that its 6th Cycle Housing Element examine its decades-long failure to zone for multi-family housing as a contributing factor to the patterns in Clovis, and further requires programs not to just adequately zone for the current need but to address these past failures to follow the Housing Element Law. See the attached Fresno Bee article, Thousands of homes, and not a single one affordable: Clovis moves forward on expansion, January 2, 2023.

Overall, the data included to satisfy the new Housing Element requirements looks complete, but questions remain. The Draft indicates that the Housing Needs for people experiencing homelessness were assessed prior to the opening of Butterfly Gardens, a permanent supportive housing development (p. 4-58, pdf p. 123). Is there information about whether residents at Butterfly Gardens are from Clovis, or from surrounding areas? It would be useful information to know whether that development has helped to reduce the number of people in need of emergency shelter in Clovis. Also, needed is information about whether families or single adults are residents there, to know if the needs of families experiencing homelessness are being met within the City.

Also, the difficulties the Draft identifies in accessing the rent hearings for mobile home park owners should be addressed in the program section of the Draft. (p. 4-63, pdf p. 127). In addition, a program to help preserve these parks, such as zoning them exclusively for mobile home use or adopting a mobile home preservation ordinance, should be part of the Draft.
The City has had record growth since 1990 (p 4-4-, pdf. p. 73) and since at least 2008 has not zoned adequately for lower income households.[1] In addition, the maps in the Draft, such as Figure 4-37, clearly indicate where new affordable housing should be located to prevent concentrating all affordable housing in close proximity. Statements by City Councilmembers promising that new planning areas will not have affordable housing run counter to the City's duty to further fair housing, and the requirements of Housing Element Law. Every effort should be made to identify parcels for high density residential development in older neighborhoods that will ensure that multi-family sites are distributed throughout the city as much as possible. Figure 4-43 indicates that there are sites for above-moderate income housing in those older neighborhoods; to meet the City's AFFH obligations, those sites should instead be identified and zoned for potential multi-family housing, as there are already an oversupply of housing for above-moderate income households in that area.

Section 4.9 Summary, Factors and Actions

Table 4-15 (p. 4-94, pdf p. 159) must acknowledge the City's own failure to zone for high density housing—resulting in an excess supply of single-family development—as a contributing factor to the segregated housing patterns in Clovis. The Housing Element's description of this growth as occurring without city action undermines the requirements of AFFH, and makes it impossible to address the factor in a meaningful way. This means that to undo the absence of any subsidized housing in many areas of the city, the city cannot be a passive observer of development that undermines fair housing goals, but must prioritize those neighborhoods for multi-family housing now, before the very last sites are developed for more single-family homes. The efforts to preserve at-risk housing should be started immediately, as the Draft indicates that 37 units have recently-expired subsidies, although it is unclear whether the owner provided state-

[1] Before the requirement to address a carryover was enacted it is not clear that the City identified adequate sites within the individual 5-year planning periods; therefore the history of not identifying adequate sites may extend well before 2008.

required notices to qualified entities or to tenants. The City should launch efforts immediately to preserve these units. Other than a proposed fee deferral program (program H4 which does not include the amount of any fee reduction), all of the incentives identified in Program H5 already exist in state law. The City must do more than just follow existing law to facilitate affordable housing production in high opportunity areas: the City should develop and implement a method to help fund affordable housing, such as a linkage fee, an inclusionary ordinance, or a housing bond.

Needs Analysis

Jobs/Housing Fit – The Draft indicates that 75% of the people working in Clovis are commuting from another city, most from Fresno (pdf p. 38). But the Draft does not indicate what types of jobs people are commuting to, which would tend to indicate what types of housing those commuters would need to live in closer proximity to their work. And if projections for future job growth are correct (pdf p. 40), there is not currently not enough housing for workers in Clovis. Producing housing to meet the needs of workers thus becomes even more important with anticipated job growth

SROs - The Draft indicates that Single Room Occupancy developments are necessary to meet the needs of people with extremely-low income, and yet the City only allows SROs in one zone, and a conditional use permit is required in that zone. This would very likely be a constraint on the development of SROs—a needed use—and should be analyzed in the constraints section.

People with Disabilities – the City's reasonable accommodation ordinance must be amended to ensure the confidentiality of any information related to a person's disability. The City's ordinance as it currently stands requires an accommodation request with respect to a project that also needs a discretionary approval; as a result, the accommodation request and the discretionary approval request go together to the planning commission, a public hearing where confidential information should not be disclosed. Municipal Code section 9.94.030 (D).

Seniors and Large Households. There is a need for accessible housing due to number of senior residents, 17.3% of households (pdf p. 47). There should be a program in the Draft that increases the number of accessible units in the City.
Also, 38% of large families rent and multi-bedroom rentals (5,442 units) are scarcer than the for-sale units with 3 bedrooms or more. The Draft should include a program that prioritizes affordable units with multiple bedrooms.

Mobile homes – As addressed above in the AFFH section, and in Figure 3-16 (pdf p. 55) the increase in multi-family units since 1990 was *de minimis* as compared to single family development. Over the same period, there was almost no increase in the number of mobile homes, which are often an important resource for lower income households. The City should include a preservation ordinance for mobile homes, urgently needed to preserve this scare resource for lower income households.

At-Risk Units –State law provides robust protections for units at risk of converting to market rate, and yet the Draft states that 37 units of affordable housing have likely been lost due to the owner's potential failure to follow state noticing requirements and the City's failure to act consistently with its current housing element program to preserve at -risk units. Possible statutory violations include the owner's failure to notify the City and qualified entities, and the owner's apparent failure to provide legally required notice to tenants of its intention to allow a valuable subsidy to expire.

In addition to a program in this Draft to preserve as affordable units at risk of conversion to market rate rents, the City should take immediate action to preserve the 37 units described in the Draft. The cost of developing 37 new affordable units is so much higher than the possible costs to preserve these units, it is shocking that the City casually mentions that these units are not counted as at-risk because they may have already converted to market rate without following the law (which includes notifying the City *in advance* of the conversion). See Government Code section 65853.10.

Constraints

Parking - The Draft Element indicates that there are significant citywide parking requirements varying by housing type, as well as requirements specific to Central Clovis and Loma Vista. However, the Housing Element draft proposes no substantive measures to address this issue. Whilst the 2018 amendment to the Development Code that removed guest parking requirements for multi-family residential units was a positive step, other significant issues in the parking requirements remain unaddressed in this plan, a fact which the Element itself notes. The only proposed actions are "reviewing" and "modifying" the parking requirements, without details as to specific standards or timelines.

Site improvements - A number of site improvements are required by the Clovis Development Code for all residential developments as noted by the Draft Element, of which the street width requirements have posed an additional issue. The Element states that developers have faced increased project costs by developing private streets in an effort to work around the street-width requirements. However, the only proposal to address this constraint is to "review" the minimum street requirements, despite already including clear details of these in the Element, and to *possibly* make modifications. To meet the standards of the Housing Element Law, Clovis' draft must identify not only the constraint, but the corrective action. This draft has not met that requirement.

Fees - The Draft Element states that the City of Clovis collects various fees from developments to cover the processing permits, which vary from a flat rate of $19 for plumbing to $17,900 + $55/unit for a Master Plan Community Overlay District. The Element also details the City's development impact fees, acknowledging that these fees can have a substantial financial impact on the development of affordable housing. Finally, the Element includes details of example fees

for two typical residential developments, totaling $901,237 for an 18-lot single family project and $4,290,318 for a 216-unit multi-family project.

The Draft concludes that development fees in Clovis are high in comparison to other jurisdictions, and that feedback from local developers indicates these fees likely serve as a constraint to the development of affordable housing. Despite this evidence, there is no program in the Element to address the constraint of fees beyond "reviewing" their impact and "considering" a fee deferral program for affordable housing projects. Having identified the constraint, the Draft must propose specific, concrete, enforceable correctives to ensure that it does not interfere with the City's efforts to facilitate construction of lower-income housing units commensurate with the City's RHNA obligations. (See Programs, H4, *infra*.)

Programs

As the plan itself indicates, all Housing Elements must quantify their objectives for meeting their housing needs in the programs they propose. This should include clear and specific details of each program, including metrics and milestones that will allow for accountability and an assessment of results.

The Draft largely fails to provide details of programs that meaningfully address Clovis' housing needs with accountability, specificity, and a clear explanation of how the proposed programs will solve existing problems. Multiple programs contain vague language with no metrics or specific goals, are based around 'informing' or 'outreach' as the solution to critical issues with no justification as to why this is sufficient, and continue previous programs from the last Element without clearly indicating they have succeeded in the past.

The Draft Element notes that some of its programs are difficult to quantify as they have general objectives of reducing barriers and creating opportunities for affordable housing. However, the difficulty in quantifying these proposals comes from their lack of specificity, and not the topic they address in itself.

H4 Affordable housing fee reduction program - This program should address the impact housing fees have on developers' ability or willingness to construct affordable housing, provide clear information about what funding, waivers, or deferrals will be provided, and indicate the likely outcome of such a program.

H5 Affordable housing incentives and support - This program needs to specifically address how incentives will ensure housing developers provide more affordable housing. It needs to be clear on which incentives have been proven to be useful in the past and how they created desired outcomes, why incentives will address the issues Clovis faces, and a quantified account of the expected impacts. This program must also provide some means of accountability.

H9 Preserve at-risk affordable housing - This program needs to provide more meaningful information about exactly how at-risk affordable housing will be preserved, through clear and specific proactive measures, and accountability for landlords and developers. Preservation of existing affordable housing and production of new affordable housing is necessary to meet the City's housing needs. However, the only measure proposed in the Draft is "communicate with property owners." Even if the who/when/where/how were defined—which the Draft does not—such an effort would be utterly insufficient to forestall the consequences of losing valuable existing affordable housing units.

H10 Mobile home rent review and stabilization - If the City intends to continue its existing program, the Draft must explain how the Program has or will specifically address the systemic reasons mobile home residents continue to be displaced. The Draft must either explain why the Mobile Home Rent Review and Stabilization Ordinance has been successful in the past, or why expanding outreach to residents will measurably help more successfully enforce it in the future.

H11 Code Enforcement - This program needs to address how Code Enforcement has been successful at addressing systemic issues of substandard housing conditions in the past, and what existing issues remain. It needs to explain how expanding the use of Code Enforcement will tackle these issues, preserve affordable housing units, and describe specific accountability measures.

H12 Housing rehabilitation - This program needs to provide the data supporting a claim that it was successful in the last Housing Element, and explain how and why continuing the program will also be successful—including funding needed and funding sources for rehabilitation and administration, and numbers and types of units to be rehabilitated.

H15 Resources for special needs households - This program needs to provide specific information as to how it will provide housing resources for extremely low-income residents, and the quantified impact this will have on addressing Clovis' housing needs. It needs to provide specifics of the financial support that will be provided, and an enforceable commitment to protecting this program amongst other competing needs of the City.

H16 Housing choice vouchers - This program needs to provide evidence that its use in the previous Housing Element cycle was successful, as it is a repeat of that initiative. It needs to address why Housing Choice Voucher participation is not currently maximized, how the City intends to correct that problem, and a quantified goal of the program's positive impact. Additionally, it needs to provide accountability measures beyond "disseminating information."

H18 Distribute fair housing information - This program needs to provide quantified specifics on whom it will reach, and how it will meaningfully impact fair housing in Clovis, together with accountability measures.

H19 Fair-housing tests - This program needs to be significantly more specific about how it will operate—with what staff, what funding, under the aegis of which City department, etc—to ensure compliance with fair housing laws.

H20 Homebuyer assistance program - This program needs to provide evidence that its use in the previous Housing Element cycle was successful, as it is a repeat of that initiative. It needs to address why Homebuyer Assistance program participation is not currently maximized, and explain how the program will operate differently in order to achieve a quantified positive impact during this planning period. Additionally, it needs to provide accountability measures beyond disseminating information.

H21 Multilingual outreach on affordable housing opportunities - This program needs to provide quantifiable goals, and an explanation of how the City will conduct such outreach in order to meaningfully address Clovis' housing needs.

H22 Actions to address homelessness - This program needs to provide specifics of where the funding will be directed and how the City will ensure accountability for this funding amongst other financial needs.

Failure to plan and zone to create housing capacity to accommodate the RHNA

Clovis' current, 6th Cycle, RHNA requires zoning and planning for the following units:

Very low income	Low income	Moderate Income	Above-Moderate Income
2926	1549	1448	3054

As noted below, carryover from its 4th Cycle RHNA requires zoning for several thousand[2] additional units of lower-income housing.

General Concerns

R-3 zones At numerous points (e.g., p. 5-3), the Draft commits the City to increasing maximum density in R-3 zones to 30 units/acre. However, there is no firm commitment to make this change by December 31, 2023, and it should therefore not be the basis for calculating density in R-3 zones for purposes of this Housing Element.

RHN Overlay site capacity In light of the Fifth District Court of Appeal's ruling in *Martinez v. Clovis*, the City's general reliance on an RHN Overlay zoning mechanism to increase per/acre development capacity is problematic. The Draft offers no objective basis for its assumption that RHN Overlay sites will develop at 75% of a "minimum density" of 35 units/acre—especially given that a far lower density is also permitted on each of these sites. The Draft does not

[2] The unaccommodated carryover from the 4th Cycle RHNA was 4,425. Due to actions since the carryover calculation and the inclusion of several P-F sites in the amended inventory, the remaining carryover is over 3,500 units.

disclose the basis for this calculation; revisions should provide information on how many RHN sites have developed for lower density housing in order to provide a realistic assessment of the density at which such sites are likely to develop[3].

4th Cycle RHNA Carryover In addition, in its *Martinez v. Clovis* ruling on April 7, the Fifth District Court of Appeal re-imposed the obligation to zone—immediately—for an additional three to four thousand units carried over from the 4th Cycle RHNA, which must be accommodated using the criteria set forth in Government Code § 65583.2, subd. (h). As the court points out, in rezoning for those units, the City may not rely on its RHN Overlay zoning scheme to calculate per-acre capacity.

