



2023-2031 Clovis Housing Element Update

COMMUNITY WORKSHOP #2

MARCH 15, 2023





Agenda

- **Welcome and Introductions (10 min)**
- **Housing Element Overview (30 min)**
 - ▷ Recent Trends & Housing Needs
 - ▷ Sites Inventory & Housing Capacity
 - ▷ Fair Housing Assessment
 - ▷ Housing Plan
 - ▷ Next Steps
- **Questions & Comments (20 min)**
- **Small Group Discussion (45 min)**
- **Wrap-up (15 min)**

Housing Element Overview



What is the Housing Element?

- A required element of the General Plan
 - ▷ Plan to meet housing needs of all community members
 - ▷ Accommodate the City's fair share of regional housing needs
- Must be updated every 8 years
 - ▷ State-mandated deadline December 31, 2023
- Required Review and Certification by the Department of Housing and Community Development (HCD)

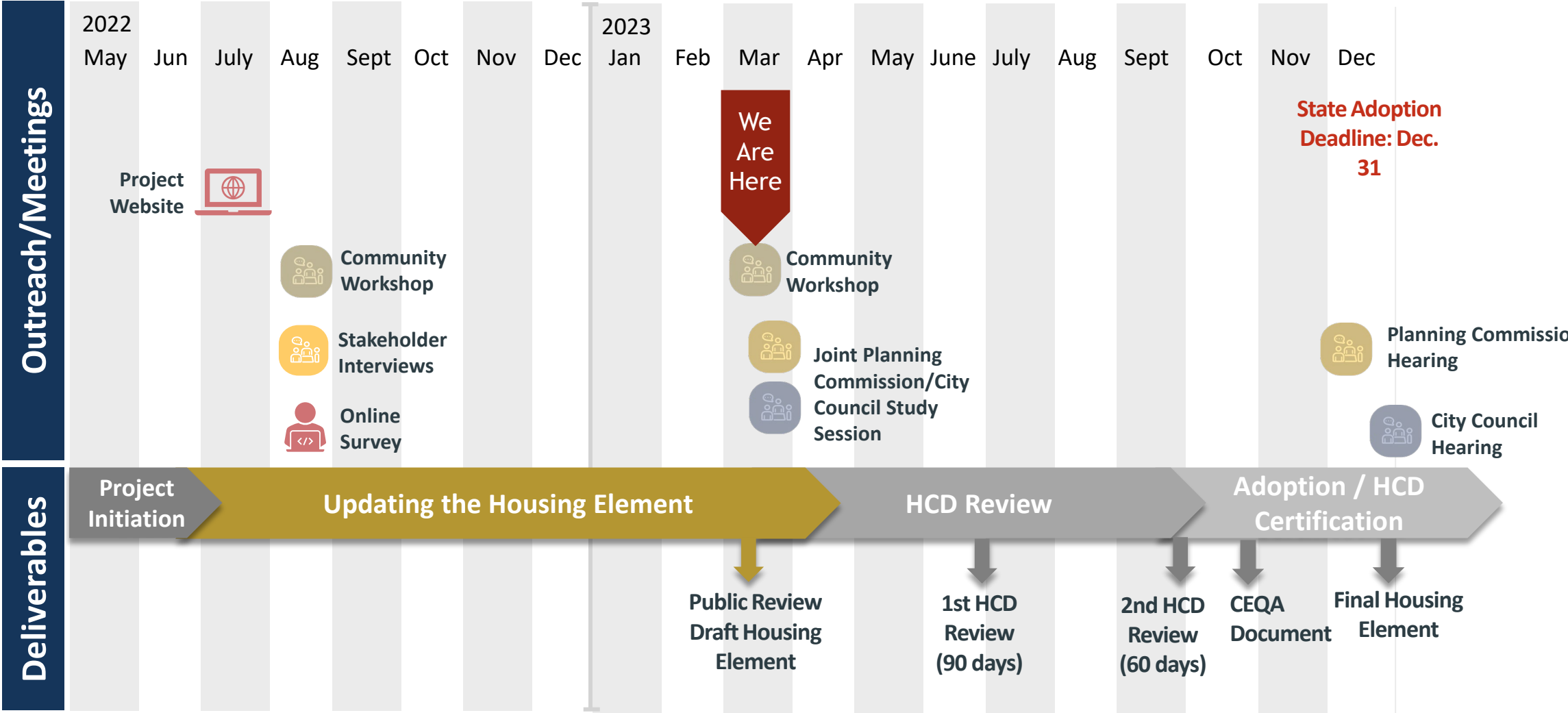
Public Review Draft Housing Element

- **1: Introduction** – overview of requirements and community engagement summary
- **2: Housing Plan** – establishes policies and programs to meet housing needs
- **3: Housing Needs Assessment** – analyzes demographic, employment, and housing needs
- **4. Assessment of Fair Housing** – identifies barriers to equal housing opportunities
- **5. Sites Inventory** – identifies available sites for housing development
- **6. Constraints to the Development of Housing** – assesses constraints on housing development
- **7. Opportunities for Energy Conservation** – identifies programs available for energy savings
- **8. Evaluation of Previous Housing Element** – measures progress and identifies gaps



