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Public Review Draft



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. Each city and county is also required to prepare an annual progress report on the status of implementing its housing element.

The purpose of the 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, the 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



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

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 and Funding Resources.** 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.

- **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 Funding Resources," 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

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more elements after January 1, 2018. The City is conducting an evaluation of its current General Plan, which may lead to the initiation of a comprehensive General Plan update to 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. The purpose of these conversations was 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 multi-family 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 multi-family 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 multi-family 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** (review parking, street width standards, and height limits to facilitate housing development)
- **Program H10. 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 is participating in two focus group meetings provided through the multi-jurisdictional effort. The first focus group meeting is planned for Fall 2022 and is intended as 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 is planned to discuss 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

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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 will have taken place during the Housing Element update process. One workshop occurred early in the process on August 24, 2022 and the second workshop will occur later in the process after the public review draft Housing Element is released. The following provides a description of each community workshop.

Community Workshops



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



¿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

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



¿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



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 multi-family 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 multi-family 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 multi-family 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 multi-family 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..."

Policies and programs were added to the Housing Plan or modified in response to community input, including:

- Policy H-1.4 Distribute Housing Opportunities
- Policy H-1.6 Infrastructure Capacity and Priority
- Program H7. Missing Middle Housing Tools and Resources
- Program H21. Actions to Address Homelessness
- Program H22. Neighborhood Revitalization

Community Workshop #2 (TBD)

A second community workshop is planned for March 15, 2023, to collect feedback on the public review draft of the Housing Element. The workshop will primarily focus on the housing sites inventory and implementation programs. The public draft will be presented and small group discussions will be facilitated to gather input and address any comments from the community. A summary will be added in a future draft.

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.

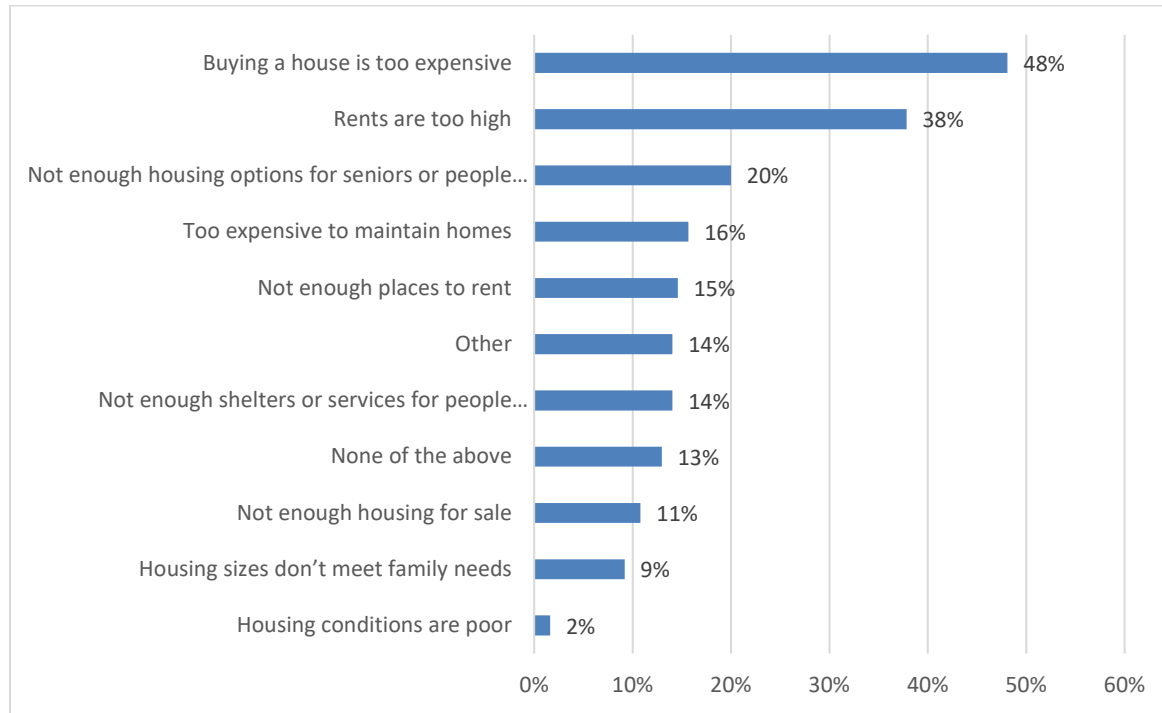
Invitations to participate in the survey were provided on the project webpage, through email invitation (to persons signing up on the project webpage), the City's social media account, as well as all community workshop advertisements.

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 the majority of 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.

Planning Commission and City Council Study Session (TBD)

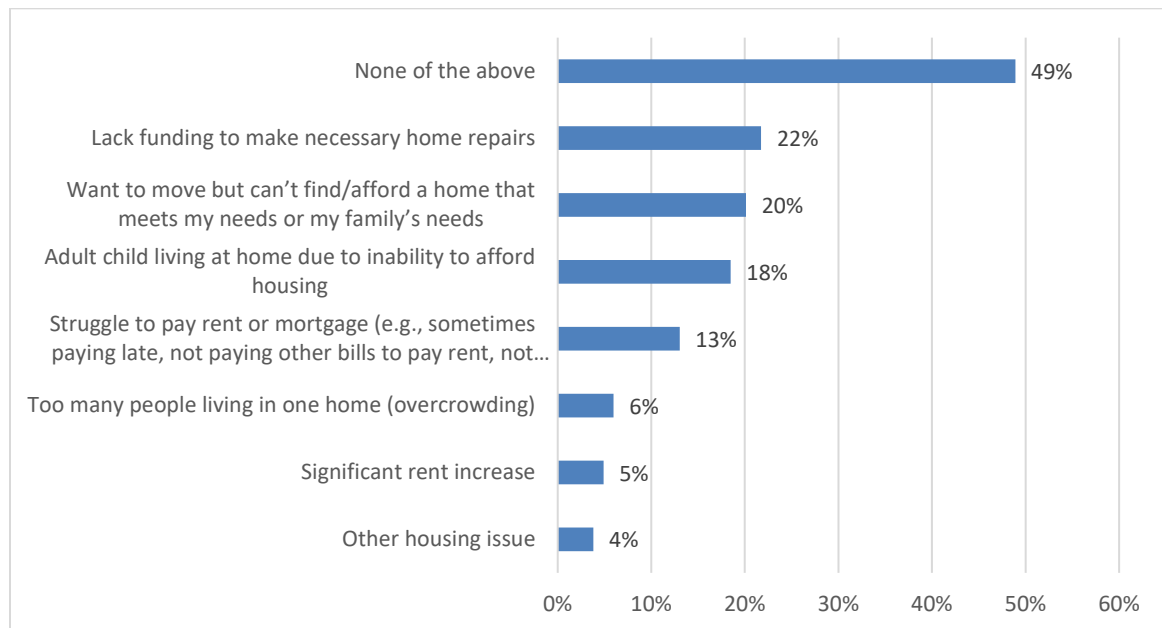
A joint study session with the Planning Commission and City Council is planned for March 20, 2023, to obtain feedback on the Housing Element and authorization to submit the draft Housing Element to HCD for the state-mandated review period. A summary will be added in a future draft.

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 and Policies

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:** Ultimate purpose of 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.