Very Low Income (VLI) Housing
Clovis' VLI RHNA for its 6th Cycle planning period is 2,926. Table 5-1, p. 5-1. The Housing Element as drafted incorporates no plan or program to accommodate 2,886 of those units. Table 5-14, (Forty ADUs are the only anticipated very low-income housing planned for in the Housing Element.). The Draft must reflect which of the parcels in its inventory will accommodate VLI, and what programs will do the same.

Moreover, Clovis' most recent APR acknowledges that a total of 7 VLI units obtained building permits over the entire duration of its 5th cycle planning period. The very small number of very low-income units achieved over the entire 5th cycle establishes failure to implement the 5th Cycle Program 7, which called for adding a total of 400 very low and extremely low income units to Clovis' housing inventory. (p. 8-5)

VLI units are likewise missing from the Housing Element's plan and programs. The City must program to create new extremely low income units in a targeted way. Table 5-14 does not even gesture toward this obligation. The Housing Element's Policies H-1.3 and H-1.10 lump in "extremely low" with other needed housing types scarce in Clovis, but offer no specifics whatsoever about how such units would be created. Program H5 proposes housing incentives and support, but aspires only to assist 100 "extremely low- or special needs" units, a number not even 1% of the total needed.

Other programs offer other kinds of assistance to VLI residents, without adding new units. For example, Program H15 offers some housing counseling, and Program H12 proposes rehabilitation loans and grants for a total of 100 ELI and VLI units—again, not new inventory.

[3] The Draft effectively concedes the limitations of the RHN Overlay to create high density development at p. 5-11: "[T]he City has chosen to take a selective approach to limit the reliance on RHN Overlay sites to meet the sixth cycle RHNA. As described under 'Methodology' above, the inventory only identifies RHN Overlay sites most likely for high density residential development during the planning period and assumes only 75 percent of the realistic high density residential development potential to reflect the potential for non-residential or low density residential redevelopment."

Low Income (LI) Housing
Clovis' LI RHNA for its 6th Cycle planning period is 1,549. Table 5-1, p. 5-1. However, Clovis failed to meet its 5th cycle RHNA, with only 167 units permitted out of 1,145 for that planning period. At a minimum, this current Draft must identify the errors in its prior assumptions about what conditions will best promote robust lower income housing production in the City, and its site inventory must correct for those.

Site Inventory Deficits
Sites labeled with APN 999-999-99XX
We appreciate City staff's work to respond to our requests for accurate APN numbers for these sites. However, since it was apparently not possible to provide them until yesterday at close of business, we will review them and submit public comment in a supplemental letter.

City-owned sites
The inventory description of the two city-owned sites does not comply with Government Code 65583.2(b)(3), in that it fails to inform the reader whether there are any plans to sell the property during the planning period, and how the city will comply with the Surplus Land Act.

Moreover, one of the sites is in use as an animal shelter. It is therefore non-vacant, so disclosure of the city's plans to subdivide the lot and divest 6.8 acres of it for residential development would be particularly important. Otherwise, residential development on the site would create a mixed use, with environmental constraints that make lower-income residential development on the site unlikely or inappropriate. The draft neither acknowledges those constraints nor discusses how they might be removed.[4]

Sites larger than 10 acres
Generally, the draft has explained away the site-size problem *prospectively*, along the lines of (paraphrasing) "we have plans to subdivide," and "individual development applications will be for smaller pieces of the larger site." Pp. 5-4 – 5-6. However, the city would need to objectively justify reliance on statutorily unqualified sites. Specifically, HCD[5] requires evidence that the site is adequate to accommodate lower income housing, which "may include developer interest, proposed specific-plan development, potential for subdivision, the jurisdiction's role or track record in facilitating lot splits, or other information that can demonstrate to HCD the feasibility of the site for development," such as previous successes in developing *lower-income housing* on similar sites. HCD also expects that "[t]he housing element should include programs promoting,

[4] The only discussion of constraints with respect to this parcel is at p.5-5, and addresses only the site's size (greater than 10 acres). If the City has in fact done the analysis required to "specify the additional development potential for each [nonvacant] site within the planning period and … provide an explanation of the methodology used to determine the development potential" (§ 65583.2, subd. (g)(1)), the Draft must direct the reader to that analysis.
[5] See, *HCD Housing Element Site Inventory Guidebook, Government Code Section 65583.2*, June 10, 2020, at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sites_inventory_memo_final06102020.pdf, p. 17.

incentivizing, and supporting lot splits and/or large lot development." This Draft includes neither the required evidence, nor the programs, that would suggest large sites will be successfully developed as lower-income housing.

Moreover, the draft essentially concedes that dense development on such large sites is not in fact feasible: the "realistic" development potential ranges from something less than 12u/a to about 16u/a. Again, the city would need to show successful lower-income development at such reduced densities before relying on larger-size sites as part of its Housing Element site inventory.

Non-vacant sites

All of the non-vacant sites but one are currently dedicated to agriculture. To support these sites' developability, the draft relies on the farmland-to-subdivisions dynamic that has characterized Central Valley residential development over the past half century. P. 5-6. As a result, no such sites are analyzed with respect to any environmental constraints that might affect their availability or utility for lower-income housing (including distance from public transit; access to parks, services, health care facilities, or grocery stores; or locational scoring criteria for Low-Income Housing Tax Credit funding). See also, *HCD Housing Element Site Inventory Guidebook*, which calls out additional criteria that must be analyzed pursuant to Government Code § 65583.2(g)(1)[6]. Given these sites' current agricultural use and rural locations—by definition removed from services and amenities—their appropriateness for lower-income housing is questionable, and their inclusion undermines claims that the new Housing Element affirmatively furthers fair housing.

In addition, with respect to multiple sites used in a prior housing element, there is no explanation why at they were once classified as "Non-Vacant," but are now being identified as "Vacant" for purposes of the current Housing Element. To the extent a Google Earth view gives an idea of their current use, they look essentially identical to the Non-Vacant/Agriculture sites also in the inventory.

The sites right next to the helicopter charter business (550-260-18XX and 550-260-19SX)

The environmental constraints on these sites include noise and dust. We must assume this information was not apparent to whomever recommended them for inclusion as potential sites for lower-income housing. These sites must be analyzed for such constraints in order to qualify for inclusion.

Conclusion

Please feel free to contact us with any questions regarding these comments. We look forward to working with the City to develop a Housing Element that complies with the requirements of state law and that will facilitate much needed affordable housing.

[6] *Id*., at pp. 25-26.

Sincerely,

/s/

Natasha Spreadborough

Central California Legal Services

/s/

Patience Milrod

Attorney at law

/s/

Valerie Feldman

Public Interest Law Project

Lily Cha

From: Jeff Harris <jharris@wilsondevelopment.com>
Sent: Wednesday, April 19, 2023 4:04 PM
To: Lily Cha
Cc: Mike Prandini - BIA of Fresno & Madera Counties (mikep@biafm.org); Todd Wilson; Renee Mathis; David Merchen; Dirk Poeschel
Subject: [External] City of Clovis draft Housing Element Program H1 - Wilson projects

Follow Up Flag: Follow up
Flag Status: Flagged

Hi, Lily-
Regarding the reference in the draft Clovis Housing Element Program H1 (page 2-2) and represented on page 5-8, to two specific Wilson projects TM6205 and TM6343, Wilson Homes is fully supportive of the noted reference to our two projects. If approved and annexed into the City these two projects will provide 1195 desperately needed new housing units at a time when market-rate housing production in Clovis is quantifiably declining. Additionally, both proposed projects include General Plan Amendments to significantly increase density above current General Plan designations for the constituent properties, which will therefore improve both the housing affordability and economic diversity provided by these proposed neighborhoods.
Thank you.
-Jeff

Jeffrey B. Harris
Chief Operating Officer

WILSON HOMES
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PUBLIC INTEREST LAW PROJECT

Via Email Only: *lilyc@cityofclovis.com*

April 21, 2023

Ms. Lily Cha
Senior Planner
City of Clovis Planning Department
1033 Fifth Street
Clovis, CA. 93612
lilyc@cityofclovis.com

RE: Supplemental Comments regarding Clovis March Draft Housing Element

Dear Ms. Cha:

On behalf of our client Desiree Martinez, Central California Legal Services, Public Interest Law Project, and Patience Milrod, submit these supplemental comments on the City's March Draft Housing Element (Draft or Draft Element).

Thank you for providing the APNs for the sites in the inventory that had been identified as "999-999-99XX." As you know, we'd requested them on March 20, and received them at close of business April 12, hours before close of public comment. As we'd agreed, we are now submitting supplemental comments specifically in reference to those newly-identified sites. This letter refers to, and incorporates by this reference, the comments in our April 13 letter.

Sites 555-450-03XX, -14XX, -16XX, and -17XX—total LI capacity claimed: 956

These sites are non-vacant, and they were used in prior housing elements. Each is assigned a Lower Income Capacity of 239 units, or about 25 units/acre. Meanwhile, each shows a minimum density of 25 units and a maximum capacity of 43, although has a different zoning (R-1, R-2, R-3, R-4), only one of which accommodates even 25 units/acre. Especially in light of the fact that these parcels were

used in at least one prior housing element, the City must explain on what basis it believes these parcels are likely to be developed at the densities identified in the inventory.[1]

Sites identified as 556-020-29SX—total LI capacity claimed: 1,123

There are four different sites with this APN, each over 30 acres: 35.9, 36.3, 37.3, and 30.3. Ms. Martinez incorporates here her concerns with respect to oversize sites outlined in our April 13 letter.

All four sites are non-vacant, with the current use being Agriculture. Ms. Martinez incorporates here her concerns with respect to non-vacant sites, including those now in agricultural use, outlined in our April 13 letter.

Finally, Clovis zoning code 9.74.010.E (Chapter 9.74, Urban Center)[2] appears to require a conditional use permit "for any change in use category from that approved by the Council under the development plan." Clovis Land Use Element Tables, Table LU-4, Mixed-Use Focus Areas and Specific Plans[3], specifies that undeveloped U-C projects require a Master Plan. It is therefore not clear from the inventory what use or uses the Council has already approved for these very large sites, and whether a CUP or other discretionary entitlement may be required to develop lower income housing in these locations.

Moreover, the U-C zone is assigned no residential units/acre capacity. Although each of these sites asserts capacity for housing at all income levels, the Draft is silent as to how the City calculates the LI capacity of each site, and how it will incentivize or otherwise ensure that the number of identified LI units is actually developed there.

580-071-34XX and 580-071-32XX—total LI capacity claimed: 570

These sites are zoned U-C—please see concerns expressed, *supra*, re: 556-020-29SX sites. They are also nonvacant (agriculture/residential). See April 13 comment letter.

580-071-03XX, 580-071-04XX580-071-13XX, 580-071-16XX—total LI capacity claimed: 813

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[1] See, *HCD Housing Element Site Inventory Guidebook, Government Code Section 65583.2*, June 10, 2020, at https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sites_inventory_memo_final06102020.pdf, p.13.

[2] https://www.codepublishing.com/CA/Clovis/html/Clovis09/Clovis0974.html#9.74.

[3] https://cityofclovis.com/wp-content/uploads/2018/10/Table-LU-4.pdf.

These sites are larger than 10 acres, and nonvacant (agriculture or agriculture/residential), and thus unqualified for inclusion as LI sites without analysis, which is missing from the Draft. See April 13 comment letter.

555-031-46XX—total LI capacity claimed: 239

This site was used in a prior housing element and is not vacant (agriculture). See April 13 comment letter.

Conclusion

Please feel free to contact us with any questions regarding these comments. We look forward to working with the City to develop a Housing Element that complies with the requirements of state law and that will facilitate much needed affordable housing.

Sincerely,

/s/

Natasha Spreadborough
Central California Legal Services

/s/

Patience Milrod
Attorney at law

/s/

Valerie Feldman
Public Interest Law Project

cc: Desiree Martinez

APPENDIX B

Settlement Agreement

SETTLEMENT AGREEMENT AND GENERAL RELEASE

This Settlement Agreement and General Release ("Agreement") is entered effective on February 20, 2024 ("Effective Date"), by and between the City of Clovis, a California municipal corporation ("City") and Desiree Martinez ("Martinez") with respect to the following Recitals, which are a substantive part of this Agreement. City and Martinez are hereinafter sometimes referred to individually as the "Party" and together as the "Parties."

RECITALS

A. On October 23, 2019, Martinez, as Petitioner/Plaintiff, commenced an action against the City, Clovis City Council, and Luke Serpa, in his official capacity as the Clovis City Manager in the Superior Court of California, County of Fresno, as Case No. 19CECG03855 ("Action"). For purposes of this Agreement "City" includes the City of Clovis, Clovis City Council, and Luke Serpa, in his official capacity as the Clovis City Manager, as Respondents/Defendants listed in the Verified Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief Respondent filed in the Action.

B. Martinez filed a First Amended Verified Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief on December 16, 2019, in the Action against Respondents/Defendants.

C. On April 30, 2021, the Fresno County Superior Court issued an Order Granting Petition for Writ of Mandate in Part in the Action, and on June 1, 2021, the Court issued a Judgment for Writ of Mandate directing City within 120 days to adopt a Housing Element in substantial compliance with Government Code section 65754, and to implement Program 4 by rezoning an adequate number of sites to accommodate the City's unmet share of the Regional Housing Needs Assessment ("RHNA") for the 2008-2015 Housing Element planning period.

D. City and Martinez timely appealed the Court's Judgment.

E. On April 7, 2023, the Fifth District Court of Appeal issued its Opinion in Case No. F082914, on the appeal of City and cross-appeal of Martinez from the Judgment for Writ of Mandate entered by the Court on June 1, 2021. The Court of Appeal awarded costs to the Petitioner.

F. On May 17, 2023, the City filed a Petition for Review of the Court of Appeal Opinion with the California Supreme Court, which was denied by the Supreme Court on July 19, 2023. On June 6, 2023, the City filed a letter in the Supreme Court requesting depublication of the Court of Appeal's opinion.

G. On July 19, 2023, the California Supreme Court denied the City's petition for review, and denied the request for depublication.

H. On July 20, 2023, the Court of Appeal issued the Remittitur to the Superior Court.

I. On August 22, 2023, following remand by the Fifth District Court of Appeal, the Superior Court issued an Order overruling the City's Demurrer to Martinez's fourth and fifth causes of action in First Amended Petition.