Available for 30-day review:
March 13 – April 12

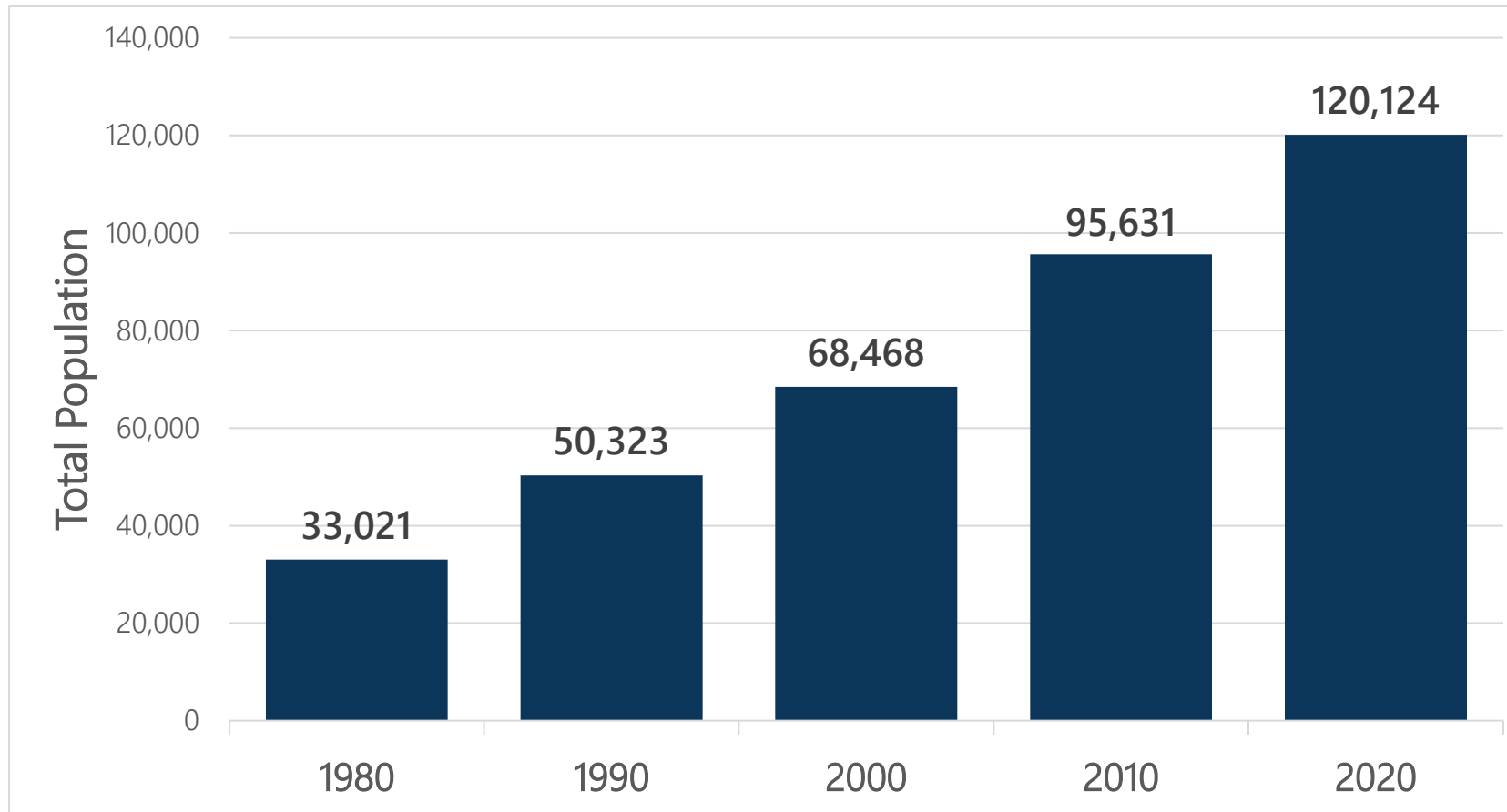
Project Schedule





Recent Trends & Housing Needs

Population Growth in Clovis



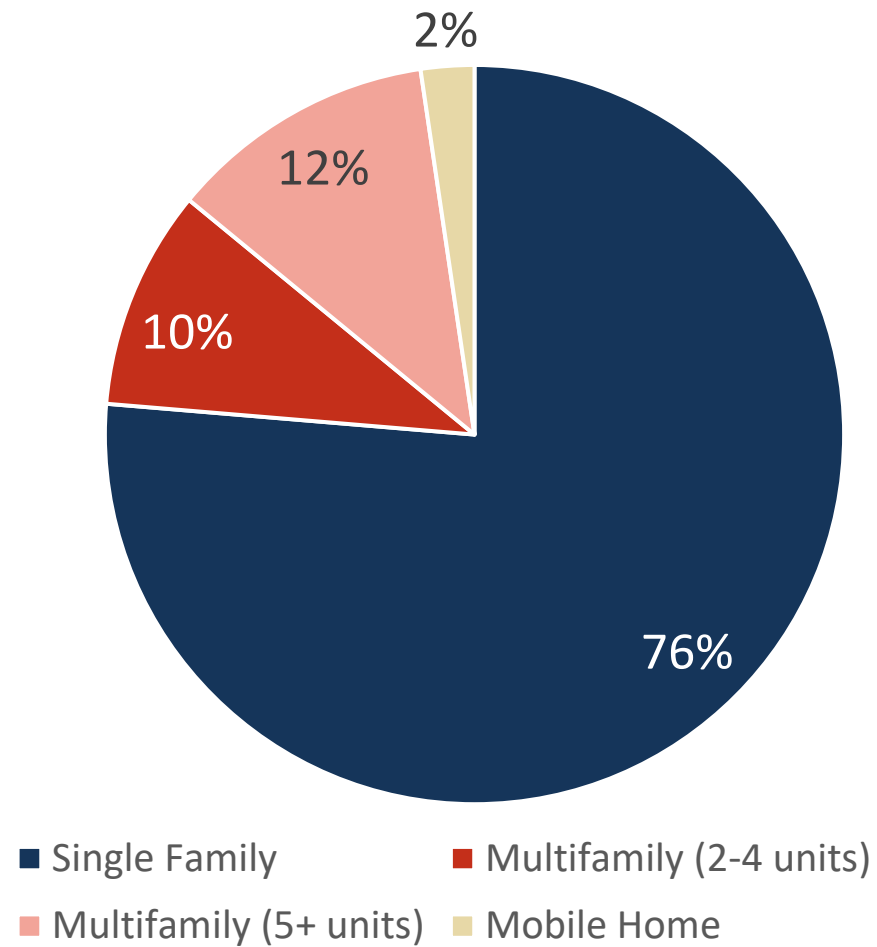
Source: U.S. Census Bureau

Clovis population has grown rapidly since 1980.

Growth has accelerated since 2010.