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. *[Source: 2015-2023 Housing Element, Policy 1.1, modified]*
- 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. *[Source: 2015-2023 Housing Element, Policy 2.7]*
- 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. *[Source: 2015-2023 Housing Element, Policy 1.2, modified]*

Housing Plan

- 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. *[Source: New]*
- 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. *[Source: 2015-2023 Housing Element, Policy 2.6, modified]*
- 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. *[Source: 2015-2023 Housing Element, Policy 1.7]*
- H-1.7 By-Right Housing on Previous Housing Element Sites.** Allow developments with at least 20 percent affordable lower-income housing units by-right, consistent with objective development and design standards, on lower-income sites counted in previous housing cycles, consistent with Government Code Section 65583.2. (See Table B-1 for a listing of eligible sites) *[Source: New]*
- 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. *[Source: 2015-2023 Housing Element, Policy 2.3]*
- 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. *[Source: 2015-2023 Housing Element, Policy 2.4]*
- 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. *[Source: 2015-2023 Housing Element, Policy 2.5]*

Implementation Programs

Program H1. Annexation Program

The City shall work with applicants to annex land for residential development within the near-term annexation areas shown on Figure 5-1 (i.e., Wilson, Shepherd North, Heritage Grove Specific Plan Phase 1). The City shall work with applicants on approval of subdivision tract maps, environmental review, and annexation by the Fresno Local Area Formation Commission (LAFCO).

- ❖ **Objective:** Create capacity for 2,538 housing units (inventoried as above moderate income)
- ❖ **Timeframe:** Wilson (TM6343) and Shepherd North (TM6205) Subdivisions: work with applicants on approval of subdivision tract maps by the end of 2023 and LAFCO approval by early 2024. Heritage Grove Specific Plan Phase 1: Work with the applicant on approval of the specific plan and subdivision tract maps in early 2024 and LAFCO approval by Summer 2024.
- ❖ **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 Regional Housing Needs Allocation (RHNA) of 8,977 units. As part of this, the City shall develop a 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 shall make findings related to the potential impact on the City's ability to meet its unmet regional housing needs allocation when approving applications to rezone sites included in the lower- and moderate-income sites inventory or develop a lower- or moderate-income housing element 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. [Source: 2015-2023 Housing Element, Program 3 and Program 5, modified]

- ❖ **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. [Source: New]

- ❖ **Objective:** One publicly-owned site to declare surplus public lands in high and highest resource areas to improve housing mobility for 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. Affordable Housing Fee Reduction Program

The City will identify funding sources to implement the Affordable Housing Fee Reduction Program to reduce impact fees for affordable housing developments. The City will prioritize providing funding to affordable housing developments in highest resource areas or developments that include permanent supportive housing in any part of the city. [Source: New Program]

- ❖ **Objective:** Provide fee reductions in support of 350 affordable housing units during the planning period.
- ❖ **Timeframe:** Pursue new funding sources in 2024 and annually thereafter.
- ❖ **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)
- Establish a ministerial approval process for land divisions or lot line adjustments on large sites (in the lower income sites inventory) resulting in parcel sizes that enable affordable housing development; (**Timeframe:** October 2024)
- 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. [Source: 2015-2023 Housing Element, Program 7, modified]

- ❖ **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).

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 Zoning Ordinance (Sections 19.20.190 and 19.20.195), 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;

- 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. [Source: New Program]
 - ❖ **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.
 - ❖ **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 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. [Source: New Program]

- ❖ **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 Zoning Code to identify and remove constraints on housing development, including the following:

- Reduce parking standards for multifamily housing.
- Review minimum street width requirements and consider additional modifications to remove barriers.
- Increase building height maximums in the R-2 and R-3 zones and amend to reduce constraints to multifamily housing development.

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).

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. [Source: 2015-2023 Housing Element, Policy 3.6]
- 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. [Source: 2015-2023 Housing Element, Policy 3.2]
- 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. [Source: 2015-2023 Housing Element, Policy 3.3]
- H-2.4 **Substandard Housing.** Provide for the removal of all unsafe, substandard dwellings that cannot be economically repaired. [Source: 2015-2023 Housing Element, Policy 3.4]
- 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. [Source: New Policy]
- 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). [Source: New Policy]
- 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. [Source: 2015-2023 Housing Element, Policy 6.1 and 6.2]

Implementation Programs

Program H9. 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 are: 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. In the event at-risk units are not preserved, 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 provide financial and/or technical assistance to property owners whose affordability restrictions will expire within 36 months for preservation and/or rehabilitation of the affordable units. The City shall also minimize displacement of current tenants by negotiating a relocation policy with the owner, whenever possible. [Source: 2015-2023 Housing Element, Program 9, modified]

- ❖ **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 H10. 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. *[Source: New Program]*

- ❖ **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 H11. 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 works department, the library, and via the offices of local utility providers. *[Source: 2015-2023 Housing Element, Program 15]*

- ❖ **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 H12. 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 loans to low-income homeowners to complete health and safety repairs on owner-occupied single family homes including low-income seniors (60 years and older) households who own and occupy a home to address visible health and safety problems. 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. *[Source: 2015-2023 Housing Element, Program 14]*

- ❖ **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 H13. 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 H14. 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. Additionally, the City shall encourage residents to participate in PG&E energy conservation services and assistance programs. *[Source: 2015-2023 Housing Element, Program 18, modified]*

- ❖ **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. *[Source: 2015-2023 Housing Element, Policy 5.1]*
- 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. *[Source: New Policy]*
- 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. *[Source: 2015-2023 Housing Element, Policy 2.2]*
- 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. *[Source: 2015-2023 Housing Element, Policy 5.2]*
- 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. *[Source: 2015-2023 Housing Element, Policy 5.3 and 2.9, modified]*
- 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. *[Source: 2015-2023 Housing Element, Policy 3.5, modified]*
- H-3.7 Farmworker Housing.** Support the use of available Federal, State, and local resources to provide and enhance housing opportunities for farm workers. *[Source: 2015-2023 Housing Element, Policy 4.3]*
- 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. *[Source: 2015-2023 Housing Element, Policy 4.6]*

Implementation Programs

Program H15. 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, 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. *[Source: New Program]*

- ❖ **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 H16. 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. *[Source: 2015-2023 Housing Element, Program 19, modified]*

- ❖ **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 H17. 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. *[Source: 2015-2023 Housing Element, Program 20, modified]*

- ❖ **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 H18. 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 distribute materials at libraries, community facilities, City offices and public counters, and on the City website. If the City should receive fair housing complaints, City staff shall direct individuals to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies. *[Source: 2015-2023 Housing Element, Program 20, modified]*

- ❖ **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 H19. Fair Housing Testing

The City shall establish a 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 to conduct fair housing testing for discriminatory practices in private rental housing. *[Source: New Program]*

- ❖ **Objective:** Encourage FHCC to conduct 8-10 fair housing tests to understand local issues of housing discrimination and ensure compliance with fair housing laws.
- ❖ **Timeframe:** Conduct fair housing testing in 2024.
- ❖ **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Program H20. 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. The City shall work with HUD and HCD to revise the qualifying purchase price limit to expand opportunities. Additionally, 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. *[Source: 2015-2023 Housing Element, Program 16 and Program 17, modified]*

- ❖ **Objective:** Assist three 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 H21. 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. *[Source: New Program]*

- ❖ **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 H22. 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 support the development of additional housing with capacity to accommodate at least 49 homeless persons. **(Timeframe:** Ongoing; annually maintain a database of land available for a new shelter) *[Source: New Program]*
 - ❖ **Objective:** Provide supportive services to the City's most vulnerable populations by providing shelter and/or temporary housing assistance for at least 49 persons.
 - ❖ **Timeframe:** See above.
 - ❖ **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Program H23. Neighborhood Revitalization

The City shall work to increase opportunity for all neighborhoods throughout the city. 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 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. *[Source: New Program]*

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

Program H24. 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 in a zoning district that allows residential uses by right consistent with Government Code Section 65583. Ensure requirements for emergency shelters comply with state law.
 - Establish appropriate 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 and revise procedures to promote objectivity and approval certainty.
 - Modify the procedure for providing reasonable accommodations to remove any undue constraints for persons requesting an accommodation (e.g., remove responsibility of proposing an alternative accommodation that may provide equivalent levels of benefit from the applicant). *[Source: New Program]*
- ❖ **Objective:** Compliance with State law.
 - ❖ **Timeframe:** Amend the zoning code by December 2024.
 - ❖ **Responsible Department:** Planning and Development Services Department (Planning 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					
<i>Program Types</i>	<i>Very Low-Income</i>	<i>Low-Income</i>	<i>Moderate-Income</i>	<i>Above Moderate-Income</i>	<i>Total</i>
New Construction ¹	2,926	1,549	1,448	3,054	8,977
Rehabilitation ²	200	200			400
Preservation (At-Risk Housing) ³		260			260

Notes:

¹New Construction objective is equal to the RHNA

²Rehabilitation objective is equal to the program objectives for Program H-12.