J. On August 24, 2023, Petitioner filed and served a Memorandum of Costs on Appeal totaling $714.95 in the Fresno County Superior Court.

K. City filed and served an Answer to the First Amended Petition on November 1, 2023. Martinez's fourth, fifth, sixth, and eighth causes of action are at issue and remain to be tried. The Petitioner prevailed in part on the seventh cause of action, which was remanded in part for an evidentiary hearing on additional issues. Those causes of action pertain to Unlawful Land Use Discrimination, Violation of the Federal Fair Housing Act, the California Fair Employment and Housing Act, City's Duty to Affirmatively Further Fair Housing, and for Declaratory and Injunctive Relief.

L. The Court has held two Status Conferences, on October 19, 2023, and December 5, 2023, at which time the Parties informed the Court of ongoing settlement discussions over the various issues in this Action.

M. In accordance with Government Code section 65754, and as set forth in this Court's Order of April 30, 2021, the City has a mandatory obligation to bring its Housing Element into compliance within 120 days of the date of remittitur. Compliance necessarily includes implementing any programs in the Housing Element necessary for statutory compliance. These obligations are statutorily exempt from the California Environmental Quality Act ("CEQA"), as set forth in Government Code section 65759 and CEQA Guidelines (14 Cal. Code Regs.) section 15282, subdivision (s).

N. City and Martinez now desire to avoid the time and expense involved with further litigation in the Action and intend to compromise and settle all actual and potential issues and claims arising from or connected with the Action, the Judgment issued by the Court on June 1, 2021, and any rulings directed towards the Court contained in the April 7, 2023, Fifth District Court of Appeal Opinion and by way of the remittitur issued on July 20, 2023, and to set forth the terms and conditions of the settlement.

NOW, THEREFORE, in consideration of the mutual promises set forth herein, Martinez and City agree as follows:

1. Definitions. The terms below shall have the following meanings when used in this Agreement and any Exhibit attached hereto.

"Affordable" means that the cost of a housing unit (rent or sale price) does not exceed thirty percent (30%) of the state maximum household income adjusted for family size appropriate for the unit. The term "adjusted for family size appropriate for the unit" shall have the same meaning as provided in Health and Safety Code section 50052.5(c) as it may be amended, or in any successor statute.

"Affordable Housing" means a dwelling unit available at an Affordable rent or sold at an Affordable housing price. A dwelling unit designated for Affordable Housing shall remain affordable for the longest feasible duration (but not less than fifty-five years for rental units and forty-five years for for-sale units) from the date of recordation of a covenant or regulatory agreement or similar document recorded with the Fresno County Recorder's office. The recording must occur prior to the issuance of the Certificate of Occupancy. Affordable Housing Dwelling Units funded by a City Action Item program described in this Agreement within a multi-family housing project will be required to remain affordable for a minimum of fifty-five (55) years. Affordable Housing Dwelling Units funded by a City Action Item program within a single-family housing project will be required to remain affordable for a minimum of forty-five (45) years.

"Area Median Income" means area median income as periodically established by the Department of Housing and Community Development pursuant to Health & Safety Section 50093. (Gov. Code § 65589.5(h)(4).)

"Dwelling Unit" means one residential unit, either for sale or rent.

"Extremely Low-Income Household" means a household whose income does not exceed thirty percent (30%) of the Area Median Income, adjusted for household size, applicable to Fresno County, as set forth in Health and Safety Code section 50106, as it may be amended, or in any successor statute. Extremely Low-Income Household may also be referenced herein as an ELI Household.

"Gap Financing" means the amount of funding necessary to fill the gap between the funding required to develop and make available the Affordable Housing Dwelling Units and the resources commonly available to developers.

"Low-Income Household" means a household whose income does not exceed eighty percent (80%) of Area Median Income, adjusted for household size, applicable to Fresno County, as set forth in Health and Safety Code section 50079.5, as it may be amended, or in any successor statute. Low-Income Household may also be referenced herein as an LI Household.

"Very Low-Income Household" means a household whose income does not exceed fifty percent (50%) of the Area Median Income, adjusted for household size, applicable to Fresno County, as set forth in Health and Safety Code section 50105, as it may be amended, or in any successor statute. Very Low-Income Household may also be referenced herein as a VLI Household.

2. City Action Items. City shall take the following actions. Upon full execution of this Agreement by the Parties and their respective legal counsel, City shall immediately notify the California Department of Housing and Community Development ("HCD") of this Agreement and all City Action Item programs will be included in the City's 6th Cycle Housing Element (2023-2031).

a. **ACTION ITEM 1: CHANGES TO R-3 ZONE DISTRICT**: City shall amend its R-3 medium density zone district increasing the minimum permitted density from 15 units/acre to 20 units/acre.

i. The R-3 zone amendment ordinance shall be initiated by the City Council no later than the third regularly scheduled and held City Council meeting after Notice of Entry of the Stipulated Judgment (referenced in Section 9 below) is served on all parties.

ii. Completion of the R-3 zone amendment shall occur no later than July 31, 2024.

iii. The City will not initiate, nor approve, any action that would reduce the current capacity in the R-3 zone district.

iv. The R-3 zone allows for three story projects by right in accordance with Clovis Municipal Code section 9.10.030, Table 2-3 (R-3 Zone).

v. Reduced parking standards are available for affordable housing projects under the City's Density Bonus Ordinance in accordance with Clovis Municipal Code section 9.26.050.

vi. The following parking language, or something substantially similar as approved by HCD, will be included as a program (proposed program H8) in the City's 6th Cycle Housing Element:

"Review and update the Development Code to remove identified constraints on housing development, including reducing parking standards for multifamily housing to require no more than one parking space for studio and one-bedroom units and reducing open space requirements in the R-3 and R-4 zones. Initiate a comprehensive Development Code update to address inconsistencies between the Development Code and the General Plan land use designations and standards. [*Source: New Program*]

- Objective: Accelerate housing production by ensuring that the City's development standards facilitate rather than constrain new development.
- Timeframe: Review and amend development standards by June 2025; initiate Code update to address General Plan consistency by 2027.
- Responsible Department: Planning and Development Services Department (Planning Division)."

vii. During the month of April 2024, as part of the annual progress report to HCD, and each March thereafter until the amendment to the R-3 zone district is completed, City shall provide a written summary to the below entities ("Facilitator") describing City's efforts to complete such changes. Following delivery of the written summary, City and Facilitator may meet and confer to discuss progress and obstacles.

Central California Legal Services
2115 Kern St., Suite 200, Fresno, CA 93721
mkezirian@centralcallegal.org, sborchers@centralcallegal.org
Attention: Executive Director Michelle Kezirian, Litigation Director Stephanie Hamilton Borchers

Public Interest Law Project

449 15th Street, Ste. 301, Oakland, CA 94612-2821
vfeldman@pilpca.org
Attention: Valerie Feldman

Law Office of Patience Milrod
985 N. Van Ness Ave., Fresno, CA. 93728
pm@patiencemilrod.com
Attention: Patience Milrod

Dez Martinez
705 W. University Ave.
Fresno, CA 93705
wearenotinvisible2015@gmail.com

b. **ACTION ITEM 2: LOCAL HOUSING TRUST FUND**: City shall establish a Local Housing Trust Fund ("Housing Trust Fund") for Affordable Housing that meets the requirements of HCD, and shall contribute at least $1.8 million in general fund money to the Housing Trust Fund.

i. City shall establish a Local Housing Trust Fund ("Housing Trust Fund") for affordable housing meeting the requirements of the California Department Housing and Community Development ("HCD") and contribute at least $1.8 million of general fund money to the Housing Trust Fund.

ii. City Council adoption of the Housing Trust Fund shall occur no later than the third regularly scheduled and held City Council meeting after the Notice of Entry of the Stipulated Judgment is served on all parties.

iii. City shall make an initial contribution of $1 million to the Housing Trust Fund to be approved with the Fiscal Year (July 1 – June 30) 2024/2025 budget (July 2024).

iv. City shall budget no less than an additional $100,000.00 contribution to the Housing Trust Fund on an annual basis beginning in July 2025 (FY 2025-26) for a minimum period of eight (8) years, through FY 2032-33, and shall continue until units for the Regional Housing Need Allocation for lower income households in the 2008-2015 Housing Element planning period have been constructed (3,035 units).

v. Transfer of funds to the Housing Trust Fund shall be made based upon State Notice of Funding Availability ("NOFA") timing to maximize the opportunity for state matching funds.

vi. City contributions to the Housing Trust Fund required under this Action Item, including any State match, shall not be used to prefund Development Impact Fee Deferrals/Waivers required by Action Item 6 (Section 2.f. of this Agreement).

vii. Other funding and resources that will contribute to the Housing Trust Fund include: HCD's Permanent Local Housing Allocation Program (PLHA); In Lieu fees paid through a Mixed Income Housing Ordinance as identified in Action Item 5 (Section 2.e. of this Agreement); real property identified in Action Item 3 (Section 2.c. of this Agreement); additional discretionary City funding above the $1.8 million contribution identified herein; interest earned on funds in the account through the Local Agency Investment

Fund ("LAIF"). These funds must also be used for the production and preservation of Affordable Housing.

viii. City may contribute additional general fund or other monies into the Housing Trust Fund in its sole and absolute discretion. Any such contributions in addition to the contributions described above, including any State match resulting specifically from deposits made above and beyond the deposits required, may be used for any purpose authorized by applicable law including but not limited to prefunding Development Impact Fee Deferrals/Waivers as required by Action Item 6 (Section 2.f. of this Agreement).

ix. Other Affordable Housing programs for which the City receives funding but which will not be deposited in the Housing Trust Fund include but are not necessarily limited to: income received from affordable housing programs through the City's former Redevelopment Agency; Community Development Block Grant ("CDBG") funding; CalHOME grants; HOME grants. These additional affordable housing programs, when allowed by the program terms, may be available to augment the Housing Trust Fund on an Affordable Housing project.

x. The Housing Trust Fund, including any real property placed into the Housing Trust Fund, shall be used for production and preservation of permanent housing affordable to LI, VLI, and ELI households. Multi-family units will be required to remain affordable for a minimum of fifty-five (55) years and single-family units will be required to remain affordable for a minimum of forty-five (45) years.

xi. For all Affordable units created pursuant to or as a result of this Action Item 2, the City agrees to enter into affordability agreements and recorded covenants. The affordability agreements and covenants will prescribe requirements such as occupancy, resale, notices to the City of changed circumstances, City's right of first refusal, options to purchase, equity share, and related terms to ensure long term Affordability of all units.

xii. City shall monitor compliance with all Affordability covenants pursuant to an updated Affordable Housing Unit Compliance Monitoring Policy, attached hereto as Exhibit 1, in the same manner and with the same frequency as the City monitors other housing programs utilizing City funds or containing occupancy income restrictions.

xiii. During the month of April 2024, as part of the annual progress report to HCD, and each March thereafter until the Local Housing Trust Fund is fully established, City shall provide a written summary to the Facilitator describing City's efforts to establish the Trust Fund. Following delivery of the written summary, City and Facilitator may meet and confer to discuss progress and obstacles.

c. **ACTION ITEM 3: REAL PROPERTY DEDICATION**:

i. City shall dedicate to the Housing Trust Fund identified in Action Item 2, the following two (2) City owned properties: an approximate 0.89 acre parcel at 650 Fowler Avenue and an approximate 0.43 acre parcel at 354 Osmun Circle ("Initial Property Dedication").

A. The Initial Property Dedication will be dedicated to the Housing Trust Fund within thirty (30) days of creation of the Housing Trust Fund.

B. The Initial Property Dedication will be actively marketed for Affordable Housing development affordable to LI, VLI, or ELI households. The parties acknowledge that the 650 Fowler Avenue parcel will not be available for physical development until at least December 2024.

C. If the Initial Property Dedication does not result in an entitled, permitted Affordable Housing development on either or both parcels by December 31, 2025, City may choose to sell the unentitled and unpermitted parcel(s) included in the Initial Property Dedication. Any sale shall be at fair market value as established by an appraisal by an MAI appraiser and the proceeds of any sale shall be deposited into the Housing Trust Fund.

D. City shall provide a written summary of City's efforts to develop or sell the Initial Property Dedication to the Facilitator during the month of April 2024, as part of the annual progress report to HCD, and each March thereafter until the Initial Property Dedication is developed with affordable housing or sold. Following delivery of the written summary, City and Facilitator may meet and confer to discuss ways to eliminate hurdles to developing or selling the Initial Property Dedication.

ii. City shall either acquire or provide financing to an Affordable Housing developer to purchase a third parcel of real property that will accommodate not less than fifty (50) units of Affordable Housing. If the City acquires the parcel it shall be transferred into the Housing Trust Fund ("Additional Parcel Dedication").

A. City is currently actively identifying parcel(s) to acquire and actively identifying an Affordable Housing developer to enter into a development agreement for a specific parcel, and such efforts will continue following execution of this Agreement.

B. City shall use its best efforts to close escrow on a parcel and/or enter into a development agreement with an Affordable Housing developer no later than December 31, 2024.

C. If City provides financing to an Affordable Housing developer to purchase the Additional Parcel Dedication, City will require the parcel be used for the construction of Affordable Housing units affordable to LI, VLI, or ELI households.