*In 2022, Clovis was named the **12th fastest growing city** in California.*

Housing Stock Profile



Leo Wilson Elev8tion Home at Loma Vista



Ivy Gate Series at Farmstead by Woodside Homes



Solivita Commons Affordable Housing

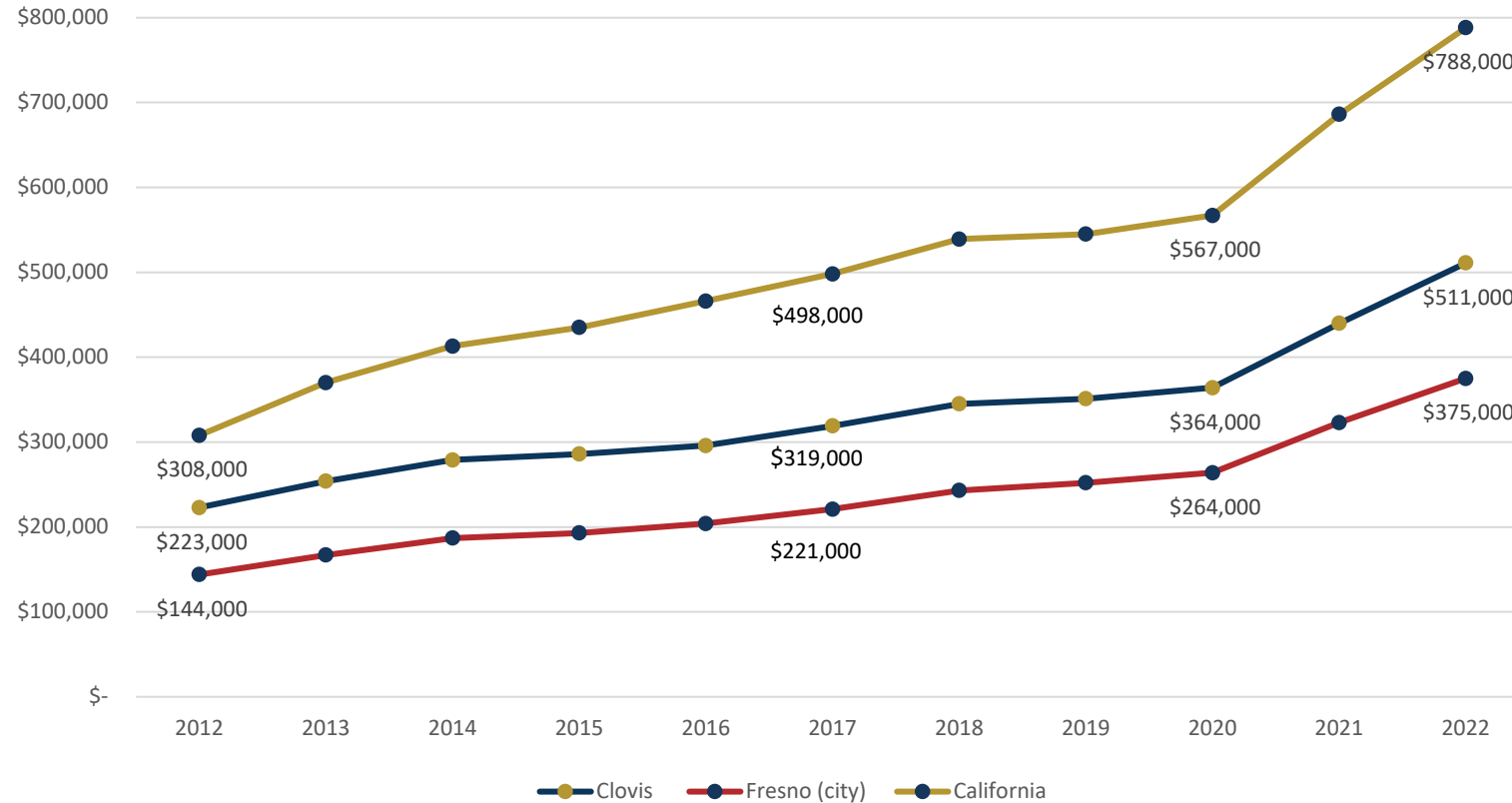


Dolce Vita Apartments

Source: U.S. Census Bureau, ACS 16-20 (5-year Estimates), Table B25024

Home Value Trends

Home Values 2012-2022

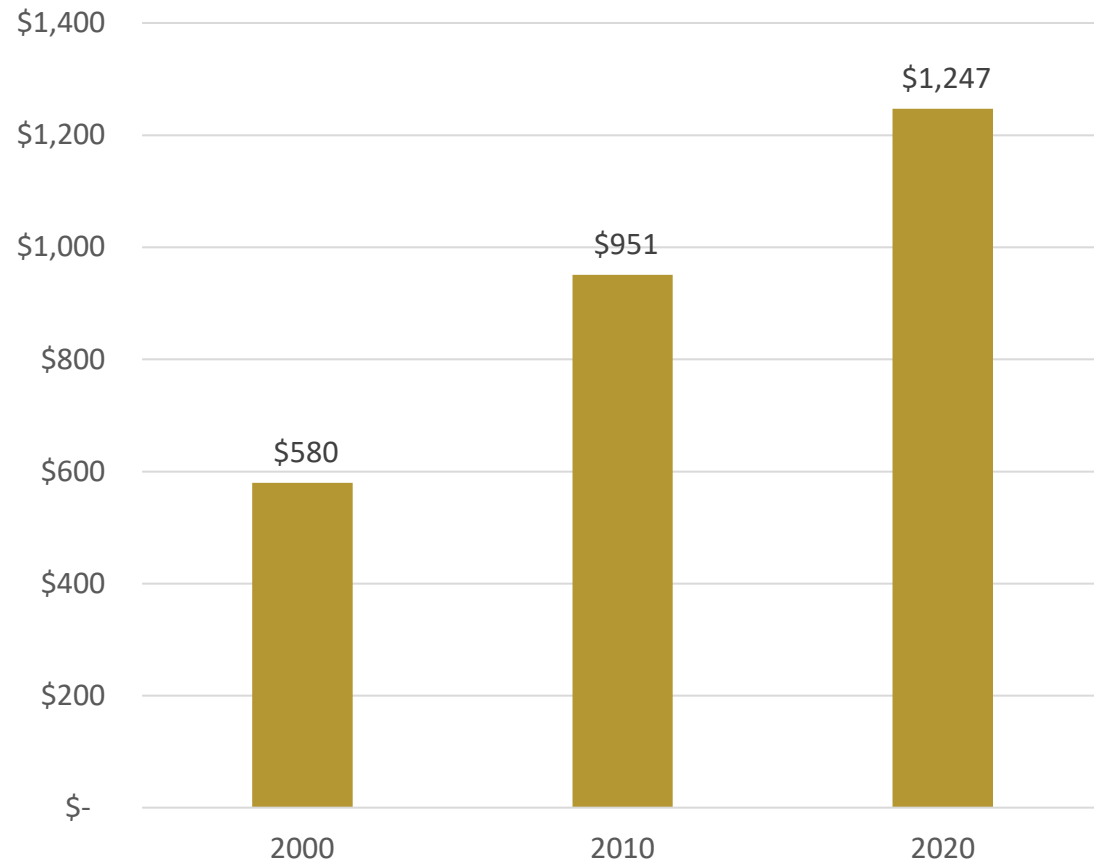


*Clovis experienced a **60% increase** in home values from June 2017 to June 2022*

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

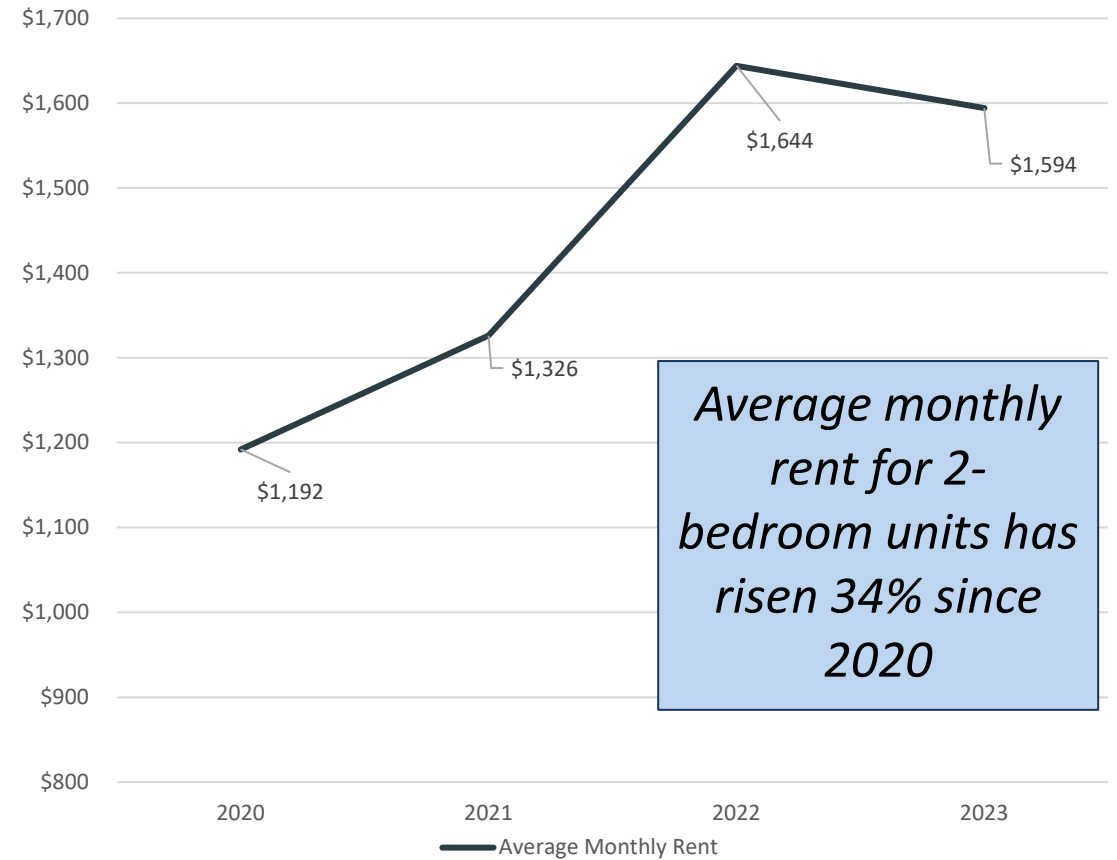
Rent Trends

Median Gross Rent (2000-2020)



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

Average Rent for 2-Bedroom Units (2020-2023)