³There are 260 assisted units considered "at risk" of converting to market rate.

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 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 following: 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

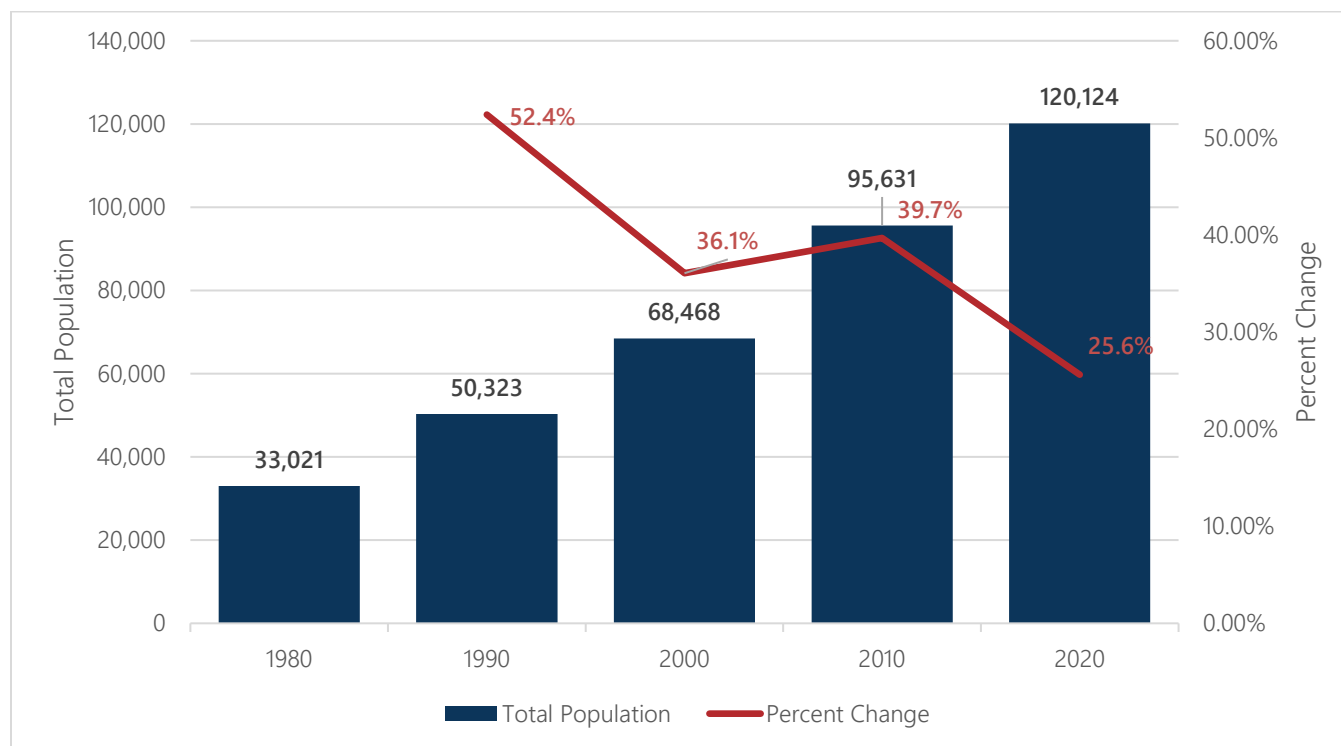
In 2020, the population of Clovis was 120,124 people, accounting for 11.9 percent of Fresno County’s total population (Table 3-1). Clovis is the second largest city within Fresno County, after the city of Fresno. Other cities within Fresno County are much smaller, with populations of around 25,000 or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

Table 3-1 Total Population by Jurisdiction (2020)		
<i>Jurisdiction</i>	<i>Population</i>	<i>Percent of County Population</i>
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.

Clovis has experienced rapid growth over the past several decades. From 1980 to 2020, the population grew by an average of over 20,000 per decade from 33,021 to 120,124, as shown in Figure 3-1. In the most recent decade between 2010 and 2020, the population in Clovis grew by nearly 25,000 people. According to the California Department of Finance, between 2021 and 2022, Clovis was the 12th fastest growing city in California 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 population in Clovis is anticipated to continue to grow at a rapid pace. The Fresno Council of Governments (FCOG) produces population projections for the Fresno region based on economic growth and data from the Department of Finance (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) while the unincorporated county is only projected to grow by 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.

<i>Jurisdiction¹</i>	<i>2019</i>	<i>2020</i>	<i>2030</i>	<i>2050</i>	<i>2019-2050 Percent Change</i>
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.