D. During the month of April 2024, as part of the annual progress report to HCD, and each March thereafter until the Additional Parcel Dedication closes escrow and/or a development agreement is executed, City shall provide a written summary to the Facilitator of City's efforts to acquire a parcel and enter into a development agreement. Following delivery of the written summary, City and Facilitator may meet and confer to discuss ways to eliminate hurdles to acquiring a parcel or entering into a development agreement.

iii. For all Affordable units created pursuant to or as a result of this Action Item 3, the City agrees to enter into affordability agreements and recorded covenants prior to the issuance of the Certificate of Occupancy. The affordability agreements and covenants will prescribe requirements such as occupancy, resale, notices to the City of changed circumstances, City's right of first refusal, options to purchase, equity share, and related terms to ensure long term Affordability of all units.

iv. City shall monitor compliance with all Affordability covenants pursuant to the City's

updated Affordable Housing Unit Compliance Monitoring Policy, attached hereto as Exhibit 1, in the same manner and with the same frequency as the City monitors other housing programs utilizing City funds or containing occupancy income restrictions.

d. <u>ACTION ITEM 4: INFILL REZONE PROGRAM</u>: City shall complete an Infill Rezone Program.

i. The Infill Rezone Program is based upon a map and analysis of sites dated December 8, 2023, and delivered to Martinez's counsel on December 8, 2023 ("Sites Map and Analysis"). The Sites Analysis identified 24 parcels, comprising approximately 54 acres, to be re-zoned to R-3 or R-4 creating capacity to provide approximately 1,284 Affordable Housing Dwelling Units. The Sites Map and Analysis is on file with City and with Martinez's counsel, and is attached hereto as Exhibit 2.

ii. The Infill Rezone Program shall be separate, independent, and in addition to any rezone program through which the City is required to accommodate 100 percent of the Regional Housing Needs Assessment ("RHNA") for its 6th Cycle Housing Element (2024-2031), which is currently pending review and approval by HCD.

iii. The Infill Rezone Program shall be initiated by the City Council no later than the third regularly scheduled and held City Council meeting after Notice of Entry of the Stipulated Judgment is served on all parties. Prior to or concurrently with initiation of the Infill Rezone Program, City shall begin the preparation of an Initial Study in accordance with the requirements of Government Code section 65759.

iv. Formal noticing for the Infill Rezone Program shall begin within two (2) weeks after completion of the Initial Study, barring any need to comply with Government Code section 65759(b).

v. City shall use its best efforts to implement the Infill Rezone Program by January 31, 2025, and shall complete the program no later than June 30, 2025.

vi. The Parties recognize that during the Infill Rezone process some parcels may need to be removed and other parcels added, in order to create capacity for 1,284 additional multi-family dwelling units pursuant to this Action Item. If parcels need to be replaced or the unit count on any particular parcel needs to decrease, prior to making any change City shall both 1) provide not less than ten (10) days' notice to Facilitator, and 2) meet and confer regarding the proposed changes. Facilitator shall approve the change if City identifies another parcel of similar size and equal or greater capacity that will be rezoned to R-3 or R-4 prior to removing any of the identified 24 parcels, or decreasing the capacity on any of the identified parcels. Any other changes shall be approved at the discretion of Facilitator following meet and confer with the City.

vii. The parties recognize that there may be unforeseen delays in processing the Infill Rezone Program including legal challenges. In that regard, during the month of April 2024, as part of the annual progress report to HCD, and again in December 2024, and each March thereafter until the City Council has approved rezonings to create capacity for 1,284 units as required by the Infill Rezone Program, City shall provide a written summary to the Facilitator of City's efforts to complete the Infill Rezone Program. Any anticipated delays

beyond January 31, 2025, shall be set forth in the written summary. City and Facilitator shall meet and confer regarding any anticipated delays.

e. **ACTION ITEM 5: MIXED INCOME ZONING ORDINANCE**: City shall adopt a Mixed Income Zoning Ordinance, and shall include a Program to adopt the Ordinance in its 6th Cycle Housing Element that provides that the Ordinance will be adopted within twelve (12) months after Notice of Entry of the Stipulated Judgment is served on all parties, or February 28, 2025, whichever is earlier.

i. City shall retain Keyser Marston Associates ("Consultant"), or a company with comparable experience, under written Contract at City's cost to complete a Financial Feasibility Analysis ("Analysis") for a Mixed Income Zoning Ordinance. City shall approve the written contract within thirty (30) days after Facilitator's written approval of a scope of work for the Analysis as described below.

   A. The parties agree that time is of the essence for achievement of this Action Item 5, and that the Contract with Consultant shall incorporate provisions to expedite the process to the furthest degree possible, with the goal of concluding the Analysis and drafting the Mixed Income Zoning Ordinance for adoption no later than the end of the fourteenth (14) month of the planning period; that is, by February 28, 2025.

   B. The Analysis shall include an evaluation of a range of feasible affordable housing set-aside percentages ("Set-Aside Percentage") for new residential developments in the City of Clovis. The Analysis shall also evaluate feasible complementary mechanisms by which a residential housing developer may meet the required Set-Aside Percentage. Such mechanisms will include, but are not limited to, an in lieu fee ("In Lieu Fee"), land donation, and construction of Affordable Housing units on alternative sites.

   C. The In Lieu Fee analysis shall identify a per-unit or per-square-foot formula for fees sufficient to cover the need for Gap Financing, and to ensure that revenue generated by the In Lieu Fees is sufficient to facilitate the construction of enough Affordable Housing dwelling units to meet the Set Aside Percentage requirement for each new development.

ii. Key components of the Mixed Income Zoning Ordinance, in addition to the Set-Aside Percentage and alternatives, shall include the following:

   A. The adopted ordinance shall establish that in all new residential developments of more than ten (10) units in the City and in any area that may be annexed to the City in the future, a Set Aside Percentage of Affordable Housing units will be required, with fractional units rounded to the nearest whole number.

   B. The Set Aside Percentage shall be the highest percentage supported by the Analysis that does not exceed ten percent (10.0%), and shall be no less than five percent (5.0%) even if the highest percentage supported by the Analysis is less than five percent (5.0%).

   C. The Affordable Housing required by the Set Aside Percentage must be affordable to LI and VLI Households. For Affordable Housing rental units, the ordinance will require that at least fifty percent (50%) of the Affordable Housing units will be

affordable to VLI households and the balance of the Affordable Housing units will be affordable to LI households. One hundred percent (100%) of for-sale Affordable Housing units will be affordable at least to LI Households.

D. Affordable units within a multi-family housing project will be required to remain affordable for not less than fifty-five (55) years and single-family units affordable for not less than forty-five (45) years.

E. A requirement that affordability agreements and recorded covenants be entered into with the City for all Affordable units prior to issuance of a Certificate of Occupancy. The affordability agreements and covenants will prescribe requirements such as occupancy, resale, notices to the City of changed circumstances, City right of first refusal, options to purchase, equity share, and related terms to ensure long term Affordability of all units.

F. City shall monitor compliance with all Affordability covenants pursuant to the City's updated Affordable Housing Unit Compliance Monitoring Policy, attached hereto as Exhibit 1, in the same manner and with the same frequency as the City monitors other housing programs utilizing City funds or containing occupancy income restrictions.

G. City will prepare and present at a City Council meeting an annual report on the status of the Mixed Income Zoning Ordinance, including how many market rate developments are subject to the Mixed Income Zoning Ordinance, how each of these developments satisfied the requirements of the Ordinance, and a record of funds deposited in the Housing Trust Fund. The report will be provided to Facilitator at least ten (10) days prior to the report being presented at City Council.

iii. City shall use its best efforts to complete the Analysis and adopt the Mixed Income Zoning Ordinance within ten (10) months after issuing a notice to proceed to Consultant to begin the Analysis with adoption of the Ordinance no later than twelve (12) months after Notice of Entry of the Stipulated Judgment is served on all parties, or February 28, 2025, whichever is earlier. The Ordinance will be introduced, read, and adopted as an urgency measure, and will go into effect immediately.

iv. City shall meet and confer with Facilitator throughout the process for adopting the Mixed Income Zoning Ordinance. This includes:

A. Obtaining written approval (includes email) from Facilitator of the scope of the Analysis and methodologies to be used.

B. Requiring the Consultant to contact any regional affordable housing developer identified by Facilitator as able to provide important information for the Analysis.

C. Submitting draft(s) of the Analysis to Facilitator for comment at least twenty (20) days before circulation to the general public for comment.

D. Obtaining written approval (includes email) from Facilitator of the final Analysis before processing the Mixed Income Zoning Ordinance for approval before the Planning Commission and City Council.

E. Notifying Facilitator in writing (includes email) at least ten (10) days before any noticed public meetings. Noticed public meetings include community meetings initiated by the City, Planning Commission meetings, and City Council meetings.

F. Notifying Facilitator of any anticipated delays in obtaining the Analysis, conducting public meetings, and approving the Mixed Income Zoning Ordinance.

f. **ACTION ITEM 6: DEVELOPMENT IMPACT FEE DEFERRAL/WAIVER PROGRAM**: City shall adopt a Development Impact Fee Deferral/Waiver Program.

i. City shall present a written program deferring/waiving development impact fees ("Impact Fee Deferral/Waiver Program") to the City Council for approval no later than the third regularly scheduled and held City Council meeting after Notice of Entry of the Stipulated Judgment is served on all parties, and the Impact Fee Deferral/Waiver Program shall be approved/adopted by the City Council no later than the third regularly scheduled and held City Council meeting after Notice of Entry of the Stipulated Judgment.

ii. The Impact Fee Deferral/Waiver Program shall be available for up to fifty percent (50%) of City's major facility sewer and water fees for up to one hundred twenty (120) deed restricted Affordable Housing units per year. Affordable units constructed pursuant to the Mixed Income Zoning Ordinance shall not be included in this program. Any unused fee deferrals/waivers in a given year shall be carried over to the following year. The reduction shall be as follows:

   A. Low-income: 40%

   B. Very Low-income: 45%

   C. Extremely Low-income: 50%

iii. The Impact Fee Deferral/Waiver Program shall be calculated as a percentage of each development's major facility sewer and water fees, rather than as a prescribed dollar amount.

iv. The Impact Fee Deferral/Waiver Program shall begin as a zero-interest "residual receipts loan," payable in seventeen (17) years, or other term of years as may be required by senior financing. The residual receipts loans shall be as customarily defined in the industry. If the City receives any payments from a residual receipts loan, those payments shall be returned to the Impact Fee Deferral/Waiver Program or Housing Trust Fund and be available for additional affordable housing projects.

v. The Impact Fee Deferral/Waiver Program shall be marketed in the Spring of 2024 following City Council approval/adoption, and available for use starting July 1, 2024.

vi. For all Affordable Housing Dwelling Units benefiting from any fee deferral or waiver pursuant to this Action Item 6, the City agrees to enter into affordability agreements and recorded covenants. The affordability agreements and covenants will prescribe requirements such as occupancy, resale, notices to the City of changed circumstances, City's right of first refusal, options to purchase, equity share, and related terms to ensure long term Affordability of all units.

vii. City shall monitor compliance with all Affordability covenants pursuant to the City's updated Affordable Housing Unit Compliance Monitoring Policy, attached hereto as Exhibit 1, in the same manner and with the same frequency as the City monitors other housing programs utilizing City funds or containing occupancy income restrictions.

viii. City will prepare and present at a City Council meeting an annual report on the status of the Development Impact Fee/Deferral Waiver Program, including how many residential development projects received deferral/waiver of impact fees, and the number of units at each affordability level to be built as a result of the program. The report will be provided to Facilitator at least ten (10) days prior to the report being presented at City Council.

3. Sixth Cycle Housing Element. The parties agree to cooperate toward the City's adoption of a legally compliant 6th Cycle Housing Element.

4. General Release. In consideration of the promises set forth herein, and except as otherwise expressly stated in this Agreement, this Agreement is intended to be and shall act as a full and final settlement and release of all claims set forth in the First Amended Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief on file in the Action. Entry of this Agreement as a Stipulated Judgment shall be deemed by the Parties and the Court as having satisfied the terms of the Court's Order issued on April 30, 2021, and Judgment issued on June 1, 2021, any rulings directed towards the Court contained in the April 7, 2023, Fifth District Court of Appeal Opinion, and remittitur issued on July 20, 2023, the Court's August 22, 2023 Order Overruling Demurrer to First Amended Petition for Writ of Mandate After Remand, and any other Orders issued by the Court in this case. Upon entry of the Stipulated Judgment, the remaining fourth, fifth, sixth, seventh (in part), and eighth causes of action in the First Amended Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief shall be dismissed with prejudice.

5. Waiver of Rights Under Civil Code Section 1542. The parties expressly waive and release all rights and benefits afforded by Section 1542 of the California Civil Code and do so understanding and acknowledging the significance and consequence of such specific waiver of Section 1542. Section 1542 of the California Civil Code states as follows:

> ***A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.***

The Parties expressly waive the provisions of California Civil Code section 1542, and further expressly waive any right to invoke said provisions with respect to claims existing now or any time up to the date of the Parties' execution of this Agreement. Therefore, except as expressly provided in this Agreement, the Parties expressly acknowledge that this release is intended to include in its effect, without limitation, all claims and causes of action which they do not know or suspect to exist in their favor and that this release contemplates the extinguishment of all such claims and causes of action arising out of or connected with the Action. In connection with such waiver and relinquishment, the Parties acknowledge that they are aware that they, or their attorney(s), agent(s), or successor(s), may hereafter discover claims or facts in addition to or different from those which they now know or believe to exist with respect to the subject matter of, or any Party named in, this Agreement, but that it is their intention hereby fully, finally, and forever to settle and release all of the released matters. In furtherance of such

intention, each of the releases herein given shall be and remain in effect as a full and complete release notwithstanding the discovery or existence of any such additional or different claims or facts.

6. All Obligations Extinguished by Release. It is expressly understood and agreed that, except as to matters with respect to which the Court will retain jurisdiction pending complete performance (Sections 8 and 9), this Agreement is in full accord, satisfaction, discharge, and compromise of disputed claims up to the date of the Parties' execution of this Agreement, and that this Agreement has been executed with the express intention of effectuating the legal consequences provided for in Section 1541 of the California Civil Code, i.e., the extinguishing of all obligations as herein described. Section 1541 states as follows:

> ***Obligation Extinguished by Release. An obligation is extinguished by a release therefrom given to the debtor by the creditor, upon a new consideration, or in writing, with or without new consideration.***

7. No Admission of Liability. Each Party acknowledges and agrees that this Agreement effects the settlement of claims and potential claims that are contested, disputed, and denied and does not constitute an admission of liability by any Party for any purpose. Moreover, nothing contained in this Agreement, including without limitation the payment of any sums provided for in this Agreement shall be offered, admitted or construed as an admission by any Party of any liability or the amount of any liability to any other Party. Nothing in this Agreement shall be construed as an admission of any liability or wrongdoing of any kind with respect to any matters alleged in or related to the Action. Martinez hereby agrees that the execution, and performance, of this Agreement resolve any and all of her claims related to, or arising from, the City's 2015 Housing Element and the Action, and satisfy all of the City's obligations under the Court's Order issued on April 30, 2021, and the Judgment issued on June 1, 2021.