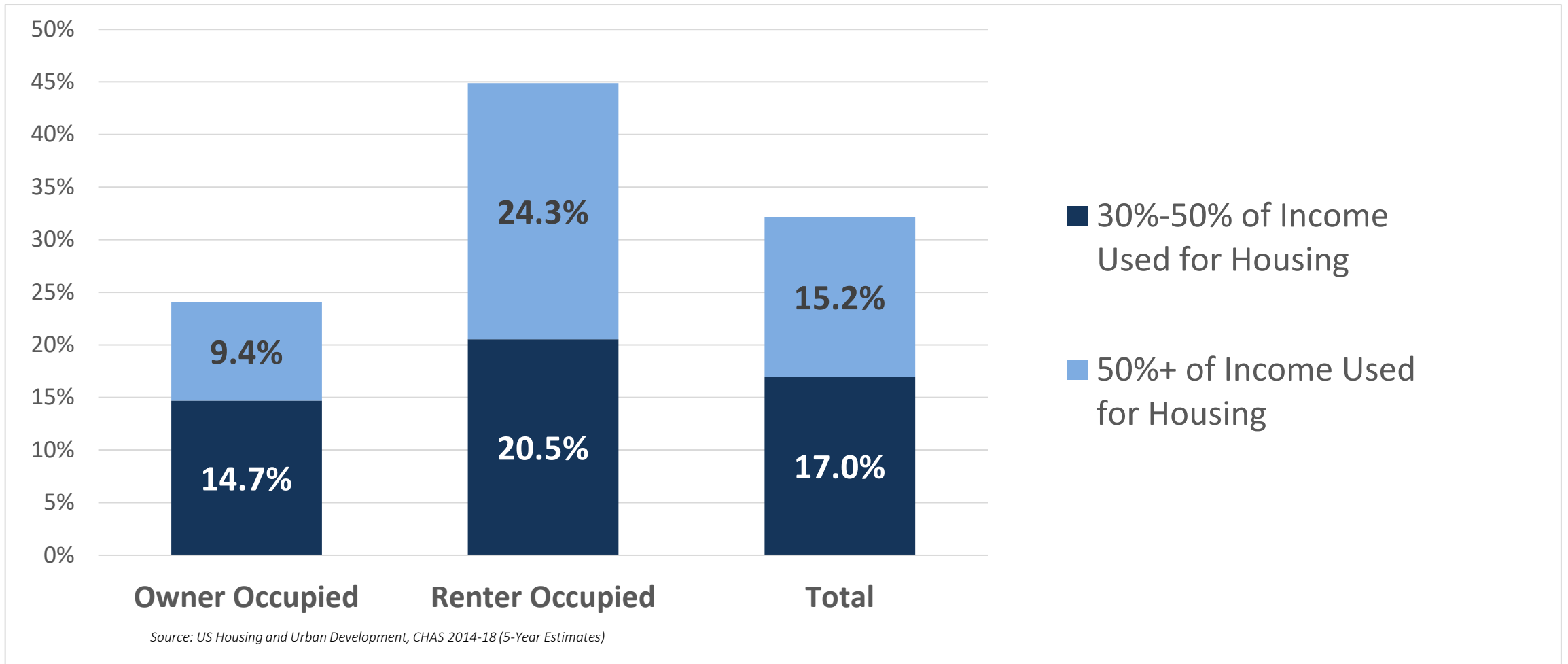
Source: Zumper.com

2022 Income Limits and Affordability

Income Category	Percent of Area Median Income (AMI)	2022 Annual Income (1-person household)	2022 Annual Income (3-person household)	Affordable Monthly Rent/Mortgage Payment (3-person household)
Extremely Low-Income	30%	\$16,350	\$23,030	\$576
Very Low-Income	50%	\$27,300	\$35,100	\$878
Low Income	80%	\$43,650	\$56,100	\$1,403
Median Income	100%	\$56,200	\$72,250	\$1,806
Moderate Income	120%	\$67,450	\$86,700	\$2,529

Source: California Department of Housing and Community Development, Fresno County 2022 Income Limits

Cost Burden by Tenure





Fair Housing Assessment



Fair Housing Enforcement
and Outreach Capacity



Segregation and Integration



Racially and Ethnically
Concentrated Areas of
Poverty and Affluence



Disparities in Access to
Opportunity



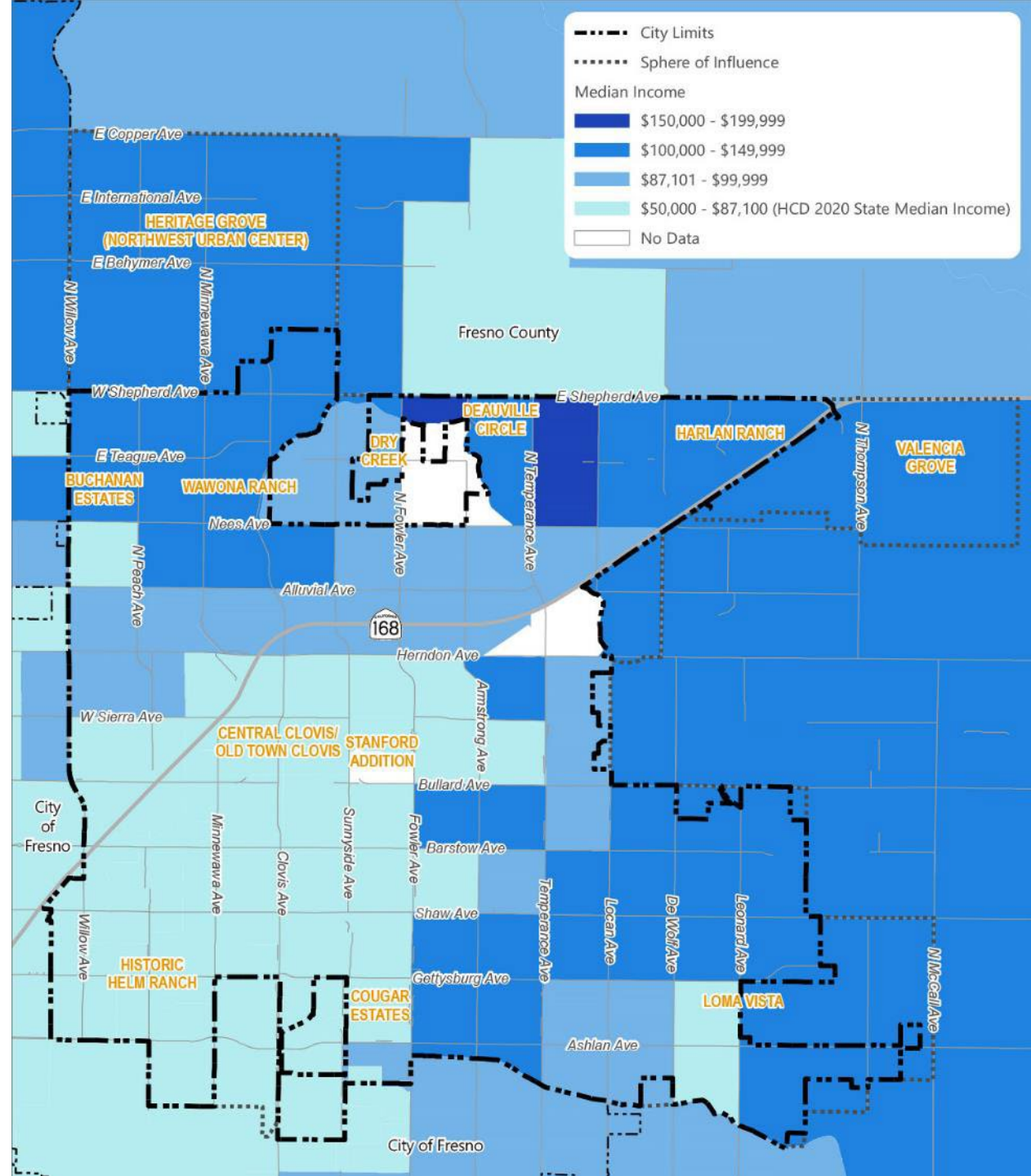
Disproportionate Housing
Needs and Displacement
Risks

Fair Housing

- **New state laws (AB 686) expand the City's duty to affirmatively further fair housing (AFFH). Housing Elements are now required to:**
- Identify fair housing issues
 - Ensure lower-income housing sites have access to opportunity
 - Include meaningful actions that address fair housing issues