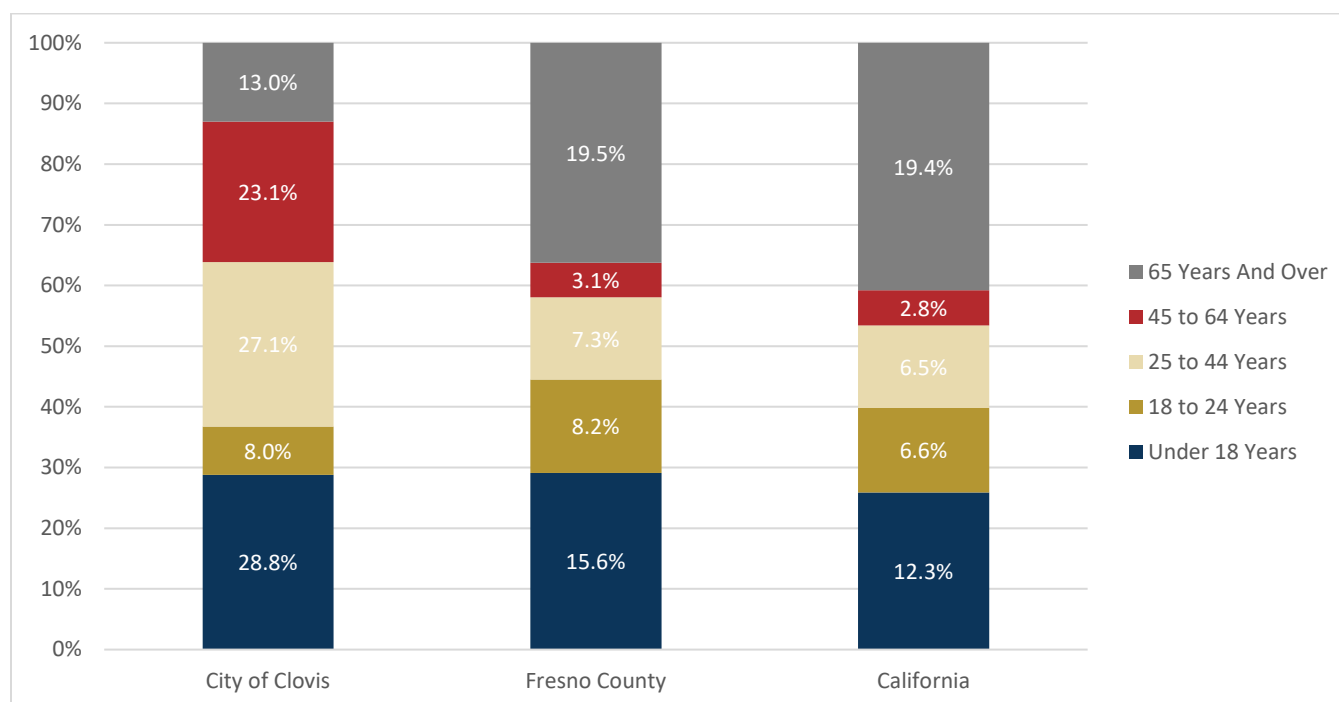
Age Distribution

Although population growth strongly affects total demand for new housing, the distribution of age groups in the 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 high numbers of children and young families can point to the needs of more diverse family housing types and related services.

Figure 3-2 below shows the population distribution by age group for 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).

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Figure 3-2 Population by Age by Jurisdiction (2020)



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

Note: Percentages shown for respective geographies. For example, percent of age group in total state population, not by a specific smaller jurisdiction's share of the total state population.

Racial and Ethnic Composition

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

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.

Housing Needs Assessment

While the Hispanic/Latino population in Clovis is proportionally smaller than other areas of the county, since 2000, the number of residents in Clovis identifying as Hispanic or Latino has increased at a much 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.

<i>Race/Ethnicity</i>	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: U.S. Census Bureau, Census 2000, 2010, ACS16-20 (5-year Estimates), Table B03002.

3.2 Employment Trends

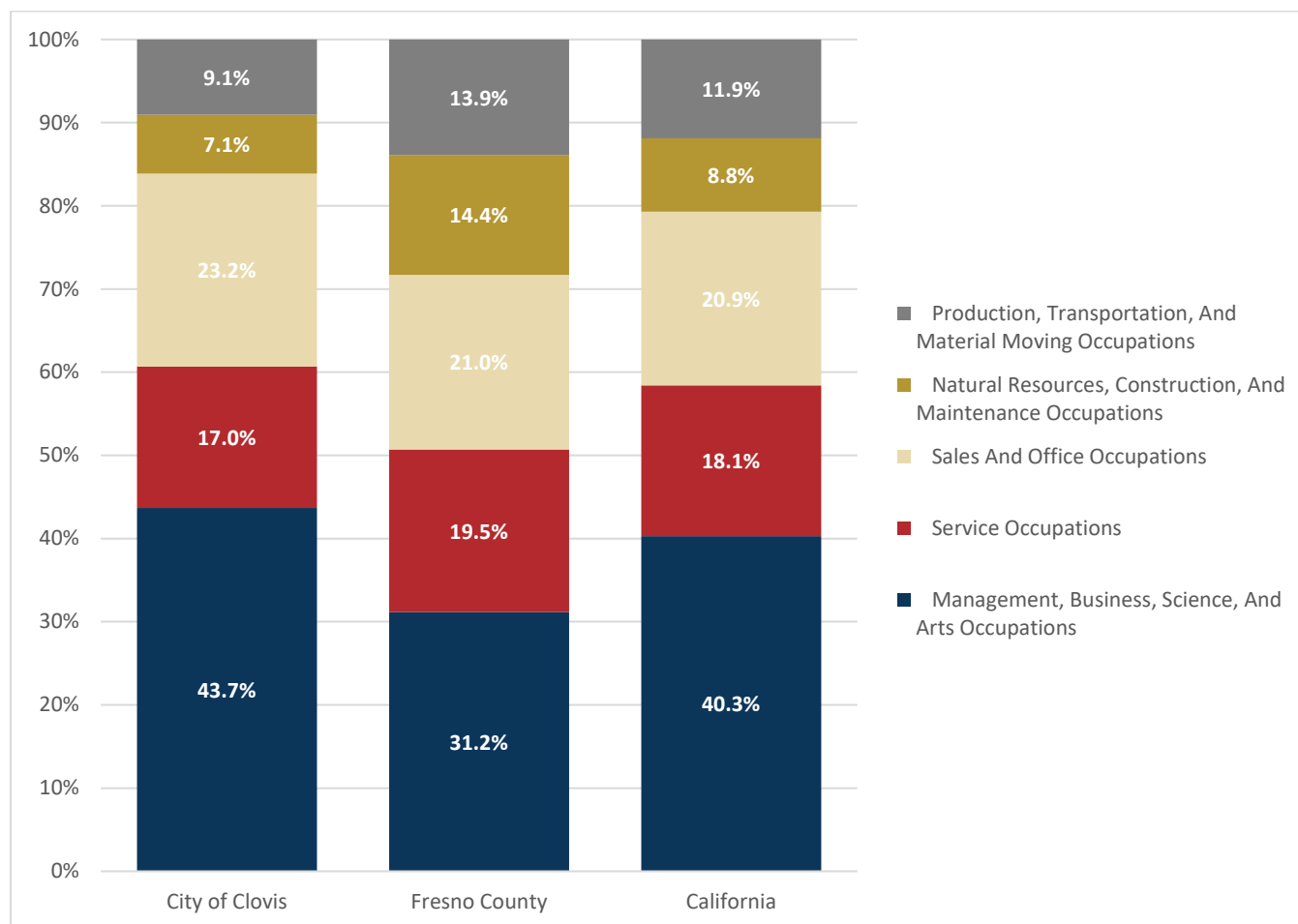
Information on the local workforce and how it is changing over time can help estimate potential housing and employment needs in the future. This section describes employment trends in Clovis to provide insight into industry and occupation types within Clovis, Fresno County, and California and to provide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

Employment by Occupation

In 2020, management, business, science, and arts occupations accounted for the largest sector of employment across California, Fresno County and 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 was 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 much smaller than those of the county as a whole (13.9 percent and 14.4 percent, respectively).

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Figure 3-3 Total Employment by Occupation (2020)