8. Attorneys' Fees and Costs. Martinez is the prevailing party in the Action, and is entitled to her reasonable attorneys' fees. Martinez's counsel agree to meet and confer with City in an effort to reach a resolution on the issue of attorneys' fees and costs incurred in the Superior Court. Only if such a meet-and-confer is unsuccessful will Martinez seek an award of reasonable attorneys' fees from the Court. Any such motion for an award of attorneys' fees and costs must be filed and served on the City's counsel no later than one hundred twenty (120) days from the date the Notice of Entry of the Stipulated Judgment is served on all parties, unless such time is further extended by a stipulation approved by the Court, or by a court order; the prevailing party on any attorneys' fees motion will be entitled to costs and attorneys' fees incurred in bringing and litigating the motion. The Court of Appeal awarded costs on appeal and City will pay the amount of costs requested in Martinez's Memorandum of Costs on Appeal filed and served on August 24, 2023. Payment shall be made to Central California Legal Services at the same time City remits payment of the agreed upon or court-ordered attorneys' fees.

9. Stipulated Judgment and Retention of Jurisdiction. Upon execution of this Agreement by all parties, the Parties shall jointly request the Court enter a Stipulated Judgment that incorporates this Agreement. The Parties agree, stipulate and request that the Fresno County

Superior Court shall maintain jurisdiction of the Action and the Parties until the obligations of the Parties under this Agreement have been fully performed or excused. The Fresno County Superior Court may enforce this Agreement pursuant to Code of Civil Procedure section 664.6.

10. Meet and Confer Before Seeking Court Relief. The Parties agree to make a good faith effort to meet and confer to resolve any concerns about the performance of any obligations under the terms of this Agreement before filing any request for enforcement of this Agreement with the Fresno County Superior Court. The Parties agree that for the purposes of this Agreement, good faith means: (1) providing written notice to the opposing party at least thirty (30) days prior to filing any motion to seek enforcement with the Court; (2) providing the opposing party an opportunity to cure during the thirty (30) day period; and (3) meeting with the opposing party's representatives and counsel within ten (10) days after providing said notice to attempt to resolve the dispute. The Parties, by stipulation, may modify or extend any of the deadlines or terms of this Agreement. Any party that successfully enforces the terms of this Agreement may recover attorneys' fees and costs expended in the enforcement from the opposing party.

11. Cooperation/Execution of Supplemental Documents. The Parties agree to cooperate fully, at their own cost and expense, in carrying out the terms and conditions of this Agreement, including taking further action that may be reasonably necessary to implement the Action Items or the terms of this Agreement.

12. Amendments; Waiver. No supplement, modification, or amendment to this Agreement will be binding unless executed in writing by each Party or a duly authorized representative or legal counsel of each Party. No waiver of any provisions of this Agreement will be deemed or will constitute a waiver of any other provision, whether or not similar, nor will any waiver constitute a continuing waiver. No waiver shall be binding unless executed in writing by the Party making the waiver.

13. Governing Law. This Agreement shall be interpreted, enforced, and governed by California law.

14. Binding Effect. The rights and obligations specified in this Agreement shall inure to the benefit of and bind the respective successors, heirs, next of kin, personal representatives, assigns, affiliates, and agents of the Parties.

15. Notices. All notices required or authorized pursuant to this Agreement shall be sent, in writing, via U.S. Mail or email to each of the following:

For City:

Scott Cross, City Attorney
Lozano Smith
7404 N. Spalding Avenue
Fresno, CA 93720

For Martinez:

Valerie Feldman
Public Interest Law Project
449 15th Street, Ste. 301
Oakland, CA 94612-2821
vfeldman@pilpca.org

Dez Martinez
705 W. University Ave.
Fresno, CA 93705
wearenotinvisible2015@gmail.com

City of Clovis
John Holt, City Manager
1033 Fifth Street
Clovis, CA 93612

Patience Milrod, Esq.
985 N. Van Ness Avenue
Fresno, CA 93728
pm@patiencemilrod.com

Michelle Kezirian, Executive Director
Stephanie Hamilton Borchers
Royce Stuteville
Central California Legal Services
2115 Kern Street, Suite 200
Fresno, CA 93721
mkezirian@centralcallegal.org
sborchers@centralcallegal.org
rstuteville@centralcallegal.org

Any Party may change the address(es) for notice purposes by providing prior notice of such change to the other Party as provided herein.

16. Execution in Counterparts. This Agreement may be executed in counterparts such that the signatures may appear on separate signature pages. Copies of signatures, including electronic copies of signatures, shall be deemed original signatures for all purposes. In addition, any Party may execute a copy of this Agreement that has been transmitted to the signing party by email or facsimile. A copy, facsimile or an original, with all signatures appended together, shall be deemed a fully executed Agreement.

17. Severability. If any provision of this Agreement as applied to any Party or to any circumstance is adjudged by a court to be void or unenforceable, the same shall in no way effect any other provision of this Agreement or the validity or enforceability of the Agreement as a whole, and the remaining provisions of the Agreement shall remain in full force and effect.

18. Voluntary Agreement; Opportunity to Consult Counsel. Each Party hereby affirms, acknowledges, and warrants that such Party has been adequately represented by competent legal counsel during the Action and the negotiation of this Agreement, and has completely reviewed the terms of this Agreement with such Party's own legal counsel and is fully informed and understands and appreciates the meaning and effect of this Agreement, and voluntarily accepts the benefits and obligations thereof.

19. Interpretation. This Agreement is the result of the combined efforts of the Parties and/or their respective attorneys and shall be construed according to its fair meaning and as if prepared by both Parties hereto. If any provision of this Agreement is found ambiguous, the

ambiguity shall not be resolved by construing this Agreement in favor of or against any Party, but by construing the terms according to their generally accepted meaning.

20. Headings and Captions. The headings appearing in this Agreement have been inserted for the purpose of convenience and ready reference. They do not purport to and shall not be deemed to define, limit, or extend the scope or intent of the sections or paragraphs to which they appertain.

21. Entire Agreement. This Agreement, together with the documents incorporated herein by reference and any exhibits referenced herein and attached hereto, constitutes the entire understanding and agreement among the Parties regarding the subject matters set forth in this Agreement, and supersedes any and all other discussions, agreements, negotiations or understandings, either oral or in writing, express or implied, between the Parties to the same, other than a court determination or settlement of the amount of attorneys' fees and costs. No other representations, covenants, undertakings, or other prior or contemporaneous agreements, oral or written, respecting such matters, which are not specifically incorporated herein, shall be deemed in any way to exist or bind any of the Parties. Each Party signing this Agreement represents and acknowledges that such Party has not executed this Agreement in reliance on any promise, representation, conduct or warranty of any other Party not expressly set forth in this Agreement.

22. Authority to Sign Agreement. Each of the signatories to this Agreement represents and warrants that he or she is competent and authorized to sign and enter into this Agreement on behalf of the Party to whom he or she purports to sign.

WHEREFORE, Martinez and City, by the respective signatures below, enter into this Agreement effective on the Effective Date provided above.

///

///

[Remainder of page is blank – signatures on page 17]

City of Clovis, a California Municipal Corporation

By: _____
John Holt, City Manager

ATTEST:

By: _____
~~Karey Cha~~, City Clerk
Andrew Haussler

APPROVED AS TO FORM:

By: _____
Scott G. Cross, City Attorney

Desiree Martinez

By: _____

APPROVED AS TO FORM:

Public Interest Law Project

By: _____
Valerie Feldman, Attorney for Desiree Martinez

Patience Milrod

By: Patience Milrod
Patience Milrod, Attorney for Desiree Martinez

Central California Legal Services

By: _____
Stephanie Hamilton Borchers, Attorney for Desiree Martinez

City of Clovis, a California Municipal Corporation

By: _____
John Holt, City Manager

ATTEST:

By: _____
Karey Cha, City Clerk

APPROVED AS TO FORM:

By: _____
Scott G. Cross, City Attorney

Desiree Martinez

By: _____

APPROVED AS TO FORM:

Public Interest Law Project

By: Val Feldman
Valerie Feldman, Attorney for Desiree Martinez

Patience Milrod

By: Patience Milrod
Patience Milrod, Attorney for Desiree Martinez

Central California Legal Services

By: _____
Stephanie Hamilton Borchers, Attorney for Desiree Martinez

CITY OF CLOVIS POLICY FOR AFFORDABLE HOUSING UNIT COMPLIANCE MONITORING

EXHIBIT 1

City of Clovis

Policy for Affordable Housing Unit Compliance Monitoring

The City of Clovis will use this policy to develop and implement guidelines to monitor and preserve the affordability of the housing units developed by the following Affordable Housing Programs ("Programs"):

- Affordable Housing Trust Fund
- Mixed Income Zoning Ordinance
- Affordable Housing Development Impact Fee Deferral Program

1. Deed Restrictions/Affordability Covenants:
   All units developed by the Programs shall have deed restrictions recorded requiring the units to remain affordable, for the applicable income level and for the applicable affordability period - forty-five (45) years for ownership units, and fifty-five (55) years for multi-family rental units.

2. Annual Occupancy Restrictions and Certifications:
   The City shall conduct an annual occupancy review and certification process consisting of the following by each November for all Program units.

   Owner-Occupant Units:

   The City will require owner-occupants to annually certify occupancy during the affordability period by submitting utility bills or other documentation of proof or occupancy in the unit as the owner-occupant's primary place of residence.

   Rental Units:

   The City will require Owner/Developer/Property Manager to annually certify the income eligibility of the occupants during the affordability period by submitting income documentation or a third-party regulatory report such as TCAC or HCD annual reviews.

3. Required Noticing and Restrictions on Any Changes of Title or Occupancy:

   In all cases where there is a change in title, occupancy, or use of the unit, the Occupant/Owner/Developer/Property Manager must notify the City in writing of any change within 30 days. City and Occupant/Owner/Developer/Property Manager shall work together to ensure the unit is kept in compliance with the original Program terms and conditions such that it remains available as affordable housing for lower income households at the applicable income level for the duration of the affordability period. Changes in title, occupancy, or use of any unit must be in keeping with the objective of benefiting lower income households at the applicable income levels identified at the time of construction.

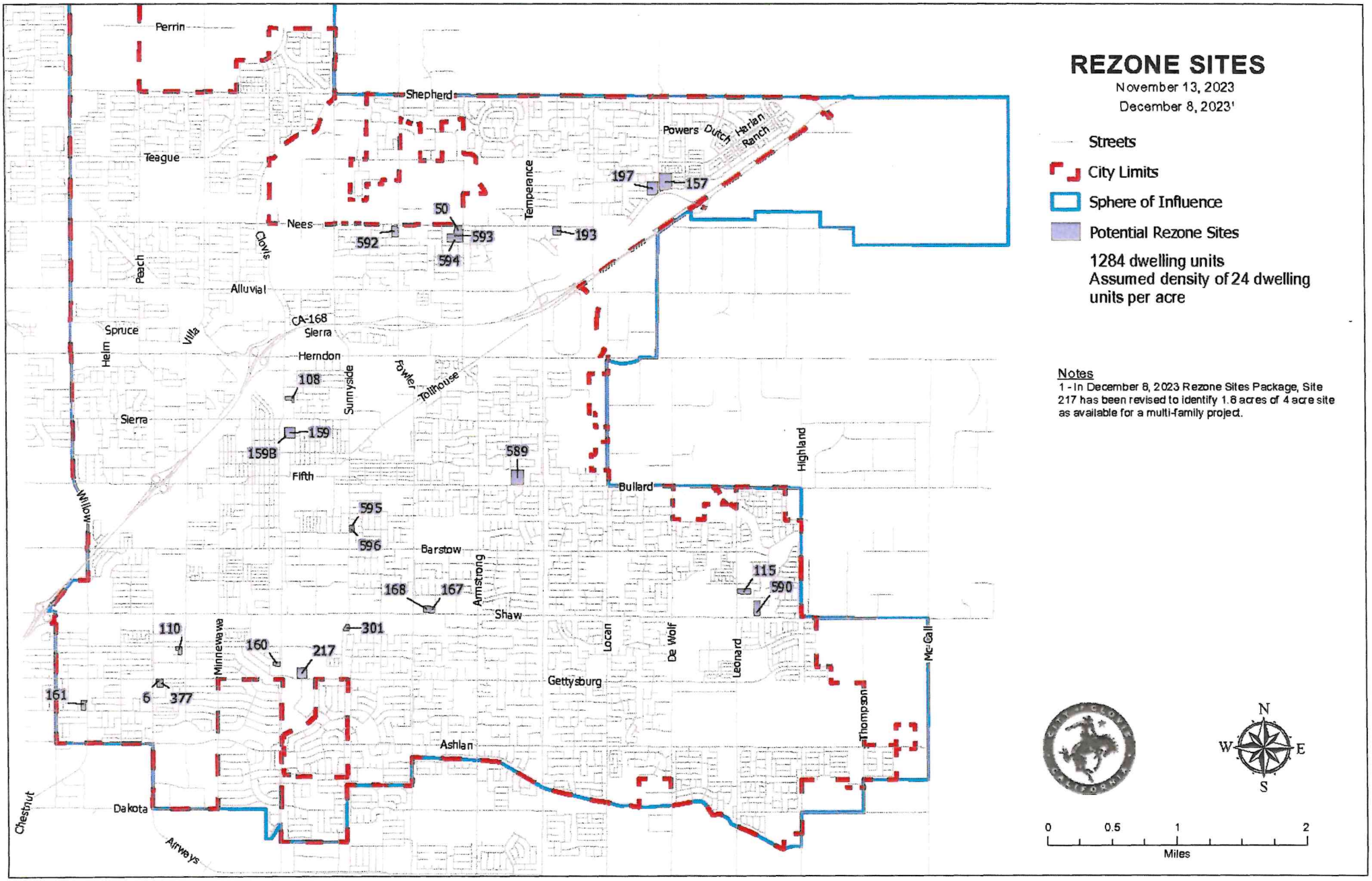
4. Consequence of Failure to Comply

If any occupant/owner/developer/property manager fails to comply with the applicable affordability requirements, the City will exercise its rights to enforce the affordability restriction and gain compliance, up to and including foreclosure and eviction. Following any foreclosure and/or eviction, the City shall maintain the unit as affordable and available to eligible lower income households for no less than the duration of the original affordability period, including, if necessary, recording a new deed restriction and/or affordability covenants.