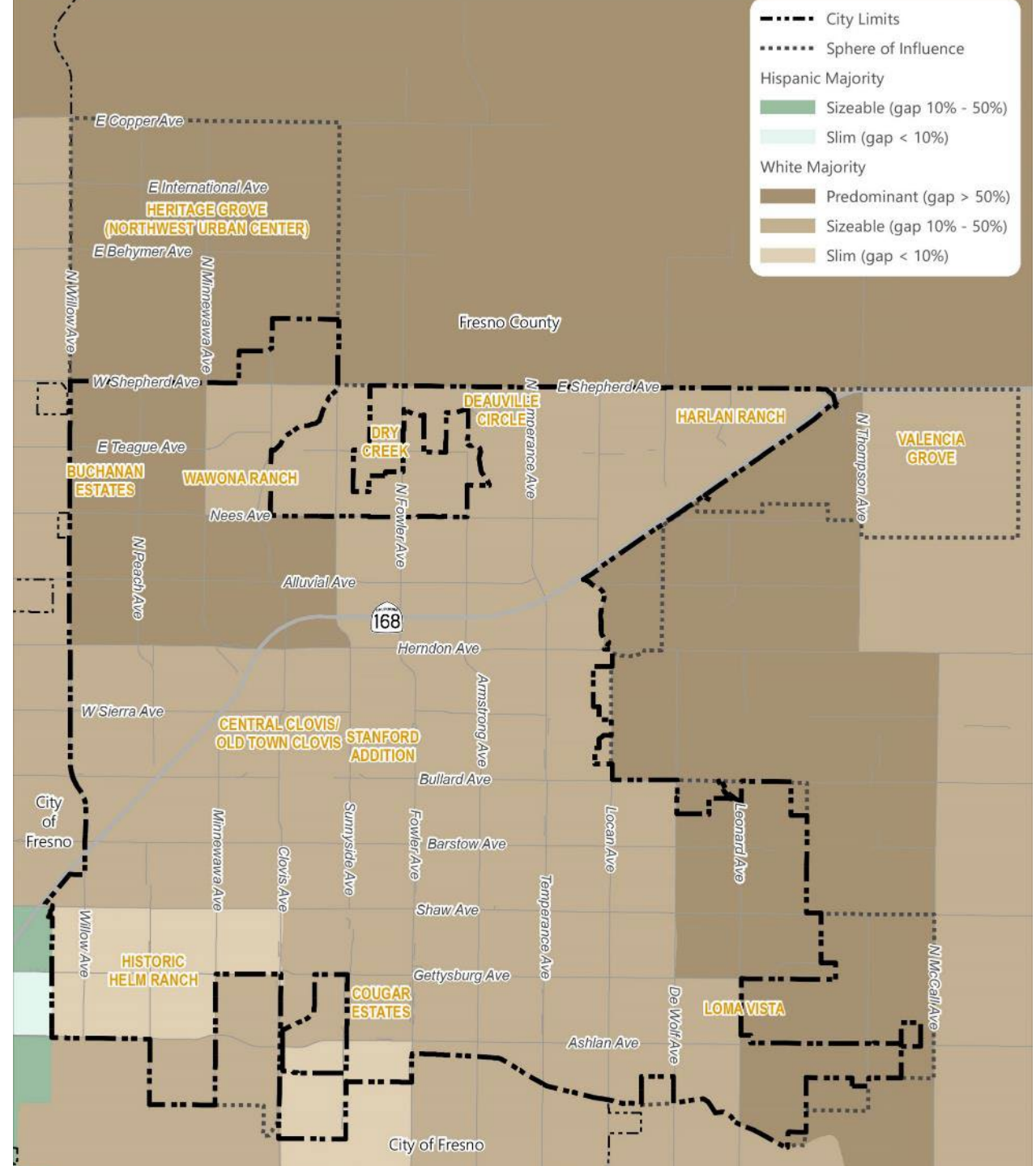
Income Patterns

- Household incomes in Clovis tend to be higher than Fresno County and California medians
- 31 percent of households are considered low-income
- Household incomes are highest in newer areas of the City to the north and east



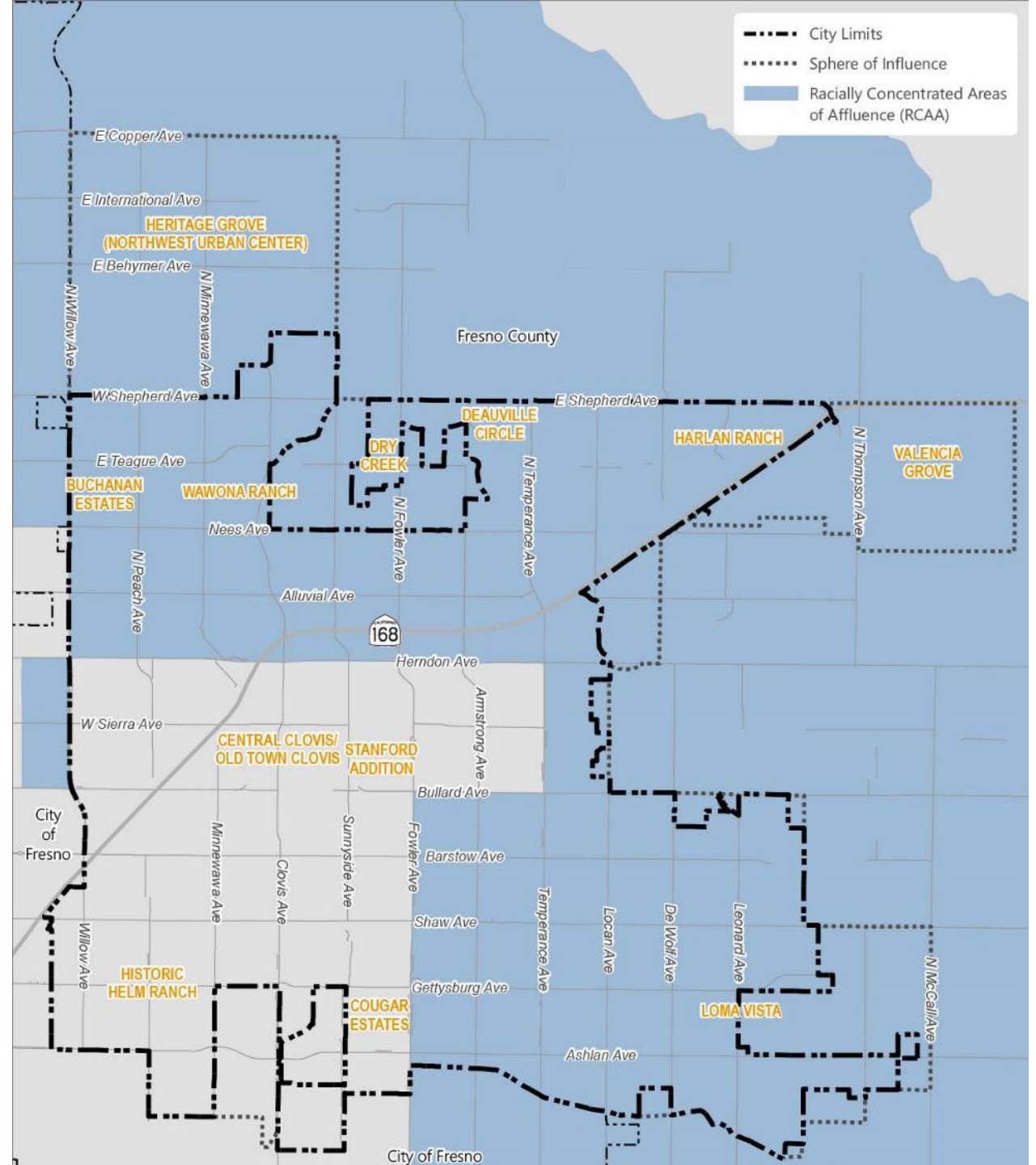
Racial/Ethnic Patterns

- Clovis is predominantly White (50%) and generally less diverse than Fresno County
- Non-White residents are predominantly Hispanic/Latino (33%), followed by Asian (10%)
- Non-White residents more highly concentrated in older areas of the City