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

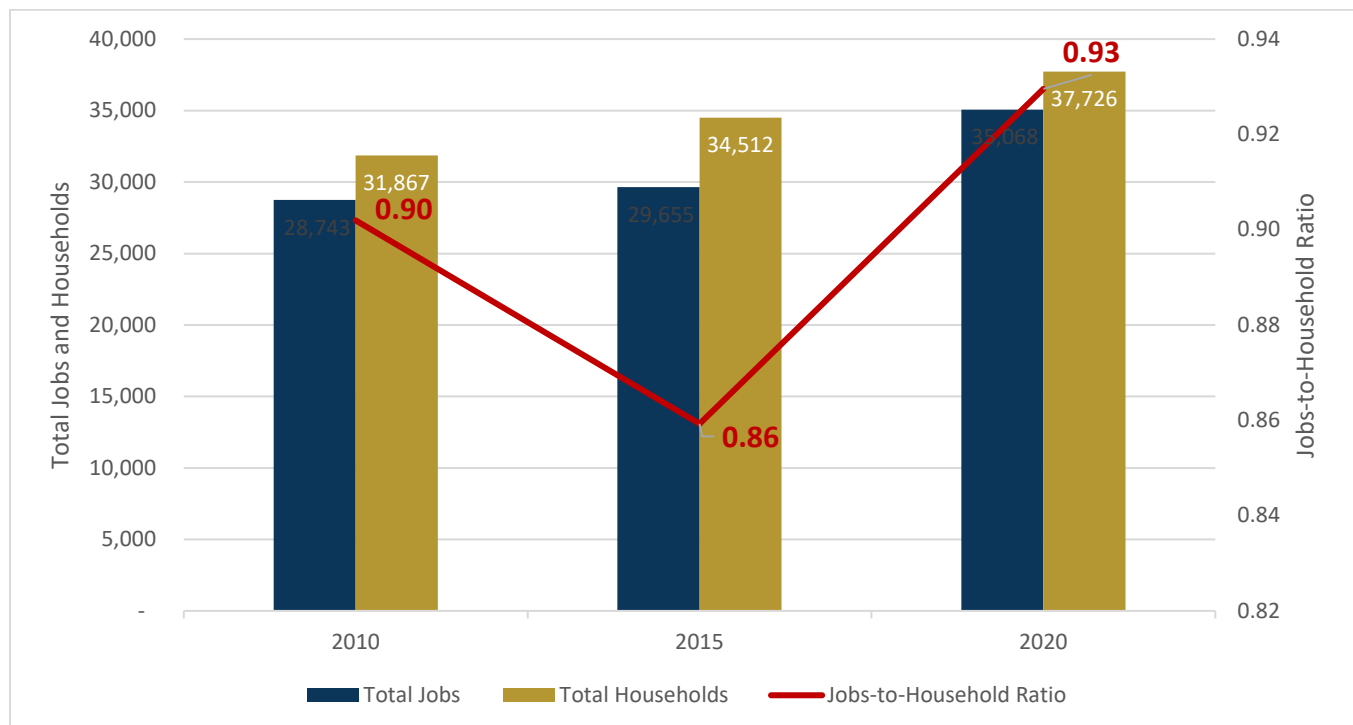
Occupation	City of Clovis		Fresno County		California	
	Number of Persons Employed	Percent of Total	Number of Persons Employed	Percent of Total	Number of Persons Employed	Percent of Total
Management, Business, Science, and Arts Occupations	22,460	43.7%	127,355	31.2%	7,517,770	40.3%
Service Occupations	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 jobs 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, directly to the west, is much larger and is the main employment center in the county. As of 2020, there were 35,068 jobs and 51,408 employed residents in Clovis. The jobs-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 below). 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 the table below, only about 24 percent of Clovis workers also live in Clovis. While the remaining portion of the Clovis workforce commutes from other areas. Most workers commute from the city of Fresno, making up about 39 percent of the Clovis workforce. As for where Clovis residents work, nearly half (49.2 percent) of Clovis residents worked in the city of Fresno in 2019 compared to 17 percent of Clovis residents that worked in Clovis.

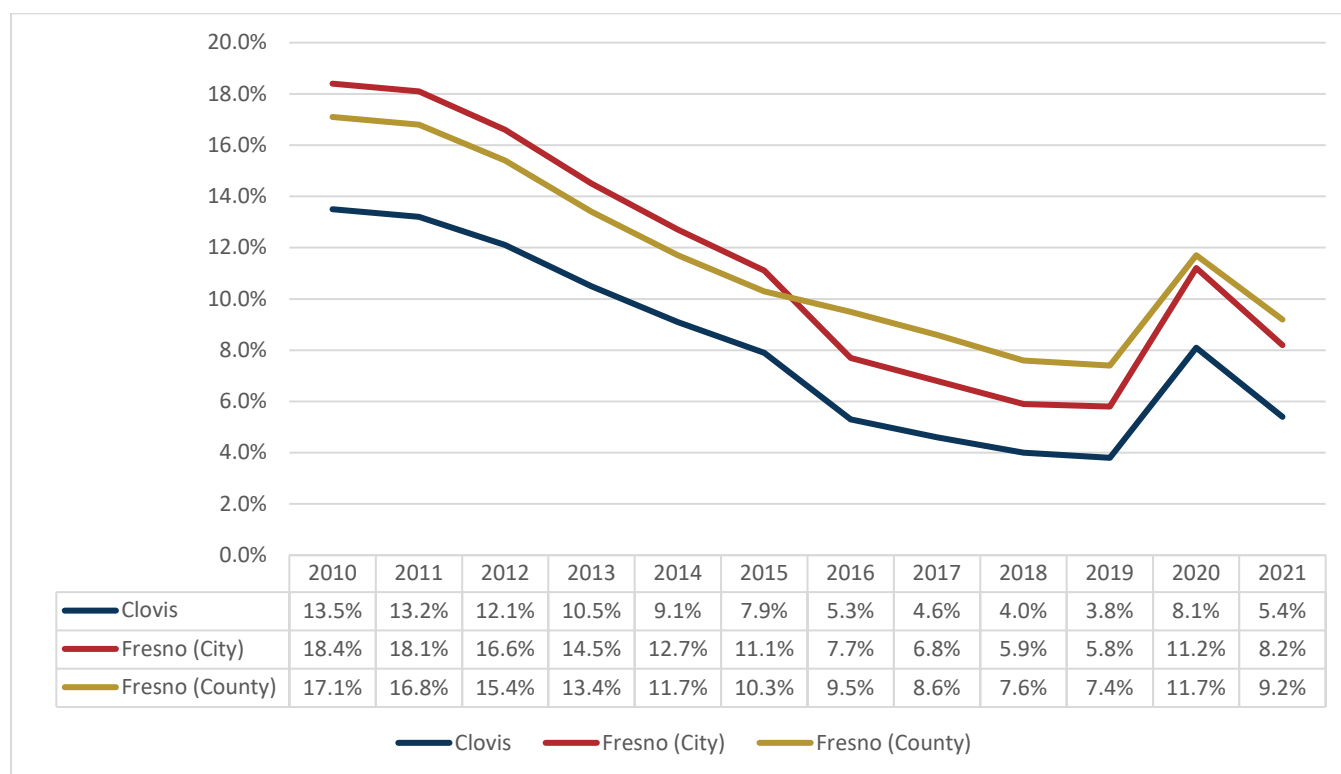
Where Clovis Workers Live			Where Clovis Residents Work		
Jurisdiction	Count	Share	Jurisdiction	Count	Share
Total Clovis Workers	35,252	100.0%	Total Clovis Employed Residents	49,595	100.0%
Fresno (city)	13,896	39.4%	Fresno (city)	24,420	49.2%
Clovis	8,442	23.9%	Clovis	8,442	17.0%
Sanger	499	1.4%	Visalia	770	1.6%
Visalia	347	1.0%	Madera	607	1.2%
Madera	325	0.9%	Los Angeles	507	1.0%
Other	11,743	33.3%	Other	14,849	29.9%

Source: US Census Bureau, OnTheMap, 2019.

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 countywide unemployment trends and 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 compares with an 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)



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 the Fresno Council of Governments, 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 the county.