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REZONE SITES MAP AND ANALYSIS

EXHIBIT 2



REZONE SITES

November 13, 2023
December 8, 2023'

- Streets
- City Limits
- Sphere of Influence
- Potential Rezone Sites

1284 dwelling units
Assumed density of 24 dwelling units per acre

Notes
1 - In December 8, 2023 Rezone Sites Package, Site 217 has been revised to identify 1.8 acres of 4 acre site as available for a multi-family project.

N
W E
S

0 0.5 1 2
Miles

ASSUMED DENSITY (DU/AC)	24

Site ID	APN	GP landuse Code	Zoning	Size	Existing Use	Units	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
6	49931154	GC	C-2	0.90	Vacant. Southern end - parking lot. Abuts Site 377 & Same Owner	22	N	N	N	Y	N	Y	N	N	N	N	Y	N	Y	Y	N	Y	Y
50	56324504	L	R-1-7500	2.30	Vacant	55	Y	N	N	N	N	Y	N	N	N	N	Y	Y	Y	Y	N	Y	Y
108	49123124	M	C-2	1.25	Vacant	30	N	Y	N	Y	Y	Y	N	Y	Y	N	Y	N	Y	Y	N	Y	Y
110	49905074	M	R-1	1.25	Vacant	30	N	N	Y	Y	Y	N	N	Y	Y	N	Y	N	Y	Y	N	Y	Y
115	554570445	M	R-1	2.31	Vacant	56	N	Y	N	N	N	Y	N	N	N	N	N	N	Y	Y	N	Y	Y
157	558083595	MU-V	P-C-C	7.24	Vacant	174	N	N	N	N	N	Y	N	Y	N	N	N	N	Y	Y	N	Y	Y
159	49208092	MU-V	M-U	3.78	Primarily Vacant - 1 vacant bldg. (Marketed for MF) Abuts 159B & Same Owner	91	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y
159B	492010545	MU-V	M-U	0.42	Vacant - Abuts 159 & Same owner	10	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y
160	499134205	NC	C-P	1.08	Vacant	25	N	N	Y	Y	Y	N	N	Y	N	N	N	N	Y	Y	N	Y	Y
161	43043316	O	C-P	1.67	Vacant	40	N	N	N	Y	Y	Y	N	N	N	N	N	N	Y	Y	Y	Y	Y
167	55128004	O	C-P	1.04	Vacant Abuts 168 - Same owner	25	N	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y	Y	Y	N	Y	Y
168	55128003	O	C-P	1.30	Vacant Abuts 167 - Same owner	31	N	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y	Y	Y	N	Y	Y
193	56406042	VL	R-A	2.10	Vacant	51	Y	N	N	Y	Y	Y	N	N	N	N	N	N	Y	Y	N	Y	Y
301	49908121	O	C-P	0.94	Vacant	23	N	N	Y	Y	Y	N	N	Y	Y	N	Y	N	Y	Y	Y	Y	Y
377	49931155	GC	C-2	0.81	Vacant. Southern end - parking lot. Abuts Site 6 & Same Owner	19	N	N	N	Y	N	Y	N	N	N	N	Y	N	Y	Y	N	Y	Y
589	55026023	L	R-A	8.01	Former Rogers Helpicopter. Owner interested in MF Project.	192	Y	N	N	Y	Y	Y	N	N	N	N	N	N	Y	Y	Y	Y	Y
590	554580345	M	R-1	3.02	SFR. Owner interested in MF	72	N	Y	N	N	N	Y	N	N	N	N	N	N	Y	Y	N	Y	Y
593	56324505	L	R-1-7500	2.30	SFR. Owner interested in MF Abuts 594 - Same Owner	55	Y	N	N	N	N	Y	N	N	N	N	Y	Y	Y	Y	N	Y	Y
594	56324506	L	R-1-7500	2.30	SFR. Owner interested in MF Abuts 593 - Same Owner	55	Y	N	N	N	N	Y	N	N	N	N	Y	Y	Y	Y	N	Y	Y
595	49817202	L	R-1	0.41	Vacant Abuts 596 - Same Owner	10	N	N	N	Y	Y	Y	Y	N	N	N	N	N	Y	Y	N	Y	Y
596	49817201	L	R-1	0.72	Vacant Abuts 595 - Same Owner	17	N	N	N	Y	Y	Y	Y	N	N	N	N	N	Y	Y	N	Y	Y
NEW SITES ADDED 11-15-23 TO ACCOMMODATE 504 UNITS																							
197	55849230	VL	R-1-AH	4.5	Existing rural residential home.	108	N	N	N	N	N	Y	N	N	N	N	N	N	Y	Y	N	Y	Y
217	49954013ST	I	M-1	1.80	Commerical business - Clovis Acadmeny of Gymnastics and Dance	43	N	N	Y	Y	Y	N	N	Y	N	N	N	N	Y	Y	N	Y	Y
592	56308131	L	R-A	2.09	Existing rural residential home.	50	N	N	N	N	N	Y	N	N	N	N	Y	N	Y	Y	N	Y	Y
TOTAL				53.50		1,284																	

SITE 6

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
6	N	N	N	Y	N	Y	N	N	N	N	Y	N	Y	Y	N	Y	Y


Peach Ave
W Gettysburg Ave
Alley 11
W Norwich Ave
Peach Ave
2738 Peach Ave
2741 Peach Ave D
2763 Peach Ave
2783 Peach Ave D
2793 Peach Ave
300 W Gettysburg Ave
441 W Gettysburg Ave
2846 Peach Ave
2838 Peach Ave
2817 Peach Ave
2807 Peach Ave
2854 Clark Ave
2867 Clark Ave
2877 Clark Ave
2837 Fresno Ave
2867 Fresno Ave
2877 Fresno Ave
2846 Birch Ave
2838 Birch Ave
2817 Birch Ave
2807 Birch Ave
2854 Crest Ave
2867 Crest Ave
2877 Crest Ave
2837 Cleveland Ave
2867 Cleveland Ave
2877 Cleveland Ave
213 W Norwich Ave
221 W Norwich Ave
273 W Norwich Ave
281 W Norwich Ave
311 W Norwich Ave
327 W Norwich Ave
337 W Norwich Ave
307 W Gettysburg Ave
315 W Gettysburg Ave
321 W Gettysburg Ave
329 W Gettysburg Ave
337 W Gettysburg Ave
343 W Gettysburg Ave
357 W Gettysburg Ave
359 W Gettysburg Ave
200 W Gettysburg Ave
232 W Gettysburg Ave
235 W Gettysburg Ave
291 W Gettysburg Ave
325 W Gettysburg Ave
441 W Gettysburg Ave 15
441 W Gettysburg Ave 16
441 W Gettysburg Ave 17
441 W Gettysburg Ave 18
441 W Gettysburg Ave 19
441 W Gettysburg Ave 20
441 W Gettysburg Ave 21
441 W Gettysburg Ave 22
441 W Gettysburg Ave

SITE 50

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
50	Y	N	N	N	N	Y	N	N	N	N	Y	Y	Y	Y	N	Y	Y



Parcels - Clovis _Query result

Displayed features: 1/1

Parcels - Clovis: 56324504

APN	56324504
Created By	BILLF
Created When	5/17/2019
Modified By	STEPHANIEA
Modified When	9/25/2019
NAME1	DA REAL ESTATE HOLDINGS LLC
NAME2	
ADDRESS1	1396 W HERNDON #101
ADDRESS2	FRESNO CA 93711
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST1	0.00
JOINT_TENANCY_CODE1	
CHANGE_DATE1	6/29/2021

SITE 108

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
108	N	Y	N	Y	Y	Y	N	Y	Y	N	Y	N	Y	Y	N	Y	Y



Parcels - Clovis _Query result

Displayed features:1/1

Parcels - Clovis: 49123124

APN	49123124
Created By	BILLF
Created When	5/17/2019
Modified By	STEPHANIEA
Modified When	9/25/2019
NAME1	JOHN GREGORY DEVELOPMENT CO INC
NAME2	
ADDRESS1	301 E HILLCREST
ADDRESS2	FRESNO CA 93720
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST1	0.00
JOINT_TENANCY_CODE1	
CHANGE_DATE1	6/26/2012
RECORDING_DATE1	6/26/2012
INSTRUMENT_NUMBER1	0089115
PERCENT_INTEREST2	0.00
JOINT_TENANCY_CODE2	
CHANGE_DATE2	
RECORDING_DATE2	

SITE 110

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
110	N	N	Y	Y	Y	N	N	Y	Y	N	Y	N	Y	Y	N	Y	Y



Parcels - Clovis _Query result

Displayed features:1/1

Parcels - Clovis: 49906074

APN	49906074
Created By	BILLF
Created When	5/17/2019
Modified By	STEPHANIEA
Modified When	9/25/2019
NAME1	ATTIA AMIN KAMAL
NAME2	
ADDRESS1	P O BOX 3335
ADDRESS2	CLOVIS CA 93613
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST1	0.00
JOINT_TENANCY_CODE1	
CHANGE_DATE1	1/6/2015
RECORDING_DATE1	1/6/2015
INSTRUMENT_NUMBER1	0001414
PERCENT_INTEREST2	0.00
JOINT_TENANCY_CODE2	
CHANGE_DATE2	12/31/1999
RECORDING_DATE2	

SITE 115

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
115	N	Y	N	N	N	Y	N	N	N	N	N	N	Y	Y	N	Y	Y



Parcels - Clovis _Query result

Displayed features:1/1

Parcels - Clovis: 55457044S

APN	55457044S
Created By	BILLF
Created When	5/17/2019
Modified By	STEPHANIEA
Modified When	6/1/2020
NAME1	SULTAN INTISAB & NOREEN INTISAB TRS
NAME2	
ADDRESS1	7301 N FANCHER
ADDRESS2	CLOVIS CA 93619
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST1	0.00
JOINT_TENANCY_CODE1	
CHANGE_DATE1	10/22/2019
RECORDING_DATE1	10/22/2019
INSTRUMENT_NUMBER1	0127046
PERCENT_INTEREST2	0.00
JOINT_TENANCY_CODE2	
CHANGE_DATE2	10/22/2019
RECORDING_DATE2	
INSTRUMENT_NUMBER2	0000000
WORD_DESCRIPTION	1671 LEONARD CL
LOT_WIDTH	0.00
LOT_DEPTH	0.00

SITE 157

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
157	N	N	N	N	N	Y	N	Y	N	N	N	N	Y	Y	N	Y	Y



APN	558033595
Created By	BULK
Created Date	5/13/2019
Modified By	STEPHANIEA
Modified Date	9/25/2019
NAME1	HRC ENTERPRISES I LP
NAME2	
ADDRESS1	7550 N PALM #102
ADDRESS2	FRESNO CA 93711
CITY/STATE	
ADDRESS4	
PERCENT_INTEREST1	0.00
HOME_TENANCY_CODE1	
CHANGE_DATE1	3/12/2014
RECORDING_DATE	3/12/2014
INSTRUMENT_NUMBER1	0029352
PERCENT_INTEREST2	0.00
HOME_TENANCY_CODE2	
CHANGE_DATE2	12/20/2007
RECORDING_DATE2	
INSTRUMENT_NUMBER2	0202500
WORD_DESCRIPTION	7.00 AC SUB PT IN QUARTER TRACT NO 5625
LOT_WIDTH	0.00
LOT_DEPTH	0.00
TOTAL_ASSESSED_VALUE	969,669
LAST_RECORDED_DT	3/13/2014, 5:00 PM
Assess_LAND_VAL	969,669
ASSESS_IMP_VAL	0
YEL_VALUE	0
PERS_PROP_VAL	0
MOBILE_HOME_VAL	0
HOMEOWNER_EXEMP	0

SITE 159

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
159	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y



Parcels - Clovis 492080...

APN	492080...
Creator	BILLF
Creation Date	3/1/2019
Last Edited By	BILLF
Last Edited Date	4/20/2021
NAME1	DEBENEDETTO PROPERTIES LTD
NAME2	
ADDRESS1	4555 N WINDWARD
ADDRESS2	CLOVIS CA 9361...
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST	0.00
JOINT_TENANCY_CODE	
CHANGE_DATE	4/18/2017
RECORDING_DATE1	4/18/2017
INSTRUMENT_NUMBER1	0048344
PERCENT_INTEREST	0.00
JOINT_TENANCY_CODE	
CHANGE_DATE	12/31/7999
RECORDING_DATE1	
INSTRUMENT_NUMBER1	0090020
WORD_DESCRIPTION	849 OSMUN CT
LOT_WIDTH	350.00
LOT_DEPTH	1.00
TOTAL_ASSESSED_VALUE	563,314
LAST_RECORDED_DT	4/18/2017, 3:00 PM
ASSESS_LAND_VAL	159,331
ASSESS_IMP_VAL	404,048
TAX_RATE	0
PERC_PROP_VAL	0
MOBILE_HOME_VAL	0
HOMEOWNER_EXEMP	0

SITE 159B

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
159B	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y



Parcels - Clovis:492010545

APN	492010545
Created By	DBH
Created When	5/17/2019, 10:15 AM
Modified By	DBH
Modified When	4/20/2021, 1:29 PM
NAME1	DUE NEDELCO PROPERTIES LLC
NAME2	
ADDRESS1	4488 N WINDSWEPT
ADDRESS2	CLOVIS CA 93619
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST1	0.00
JOINT_TENANCY_CODE1	
CHANGE_DATE1	4/18/2017, 3:00 PM
RECORDING_DATE1	4/18/2017, 3:00 PM
INSTRUMENT_NUMBER1	048343
PERCENT_INTEREST2	0.00
JOINT_TENANCY_CODE2	
CHANGE_DATE2	12/31/1899, 4:00 PM
RECORDING_DATE2	
INSTRUMENT_NUMBER2	000000
WORD_DESCRIPTION	SUB PT POR OF PAR A PM 78-14 INCID PC 73
LOT_WIDTH	45.00
LOT_DEPTH	1.00
TOTAL_ASSESSED_VALUE	223,101
LAST_RECORDED_DT	4/18/2017, 3:00 PM
ASSESS_LAND_VAL	223,101
ASSESS_IMP_VAL	0
TFL_VALUE	0
PERS_PROP_VAL	0
MOBILE_HOME_VAL	0
HOMEOWNER_EXEMP	0