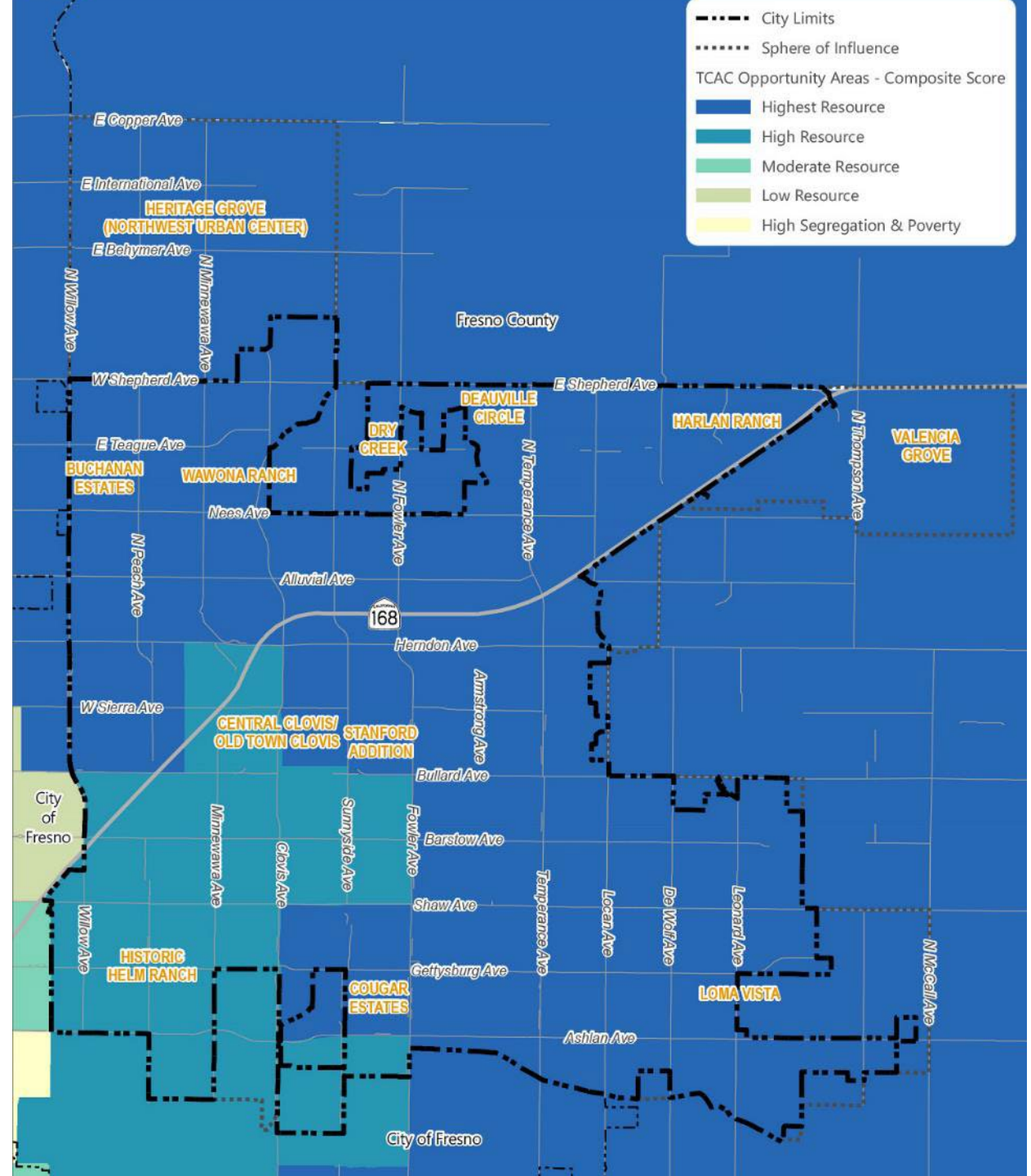


Racially or Ethnically Concentrated Areas of Affluence

- Many of Fresno County's RCAAs are concentrated surrounding Clovis
- Correspond to predominantly White neighborhoods with higher household incomes
- Mostly low-density single family homes



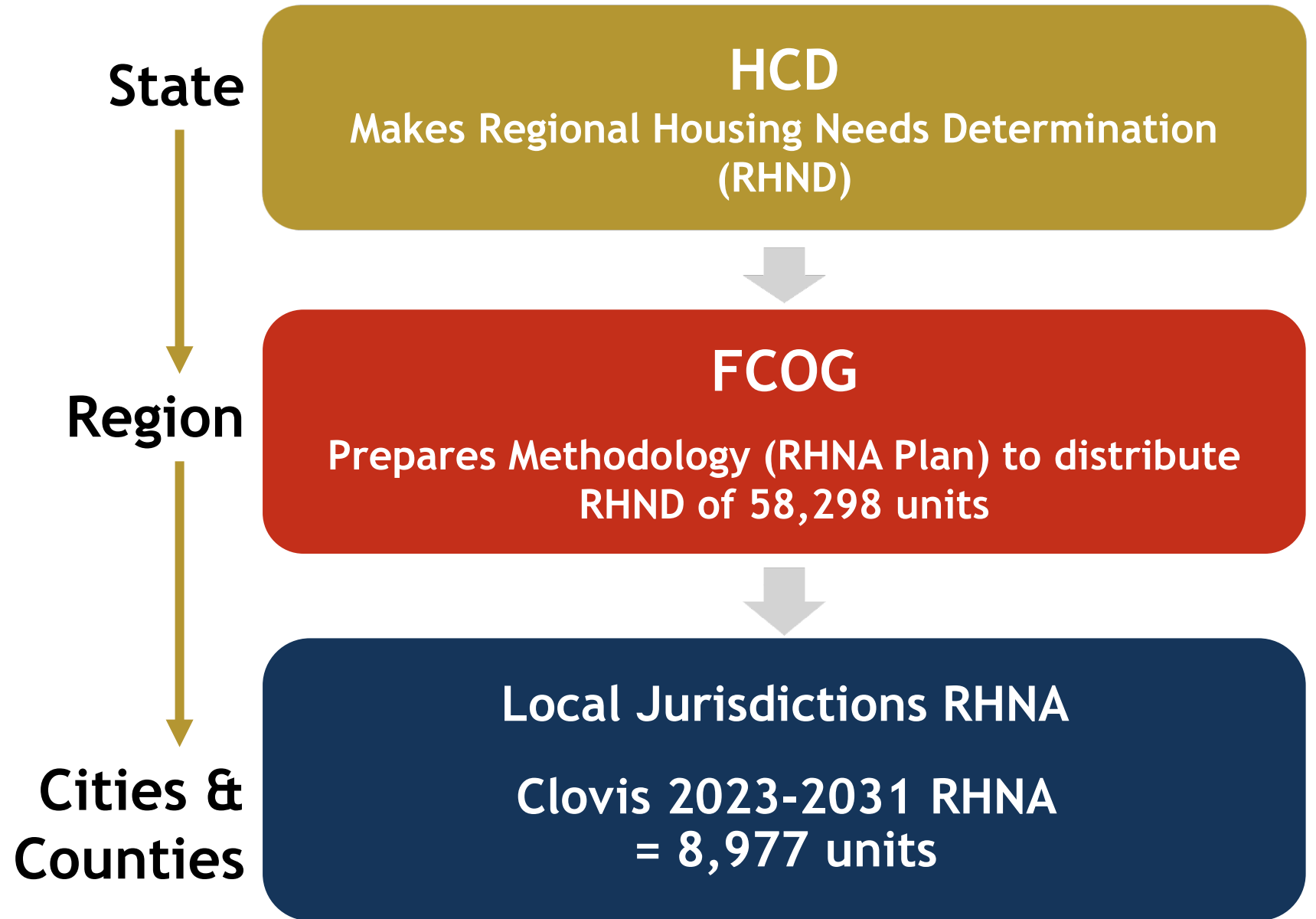
- **Clovis is composed entirely of high and highest resource areas**
- Highest index scores in educational and economic opportunity





Residential Sites Inventory

Regional Housing Needs Allocation (RHNA)





Housing Needs by Income Level

Income Category	2015-2023 RHNA (units)	2023-2031 RHNA (units)	Percent Increase
Very Low Income (<50% of Median Income)	2,321	2,926	26%
Low Income (51-80% of Median Income)	1,145	1,549	35%
Moderate Income (81-120% of Median Income)	1,018	1,448	42%
Above Moderate Income (>120% of Median Income)	1,844	3,054	66%
TOTAL	6,328	8,977	42%

Total of **4,475**
Lower-Income Units

In comparison:

-  City of Fresno
RHNA: 36,866
-  Fresno County
RHNA: 2,350

Assumptions for Purpose of Sites Inventory

Above Moderate-Income

Moderate-Income

Lower-Income

How are sites inventoried in the Housing Element?