<i>Jurisdiction¹</i>	<i>2019</i>	<i>2020</i>	<i>2030</i>	<i>2050</i>	<i>2019-2050 Percent Change</i>
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

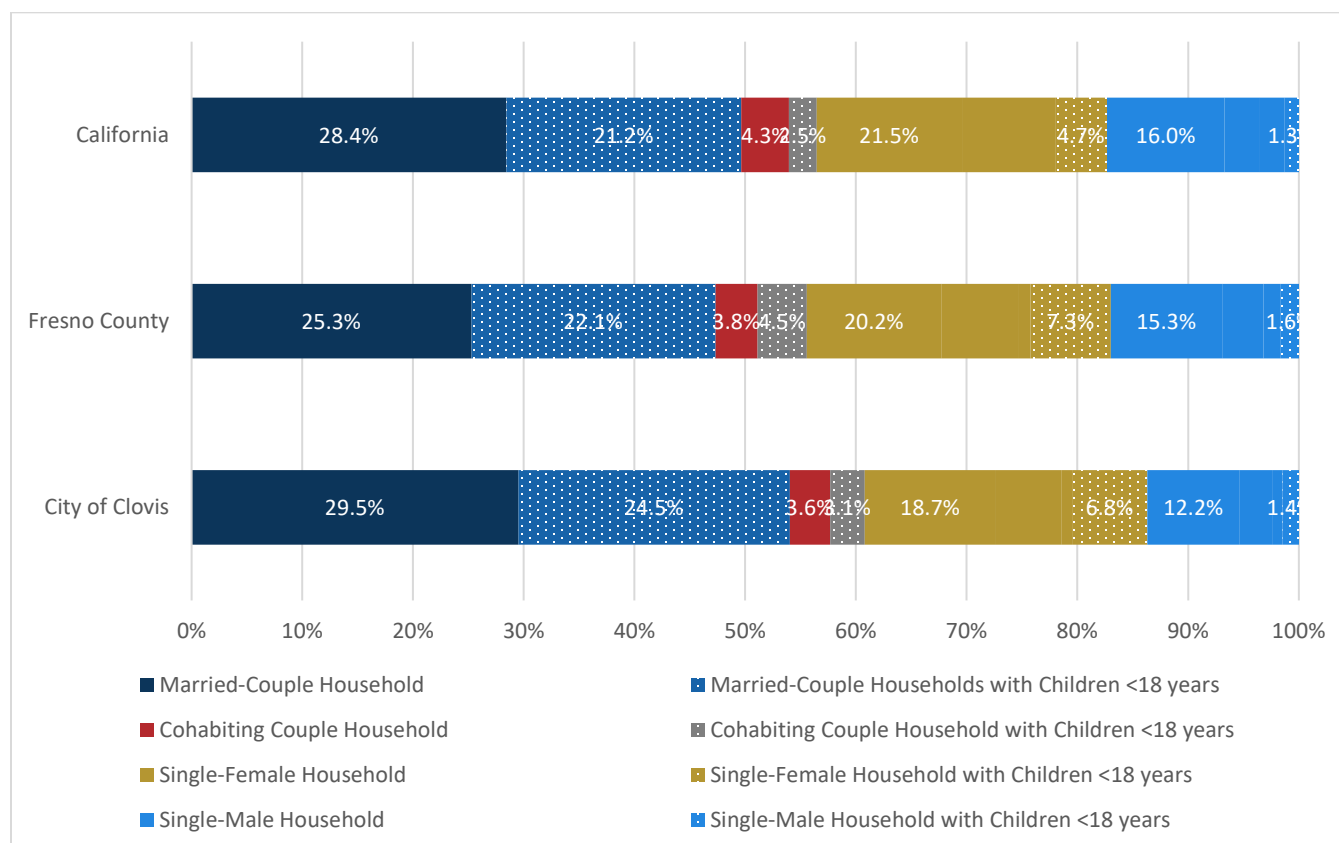
A household is defined as all persons living in a housing unit. For the purpose of the data presented in this section, families are a type of household and include people related by blood, marriage, or adoption who live together. A single person living alone is also a household. "Other" types of households are unrelated people residing in the same dwelling unit. 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)

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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 rents 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.

	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.

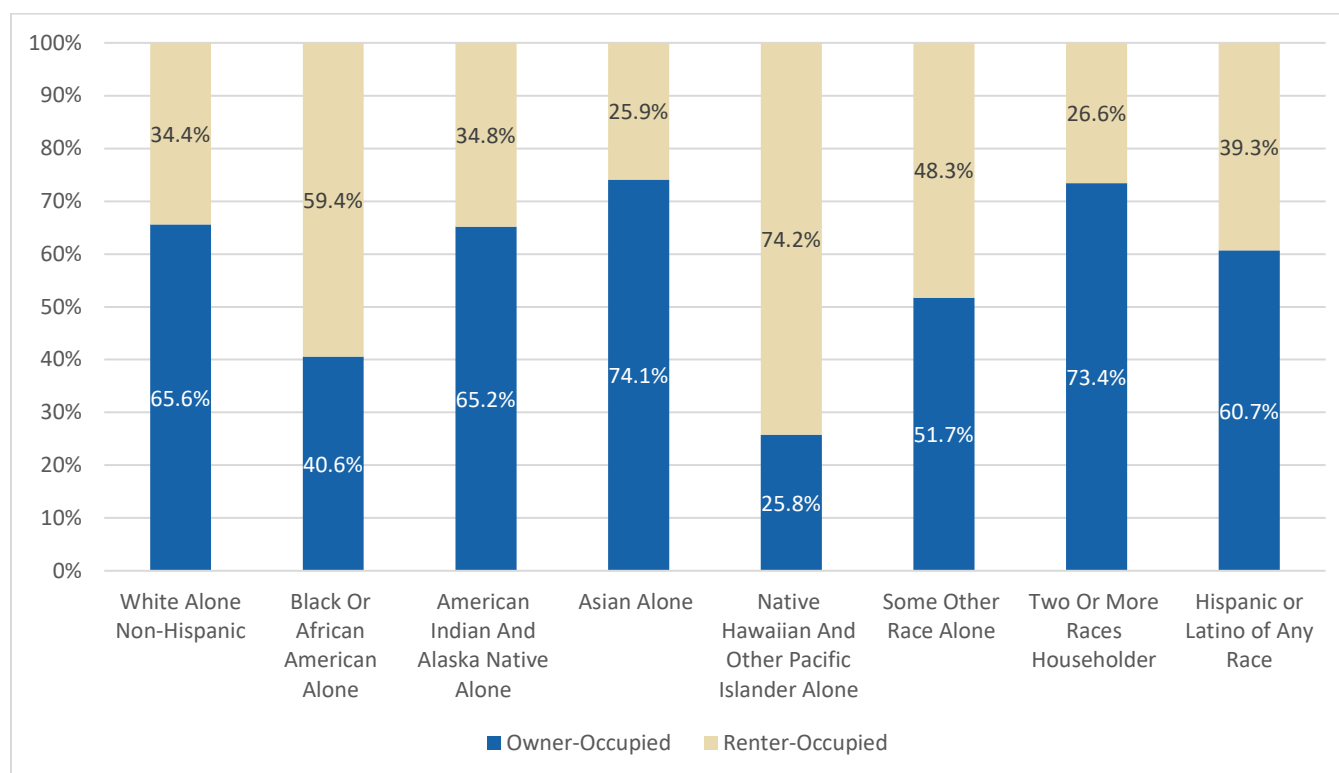
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Housing Tenure by Race and Ethnicity

Homeownership rates often vary considerably 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)