SITE 160

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
160	N	N	Y	Y	Y	N	N	Y	N	N	N	N	Y	Y	N	Y	Y



APN	4441340(15
Created By	BULF
Created Date	5/17/2019
ModifiedBy	STEPHANIEA
Modified Date	9/25/2019
NAME1	WOLFE DAVID TODD
NAME2	
ADDRESS1	555 FOXFIRE DR
ADDRESS2	MANTECA CA 95337
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST1	0.00
CHNG_TRANSACN_CODE1	
CHANGE_DATE1	4/22/1999
RECORDING_DATE1	4/22/1999
INSTRUMENT_NUMBER1	0043483
PERCENT_INTEREST2	0.00
CHNG_TRANSACN_CODE2	
CHANGE_DATE2	
RECORDING_DATE2	
INSTRUMENT_NUMBER2	0000000
MORE_DESCRIPTION	2664 CUDVS CL
LOT_WIDTH	105.00
LOT_DEPTH	280.00
TOTAL_ASSESSED_VALUE	332,354
LAST_RECORDED_DT	4/22/1999 5:00 PM
ASSESS_LAND_VAL	332,354
ASSESS_IMP_VAL	0
TR_VALUE	0
PERS_PROP_VAL	0
MOBILE_HOME_VAL	0
HOMEOWNER_EXEMP	0

SITE 161

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	TCAC/HCD Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
161	N	N	N	Y	Y	Y	N	N	N	N	N	N	Y	Y	Y	Y	Y



APN	43043316
Created By	SELF
Created When	5/17/2016
Modified By	STEPHANIE9
Modified When	9/29/2016
NAME1	CENTRAL CALIFORNIA CONFERENCE ASSN
NAME2	OF THE SEVENTH DAY ADVENTISTS
ADDRESS1	PO BOX 772
ADDRESS2	CLOVIS CA 93613
ADDRESS3	
ADDRESS4	
PERCENT_OWNERSHIP	1.00
JOINT_OWNERSHIP_CODE	
CHANGE_DATE1	5/30/1980
RECORDING_DATE1	5/30/1980
INSTRUMENT_NUMBER1	26471-8
PERCENT_OWNERSHIP2	0.00
JOINT_OWNERSHIP_CODE2	
CHANGE_DATE2	5/30/1980
RECORDING_DATE2	5/30/1980
INSTRUMENT_NUMBER2	26471-8
WORD_DESCRIPTION	1.67 AC LOT 1 TRACT NO 2125 BONADELLE HOMES NO 17
LOT_WIDTH	344.00
LOT_DEPTH	169.00
TOTAL_ASSESSED_VALUE	468,659
LAST_RECORDED_D	9/30/1984 3:08 PM
ASSESS_LAND_VAL	468,659
ASSESS_IMP_VAL	0
FM_YIELD	0
MERS_PROP_VAL	0
MOBILE_HOME_VAL	0
HOMEOWNER_EXEMT	0

SITE 167

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
167	N	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y	Y	Y	N	Y	Y



Parcel: Clovis 55128004	
APN	55128004
Created By	DLJ
Created When	5/17/2019
Modified By	STEPHANIEA
Modified When	9/25/2019
NAME1	[illegible] KATHERINE TRS
NAME2	
ADDRESS1	292 E MARWOOD
ADDRESS2	FRESNO CA 93720
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST	0.00
JOINT_TENANCY_CODE	
CHANGE_DATE	9/13/2017
RECORDING_DATE	9/13/2017
RECORDING_NUMBER	0176353
PERCENT_INTEREST2	0.00
JOINT_TENANCY_CODE2	
CHANGE_DATE2	9/13/2017
RECORDING_NUMBER2	0000000
WORD_DESCRIPTION	137 LOT AW CL
LOT_WIDTH	102.00
LOT_DEPTH	1.00
TOTAL_ASSESSED_VALUE	139,508
LAST_REVISED_DATE	9/13/2017 5:07PM
ASSESS_LAND_VAL	139,508
ASSESS_IMP_VAL	0
TF_VALUE	0
PERS_PROP_VAL	0
MOBILE_HOME_VAL	0
HOMEOWNER_EXEMP	0

SITE 168

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
168	N	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y	Y	Y	N	Y	Y


1734 Cherryfield Ave
1722 Fowler Ave
1711 Fowler Ave
1724 Whitmer Ave
1723 Whitmer Ave
1712 Laverne Ave
1711 Bliss Ave
1724 Bliss Ave
1723 Bliss Ave
1712 Duncan Ave
1711 Duncan Ave
1725 Duncan Ave
1738 Ash Ave
1739 Ash Ave
1749 Ash Ave
1750 Ash Ave
1738 Ash Ave
1739 Birl Ave
1750 Birl Ave
1738 Birl Ave
1749 Birl Ave
1750 Pinedale Ave
1738 Pinedale Ave
1749 Pinedale

SITE 193

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
193	Y	N	N	Y	Y	Y	N	N	N	N	N	N	Y	Y	N	Y	Y



Parcels - Clovis _Query result

Displayed features:1/1

Parcels - Clovis: 56406042

APN	56406042
Created By	BILLF
Created When	5/17/2019
Modified By	STEPHANIEA
Modified When	9/25/2019
NAME1	DA REAL ESTATE LLC
NAME2	
ADDRESS1	1396 W HERNDON #101
ADDRESS2	FRESNO CA 93711
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST1	0.00
JOINT_TENANCY_CODE1	
CHANGE_DATE1	3/16/2021
RECORDING_DATE1	3/16/2021
INSTRUMENT_NUMBER1	0044751
PERCENT_INTEREST2	0.00
JOINT_TENANCY_CODE2	
CHANGE_DATE2	
RECORDING_DATE2	
INSTRUMENT_NUMBER2	0000000
WORD_DESCRIPTION	2780 E NEES CL
LOT_WIDTH	210.00

SITE 197

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
197	N	N	N	N	N	Y	N	N	N	N	N	N	Y	Y	N	Y	Y



APN Search

Tasks | Results

Parcels - Clovis_Queryresult

Displayed features:1/1

Parcels - Clovis:55849230

APN	55849230
Created By	BILLF
Created When	5/17/2019, 11:15 AM
Modified By	STEPHANIEA
Modified When	9/25/2019, 11:44 PM
NAME1	BETTENCOURT JOHN & DEBBY
NAME2	
ADDRESS1	1855 HERNDON
ADDRESS2	BOX 243
ADDRESS3	CLOVIS CA 93611
ADDRESS4	
PERCENT_INTEREST	0.00
JOINT_TENANCY_CODE1	JT
CHANGE_DATE1	5/22/2013, 5:00 PM
RECORDING_DATE1	5/22/2013, 5:00 PM
INSTRUMENT_NUMBER1	074209
PERCENT_INTEREST2	0.00
JOINT_TENANCY_CODE2	
CHANGE_DATE2	
RECORDING_DATE2	
INSTRUMENT_NUMBER2	000000
WORD_DESCRIPTION	4.59 ACIN NE1/4 OF SW1/4 SEC 26T12R21
LOT_WIDTH	459.00
LOT_DEPTH	1.00
TOTAL_ASSESSED_VALUE	326,048
LAST_RECORDED_DT	5/22/2013, 5:00 PM
ASSESS_LAND_VAL	38,499
ASSESS_IMP_VAL	287,549
TFL_VALUE	0
PERS_PROP_VAL	0
MOBILE_HOME_VAL	0
HOMEOWNER_EXEMP	0

SITE 217 REVISED 12-8-23

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
217	N	N	Y	Y	Y	N	N	Y	N	N	N	N	Y	Y	N	Y	Y



Tasks | Results

Parcels - Clovis_Query result

Displayed features: 1/1

Parcels - Clovis:49954013ST

APN	49954013ST
Created By	BILLF
Created When	5/12/2019, 1:15 AM
Modified By	STEPHANIEA
Modified When	2/26/2020, 8:57 AM
NAME1	
NAME2	
ADDRESS1	
ADDRESS2	
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST1	
JOINT_TENANCY_CODE1	
CHANGE_DATE1	
RECORDING_DATE1	
INSTRUMENT_NUMBER1	
PERCENT_INTEREST2	
JOINT_TENANCY_CODE2	
CHANGE_DATE2	
RECORDING_DATE2	
INSTRUMENT_NUMBER2	
MORE_DESCRIPTION	
LOT_WIDTH	
LOT_DEPTH	
TOTAL_ASSESSED_VALUE	
LAST_RECORDED_DT	
ASSESS_LAND_VAL	
ASSESS_IMP_VAL	
FD_VALUE	
PERS_PROP_VA	
MOBILE_HOME_VAL	
HOMEOWNER_EXEMP	

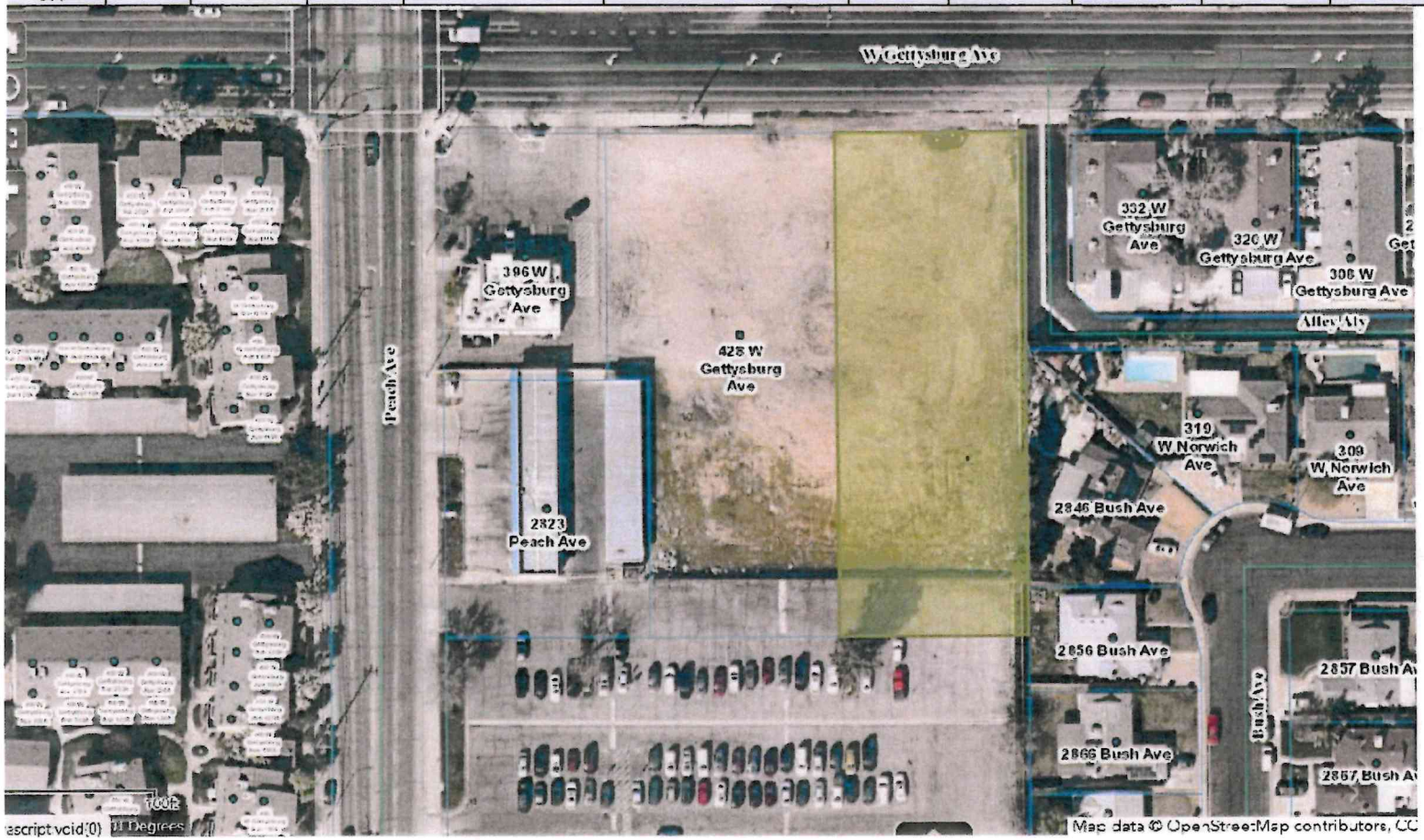
SITE 301

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
301	N	N	Y	Y	Y	N	N	Y	Y	N	Y	N	Y	Y	Y	Y	Y



SITE 377

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
377	N	N	N	Y	N	Y	N	N	N	N	Y	N	Y	Y	N	Y	Y



Tasks | Results

Parcels - Clovis_Query result

Displayed features:1/1

Parcels_Clovis: 49931155

APN	49931155
Created By	BILLF
Created When	5/7/2019
Modified By	STEPHANIEA
Modified When	2/27/2020
NAME1	DAVIS ROBERT KELSEY & BRENDA BERLENE
NAME2	
ADDRESS1	17922 E TOLLHOUSE
ADDRESS2	CLOVIS CA 93611
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST1	0.00
JOINT_TENANCY_CODE1	RS
CHANGE_DATE1	5/7/2019
RECORDING_DATE1	5/7/2019
INSTRUMENT_NUMBER1	0047485
PERCENT_INTEREST2	0.00
JOINT_TENANCY_CODE2	
CHANGE_DATE2	
RECORDING_DATE2	
INSTRUMENT_NUMBER2	0000000
WORD_DESCRIPTION	E115.50 FT OF PAR A BK 22/97 & OF PAR B

SITE 589

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
589	Y	N	N	Y	Y	Y	N	N	N	N	N	N	Y	Y	Y	Y	Y