Large-lot Single Family



Duplex



Mobile Home



Multifamily Apartments



Small-lot Single Family



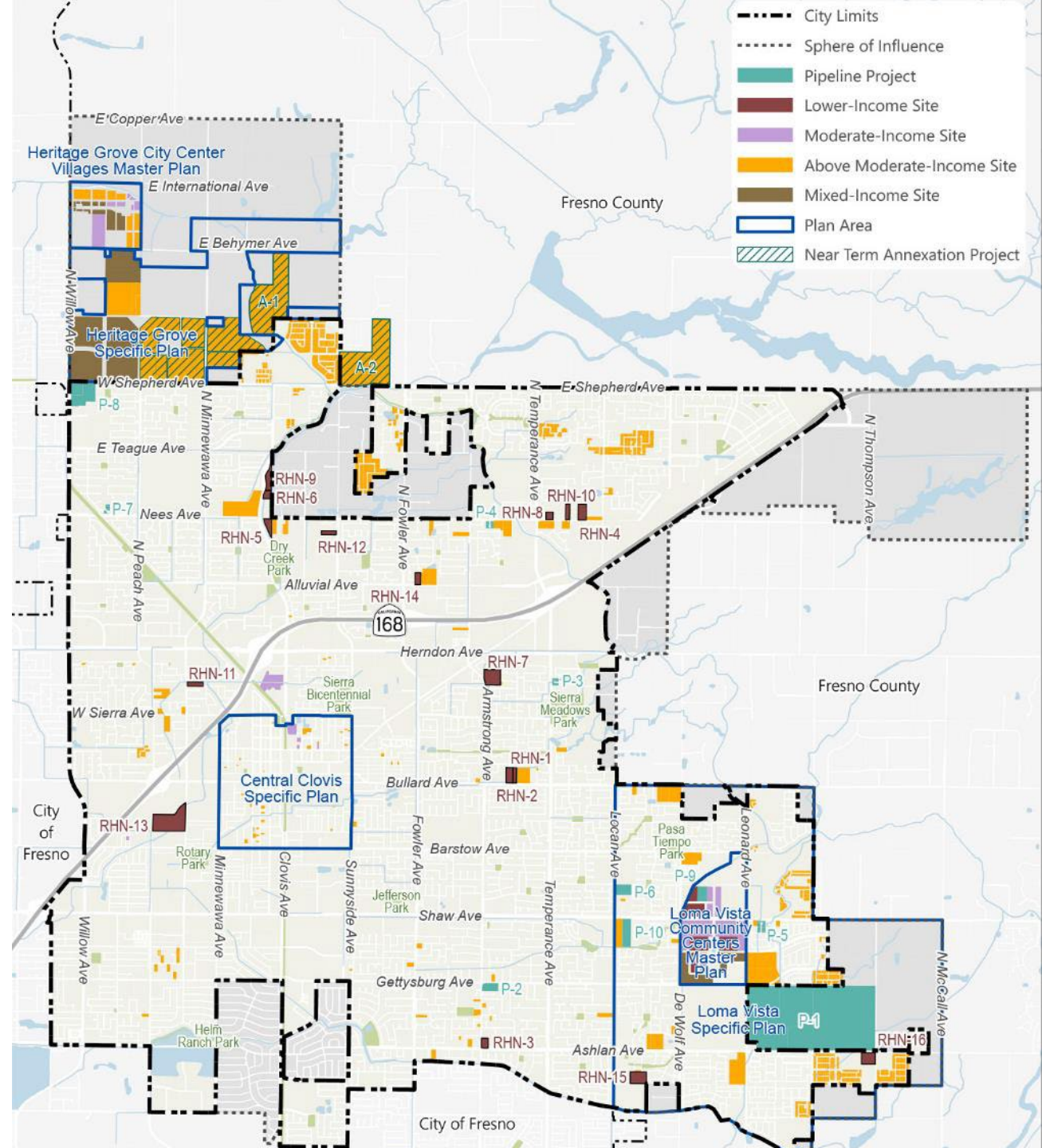
Triplex and Fourplex



Accessory Dwelling Unit (ADU)

2023-2031 Sites Inventory

- Approved Projects, RHN Overlay Sites, and Other Vacant and Underutilized Sites
- Central Clovis SP and Loma Vista SP
- Heritage Grove City Center Villages Master Plan
- Heritage Grove Development Co. Specific Plan – “Urban Center” and Phase 1
- Willow Corridor (Outside of Plan Areas)
- Near-Term Annexation Projects
- Projection of ADUs



Sites Inventory Summary

	Lower ¹	Moderate	Above Moderate	Total
<i>Regional Housing Needs Allocation</i>	4,475	1,448	3,054	8,977
Approved Project	279	535	1,243	2,057
RHN Overlay Sites	1,529	0	0	1,529
Other Sites Outside of Plan Areas	0	268	1,082	1,350
Central Clovis Specific Plan	14	102	39	155
Loma Vista Specific Plan	981	1,377	1,264	3,622
City Center Villages Master Plan	728	633	782	2,143
"Urban Center" - Heritage Grove Development Co Specific Plan	1,123	376	795	2,294
Phase 1 - Heritage Grove Development Co Specific Plan	0	0	1,343	1,343
Willow Corridor Outside Plan Areas	278	93	92	463
Near-Term Annexation Projects (A-1, A-2)	0	0	1,195	1,195
ADU Projection	80	40	13	133
Total Capacity	5,012	3,424	7,848	16,284
<i>Surplus(+)</i>	+537	+1,976	+4,794	+7,307

¹ Lower-income includes extremely low-, very low-, and low-income.



Housing Plan

Overview of the Housing Plan

Includes 3 goals, 25 policies, and 24 implementation programs.

H1

**Accelerate Housing
Production**

H2

**Preserve and Improve the
Existing Housing Stock**

H3

**Affirmatively Further Fair
Housing**



Butterfly Gardens, 75-bed permanent supportive housing

Goals & Implementation Programs

Goal H1. Accelerate Housing Production

Program H1. Annexation Program

Program H2. No Net Loss Procedures

Program H3. Surplus Public Land

Program H4. Affordable Housing Fee Reduction Program*

Program H5. Affordable Housing Incentives and Support*

Program H6. Missing Middle Housing Tools and Resources*

Program H7. Density Bonus Ordinance

Program H8. Development Standards and Zoning Consistency*

Goals & Implementation Programs

Program H4. Affordable Housing Fee Reduction Program

What it does:

- Reduces impact fees for affordable housing developments.
- Prioritizes funding for affordable housing developments in highest resource areas or developments that include permanent supportive housing in any part of the city.

Objective:

- Fee reductions in support of 350 affordable housing units



Goals & Implementation Programs

Program H5. Affordable Housing Incentives and Support

What it does:

- Provides incentives and supports grant applications for affordable housing and special needs housing (seniors, persons with disabilities, farmworkers, extremely low-income, persons experiencing homelessness)
- Incentives include: density bonus, application streamlining, fee reductions, ministerial “staff level” approval of land divisions.