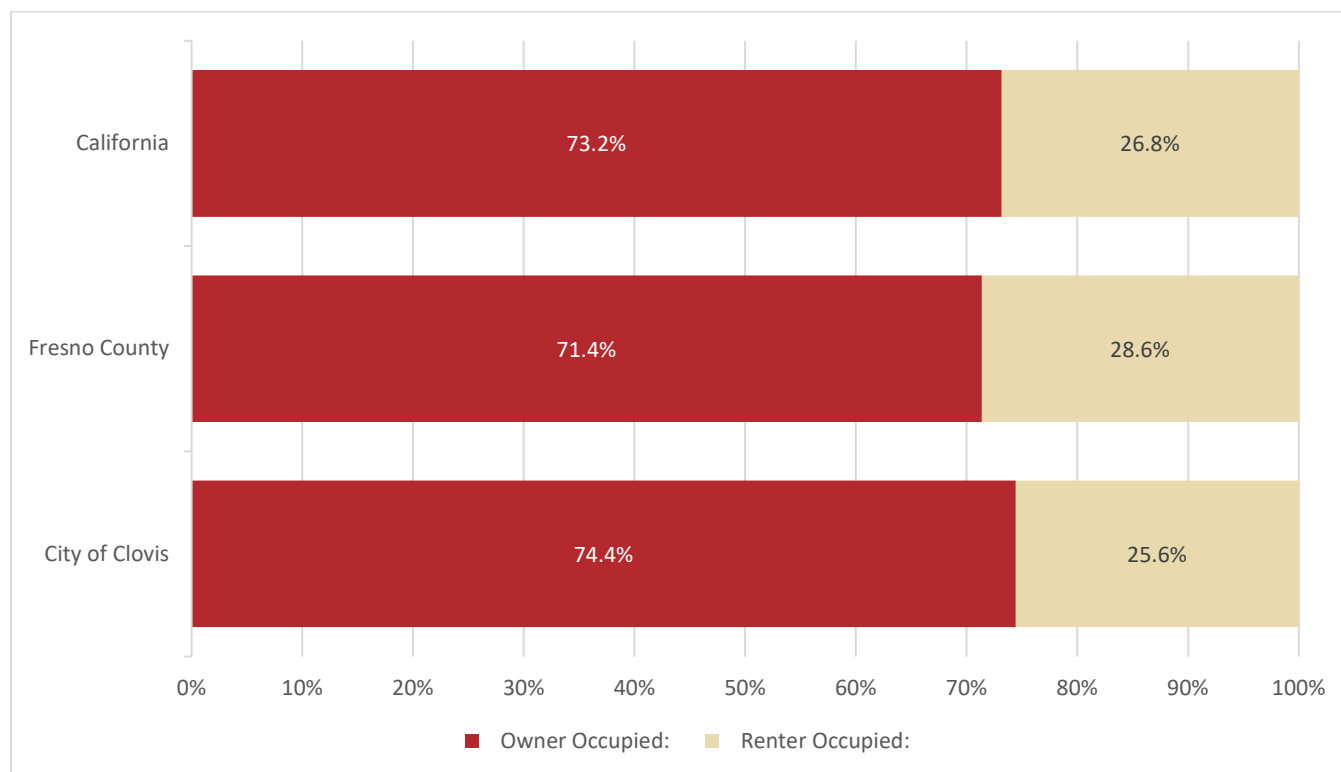
* The Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity in the source of this information (Table B25003) so each racial category accounts for Hispanic / non-Hispanic ethnic characteristics.

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

Housing Tenure By Age

Figure 3-8, below, 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 below 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	\$49,850	\$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

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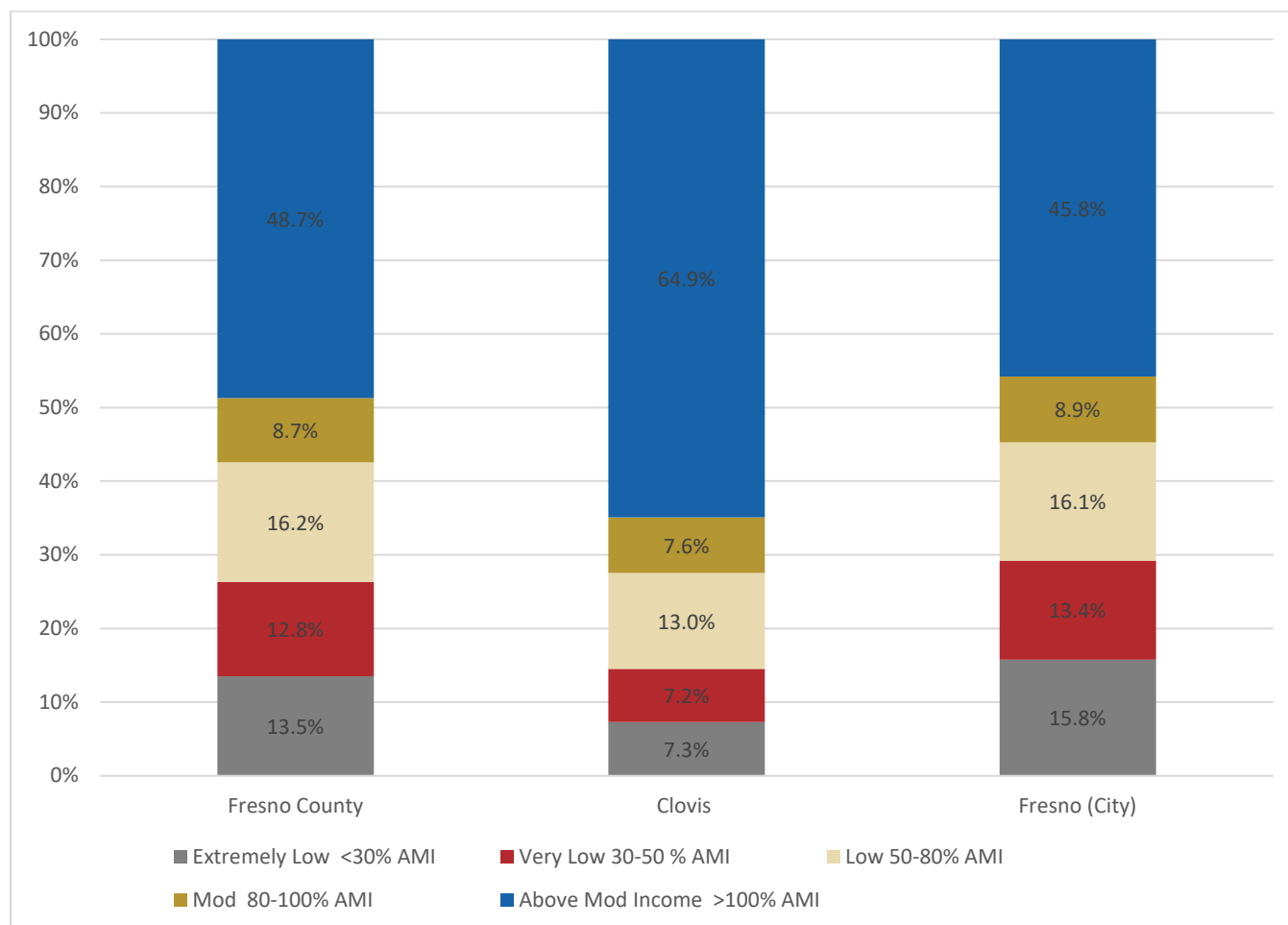
Income Distribution

Median household income has typically been higher in the city than the county and 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 below, 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 Fresno city households 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.