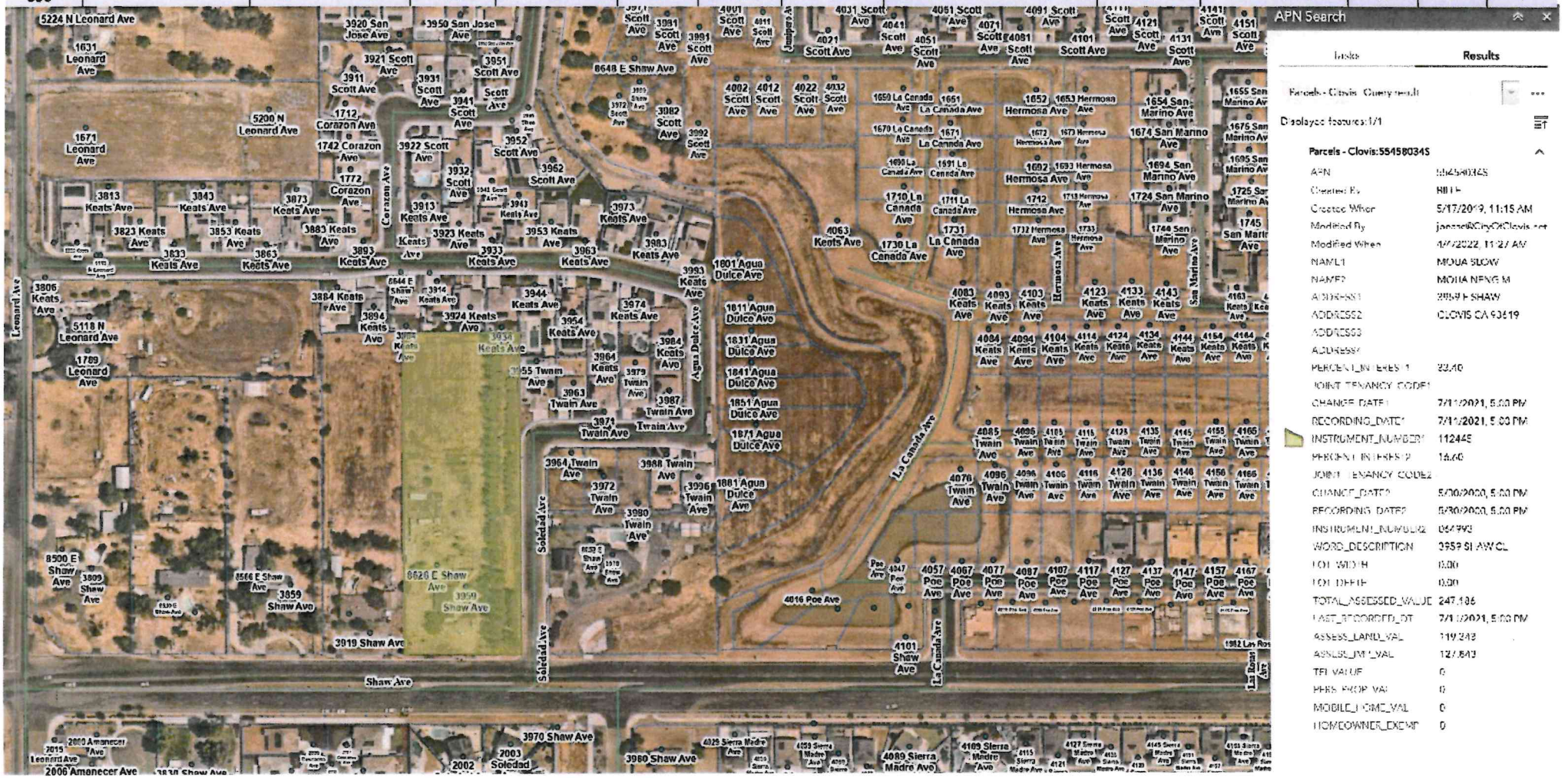
Displayed features: 1/1

Parcels - Clovis:55026023

APN	55026023
Created By	BLH
Created When	5/14/2019, 11:16 AM
Modified By	STEPHANIE A
Modified When	9/25/2019, 10:17 PM
NAME1	ROGERS ROBIN M TRUSTEE
NAME2	
ADDRESS1	5505 E AIRCORP
ADDRESS2	FRESNO CA 93727
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST1	0.00
JOINT_TENANCY_CODE1	
CHANGE_DATE1	11/20/2016, 4:00 PM
RECORDING_DATE1	11/20/2016, 4:00 PM
INSTRUMENT_NUMBER1	160196
PERCENT_INTEREST2	0.00
JOINT_TENANCY_CODE2	
CHANGE_DATE2	11/20/2016, 4:00 PM
RECORDING_DATE2	
INSTRUMENT_NUMBER2	000000
WORD_DESCRIPTION	2402 BULLARD CL
LOT_WIDTH	331.00
LOT_DEPTH	1.00
TOTAL_ASSESSED_VALUE	156,995
LAST_RECORDED_DT	11/20/2016, 4:00 PM
ASSESS_LAND_VAL	75,526
ASSESS_IMP_VAL	75,469
TF_VALUE	0
PUBS_IMPROV_VAL	0
MOBILE_HOME_VAL	0
NONTOWNLR_LAND_VAL	0

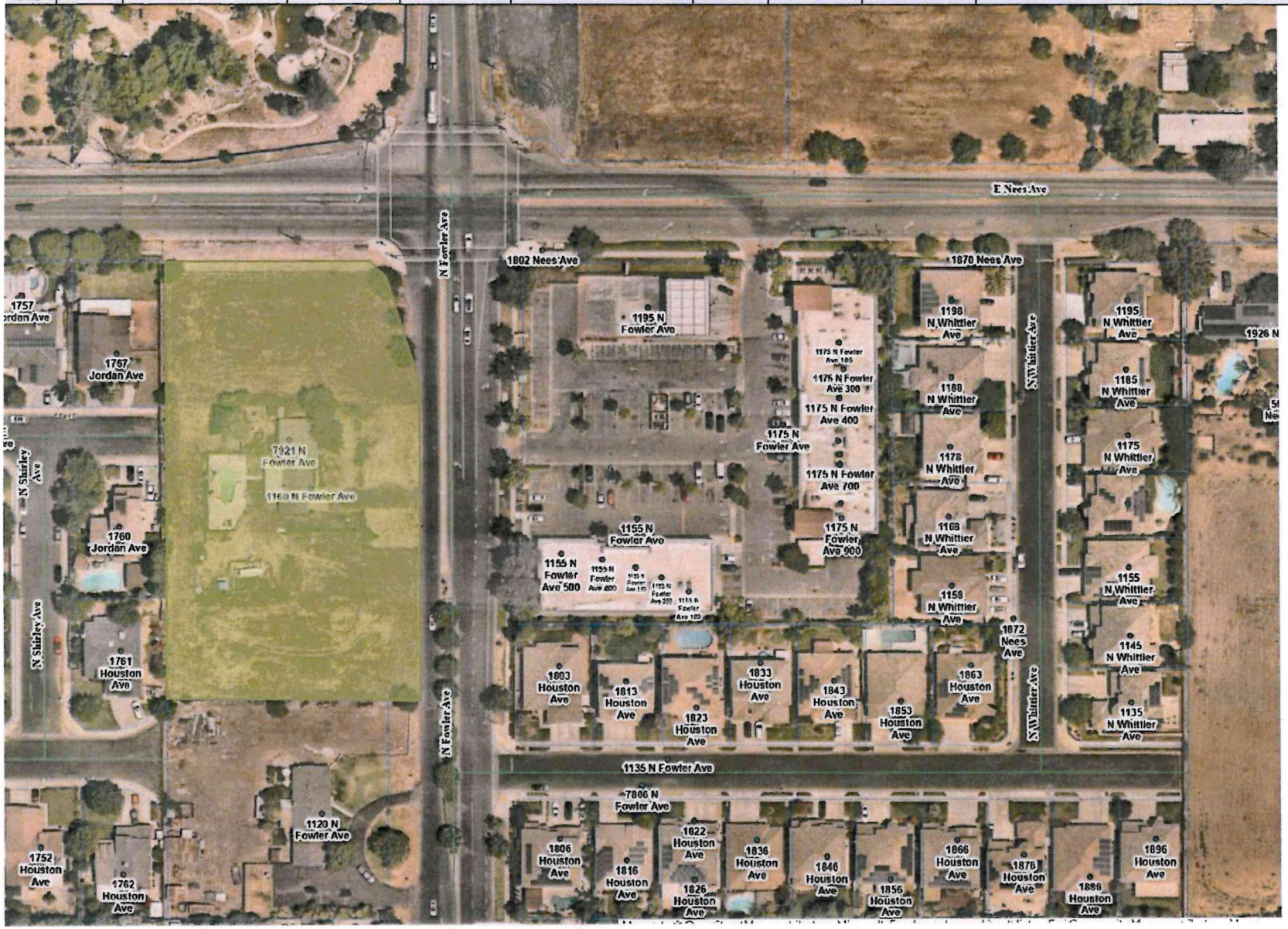
SITE 590

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
590	N	Y	N	N	N	Y	N	N	N	N	N	N	Y	Y	N	Y	Y



SITE 592

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
592	Y	N	N	N	N	Y	N	N	N	N	Y	N	Y	Y	N	Y	Y



Parcels - Clovis:56303131

APN	56303131
Created By	BILLT
Created When	5/17/2099 11:15 AM
Modified By	STEPHANIEA
Modified When	9/29/2019 9:55 PM
NAME1	CUI XUDWEN S & BO YU HS
NAME2	SHI XIANGYANG & YANHUA WU HS
ADDRESS1	2030 E REVERE
ADDRESS2	FRESNO CA 93720
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST1	0.00
JOINT_TENANCY_CODE1	
CHANGE_DATE1	5/26/2021, 5:00 PM
RECORDING_DATE1	5/26/2021, 5:00 PM
INSTRUMENT_NUMBER1	087965
PERCENT_INTEREST2	0.00
JOINT_TENANCY_CODE2	
CHANGE_DATE2	5/26/2021, 5:00 PM
RECORDING_DATE2	5/26/2021, 5:00 PM
INSTRUMENT_NUMBER2	087965
WORD_DESCRIPTION	1160 N FOWLER CL
LOT_WIDTH	209.00
LOT_DEPTH	1.00
TOTAL_ASSESSED_VALUE	551 412
LAST_RECORDED_DT	5/26/2021, 5:00 PM
ASSESS_LAND_VAL	208,080
ASSESS_IMP_VAL	343 332
TFL_VALUE	0
PERS_PROP_VAL	0
MOBILE_HOME_VAL	0
HOMEOWNER_EXEMP	0

SITE 593

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
593	Y	N	N	N	N	Y	N	N	N	N	Y	Y	Y	Y	N	Y	Y



Parcels - Clovis _Query result

Displayed features: 1/1

Parcels - Clovis:56324505

APN	56324505
Created By	BILLF
Created When	5/17/2019 11:15 AM
Modified By	STEPHANIEA
Modified When	9/25/2019, 11:11 PM
NAME1	DA REAL ESTATE HOLDINGS LLC
NAME2	ACCOUNTING
ADDRESS1	1306 W HERNDON #101
ADDRESS2	FRESNO CA 93711
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST1	0.00
JOINT_TENANCY_CODE1	
CHANGE_DATE1	6/29/2021, 5:00 PM
RECORDING_DATE1	6/29/2021, 5:00 PM
INSTRUMENT_NUMBER1	106493
PERCENT_INTEREST2	0.00
JOINT_TENANCY_CODE2	
CHANGE_DATE2	
RECORDING_DATE2	
INSTRUMENT_NUMBER2	000000
WORD_DESCRIPTION	1132 N ARMSTRONG CL
LOT_WIDTH	230.00
LOT_DEPTH	1.00
TOTAL_ASSESSED_VALUE	520,260
LAST_RECORDED_DT	6/29/2021, 5:00 PM
ASSESS_LAND_VAL	520,260
ASSESS_IMP_VAL	0
FIX_VALUE	0
PERS_PROP_VAL	0
MOBILE_HOME_VAL	0
HOMEOWNER_EXEMP	0

SITE 594

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
594	Y	N	N	N	N	Y	N	N	N	N	Y	Y	Y	Y	N	Y	Y



Parcels - Clovis_Query result

Displayed features: 1/1

Parcels - Clovis:56324506

APN	56324506
Created By	BILLF
Created When	8/17/2019, 11:15 AM
Modified By	STEPHANIEA
Modified When	9/25/2019, 11:13 PM
NAME1	
NAME2	
ADDRESS1	
ADDRESS2	
ADDRESS3	
ADDRESS4	
PERCENT_INTEREST1	
JOINT_TENANCY_CODE1	
CHANGE_DATE1	
RECORDING_DATE1	
INSTRUMENT_NUMBER1	
PERCENT_INTEREST2	
JOINT_TENANCY_CODE2	
CHANGE_DATE2	
RECORDING_DATE2	
INSTRUMENT_NUMBER2	
WORD_DESCRIPTION	1112 N ARMSTRONG CL
LOT_WIDTH	230.00
LOT_DEPTH	1.00
TOTAL_ASSESSED_VALUE	520,200
LAST_RECORDED_DT	6/29/2021, 5:00 PM
ASSESS_LAND_VAL	520,200
ASSESS_IMP_VAL	0
PP_VALUE	0
PERS_PROP_VAL	0
MOBILE_HOME_VAL	0
HOMEOWNER_EXEMP	0

SITE 595

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
595	N	N	N	Y	Y	Y	Y	N	N	N	N	N	Y	Y	N	Y	Y



SITE 596

Site ID	Hospital (1 mile)	High School (1 mile)	Pharmacy (0.5 miles)	Existing Bus Stops (0.5 miles)	Future Bus Stops (0.5 miles)2	Park/Community Center (0.5 miles)	Library (0.5 miles)	Grocery (0.5 miles)	Medical Clinic (0.5 miles)	Middle School (0.5 miles)	Elementary School (0.5 miles)	Elementary School (0.25 miles)	Internet	TCAC/HCD Zone	Flood Zone	Water	Sewer
596	N	N	N	Y	Y	Y	Y	N	N	N	N	N	Y	Y	N	Y	Y