Objective:

- Support for 500 low-, 500 very low-, and 100 extremely low- or special needs housing units



Goals & Implementation Programs

Program H6. Missing Middle Housing Tools and Resources

What it does:

- Amends development standards (e.g., setback, height, parking) to remove barriers to SB 9 ministerial lot splits and duplexes in single-family zones.
- Allows accessory dwelling units (ADUs) in all residential and mixed-use zones.
- Keeps ADU Ordinance in compliance with State law.
- Advertises the free streamlined cottage home plans and pre-reviewed ADU plans.
- Provides handouts and workshops on missing middle housing resources.

Objective:

- 200 ADUs, cottage homes, and ministerial lot splits and duplexes, with a goal of 75 percent in highest resource areas.



Goals & Implementation Programs

Program H8. Development Standards and Zoning Consistency

What it does:

- Reduces parking standards for multifamily housing.
- Reviews minimum street width requirements and considers additional modifications.
- Increases building height maximums in the R-2 and R-3 zones.

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.

Goals & Implementation Programs

Goal H2. Preserve and Improve the Existing Housing Stock

Program H9. Preserve At-risk Affordable Housing

Program H10. Mobile Home Rent Review and Stabilization*

Program H11. Code Enforcement

Program H12. Housing Rehabilitation*

Program H13. Replacement Housing Program

Program H14. Energy Conservation

Goals & Implementation Programs

Program H10. Mobile Home Rent Review and Stabilization

What it does:

- Monitors and enforces the Mobile Home Rent Review and Stabilization Ordinance.
- Expands public outreach to mobile home park residents.

Objective:

- Conserve 867 mobile homes within 5 existing mobile home parks to prevent displacement.



Goals & Implementation Programs

Program H12. Housing Rehabilitation

What it does:

- Maintains the Home Rehabilitation Loan and Grant Program, which provides loans to low-income homeowners to complete health and safety repairs.

Objective:

- Prevent displacement of lower-income homeowners, particularly seniors and mobile home park residents
- Provide loans and grants to 250 lower-income households including 50very-low and 50 extremely low-income households during the planning period.

Goals & Implementation Programs

Goal H3. Affirmatively Further Fair Housing

Program H15. Resources for Special Needs Households

Program H16. Housing Choice Vouchers*

Program H17. Analysis of Impediments to Fair Housing

Program H18. Distribute Fair Housing Information

Program H19. Fair Housing Testing

Program H20. Homebuyer Assistance Program

Program H21. Multilingual Outreach on Affordable Housing Opportunities

Program H22. Actions to Address Homelessness*

Program H23. Neighborhood Revitalization

Program H24. Zoning Code Amendments for Special Needs Housing*

Goals & Implementation Programs

Program H16. Housing Choice Vouchers

What it does:

- 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.
- 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.

Goals & Implementation Programs

Program H22. Actions to Address Homelessness

What it does:

- Prevention activities to reduce the likelihood of residents experiencing homelessness.
- Explore strategies to increase employment opportunities and/or income for very low- and extremely low- income households and those at risk of becoming homeless.
- Work to provide adequate 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 support the development of additional housing.

Objective:

- Provide supportive services to the City's most vulnerable populations by providing shelter and/or temporary housing assistance for at least 49 persons.

Goals & Implementation Programs

Program H24. Zoning Code Amendments for Special Needs Housing

What it does:

- Brings City codes and procedures into compliance with state law:
 - Allows by-right “low barrier navigation centers” by-right in mixed-use zones
 - Allows by-right 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, in all zoning districts where multifamily and mixed-use development is permitted
 - Allows by-right emergency shelters in a zoning district that allows residential uses
 - Permits group homes of all types and sizes in all residential zones
 - Modifies the procedure for providing reasonable accommodations to remove any constraints for persons with disabilities requesting an accommodation



Questions?

Small Group Discussion



Did anything surprise you in the housing needs and fair housing data?



What are your questions or reactions to the sites inventory?



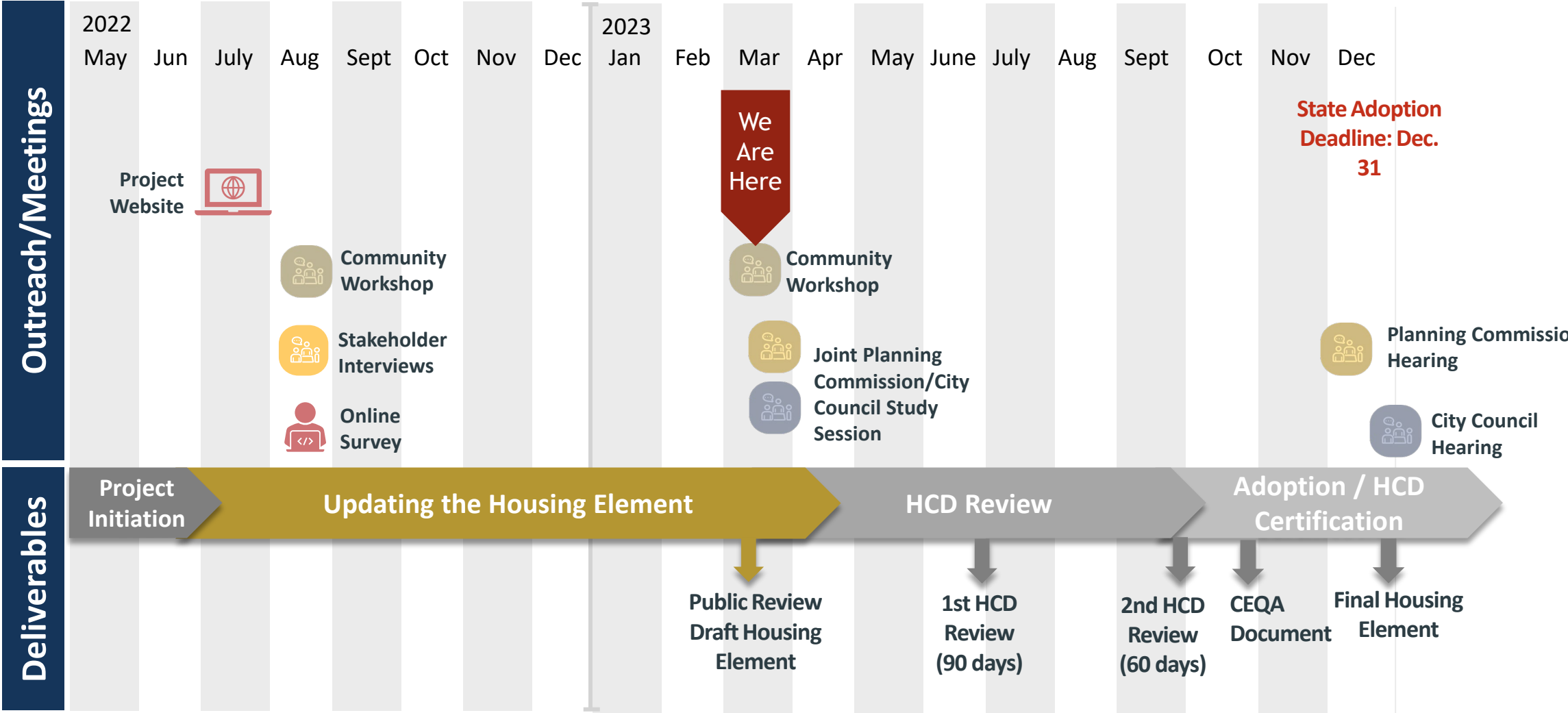
Are there any other programs or ideas you think should be included in the Housing Plan?



Next Steps



Project Schedule



Thank You!

Learn more about the Housing Element Update by visiting:

<https://cityofclovis.com/planning-and-development/planning/planning-projects/housing-element-update/>



Scan the QR Code to visit the
project website