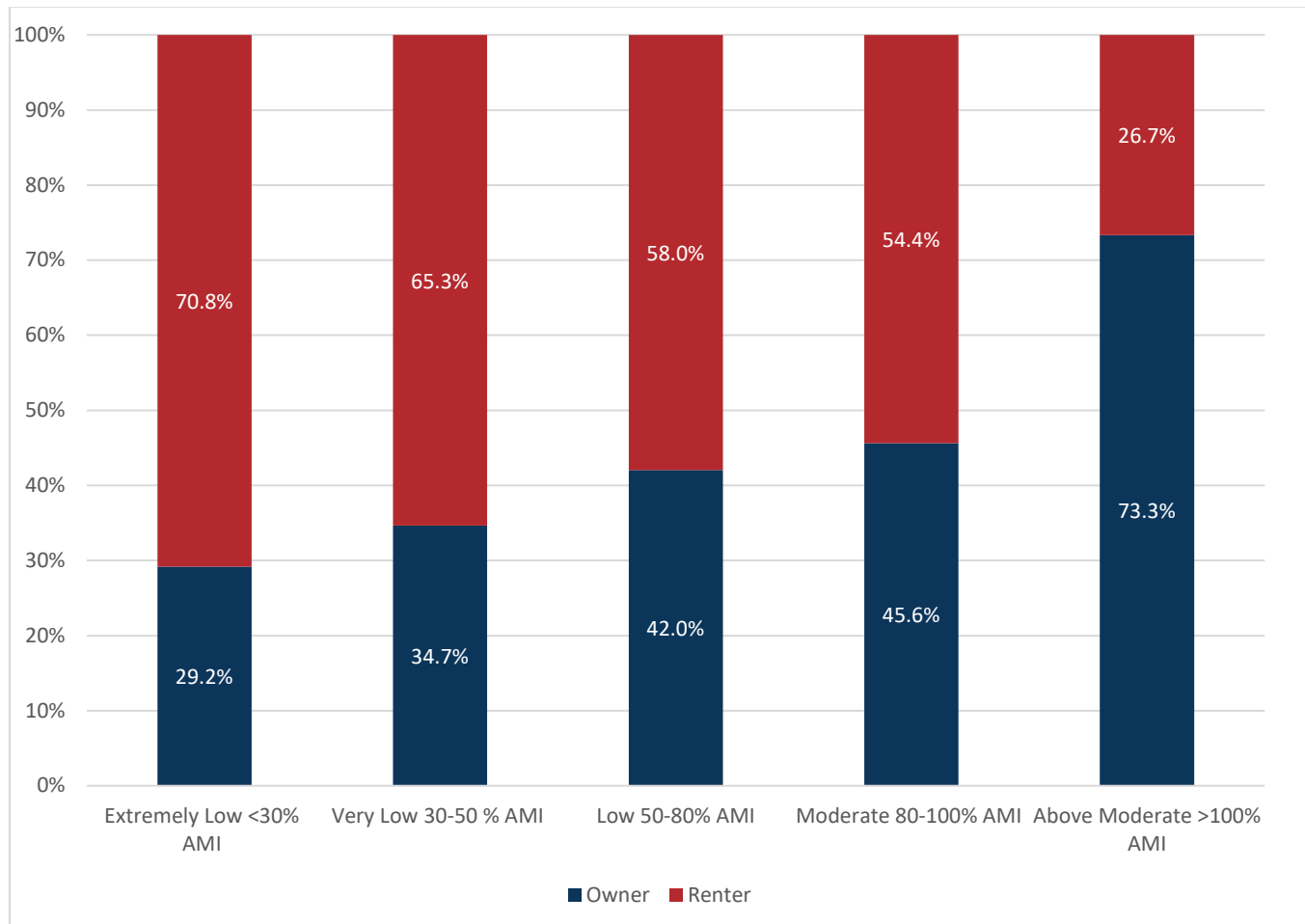
Household Income by Tenure

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of available housing that is affordable for those households. In Clovis, 73.3 percent of Clovis residents that are homeowners have a household income level at or above 100 percent

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AMI, compared to just 26.7 percent of Clovis renters who also have a household income above the AMI (see Figure 3-10). In contrast, only 29.2 percent of Clovis households with extremely low incomes (less than 30 percent of the AMI) are homeowners and the majority of households with extremely low incomes rent (70.8 percent).

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

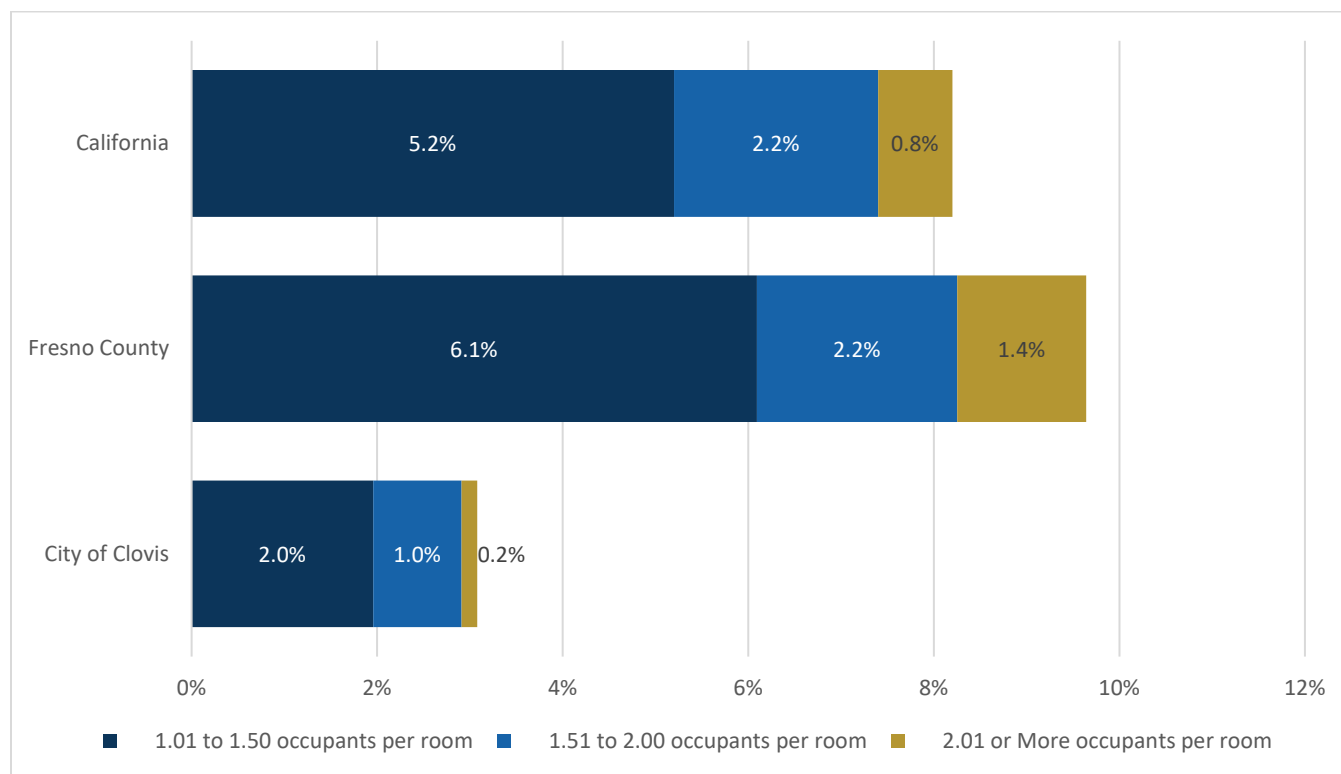


Source: US Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2014-2018.

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 U.S. 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 the county or the state. Only 3.2 percent of occupied housing units in Clovis are defined as overcrowded, of which 2 percent have 1.01 to 1.5 persons per room and 1.2 percent have more than 1.5 persons per room and are 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.

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 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.

In Clovis, there are a total of 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)						
	<i>Owner Occupied</i>	<i>Percent</i>	<i>Renter Occupied</i>	<i>Percent</i>	<i>Total</i>	<i>Percent</i>
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.

State law requires the city to identify the projected need for ELI housing because virtually all ELI households are expected to need aid, including housing subsidies and social services. 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.

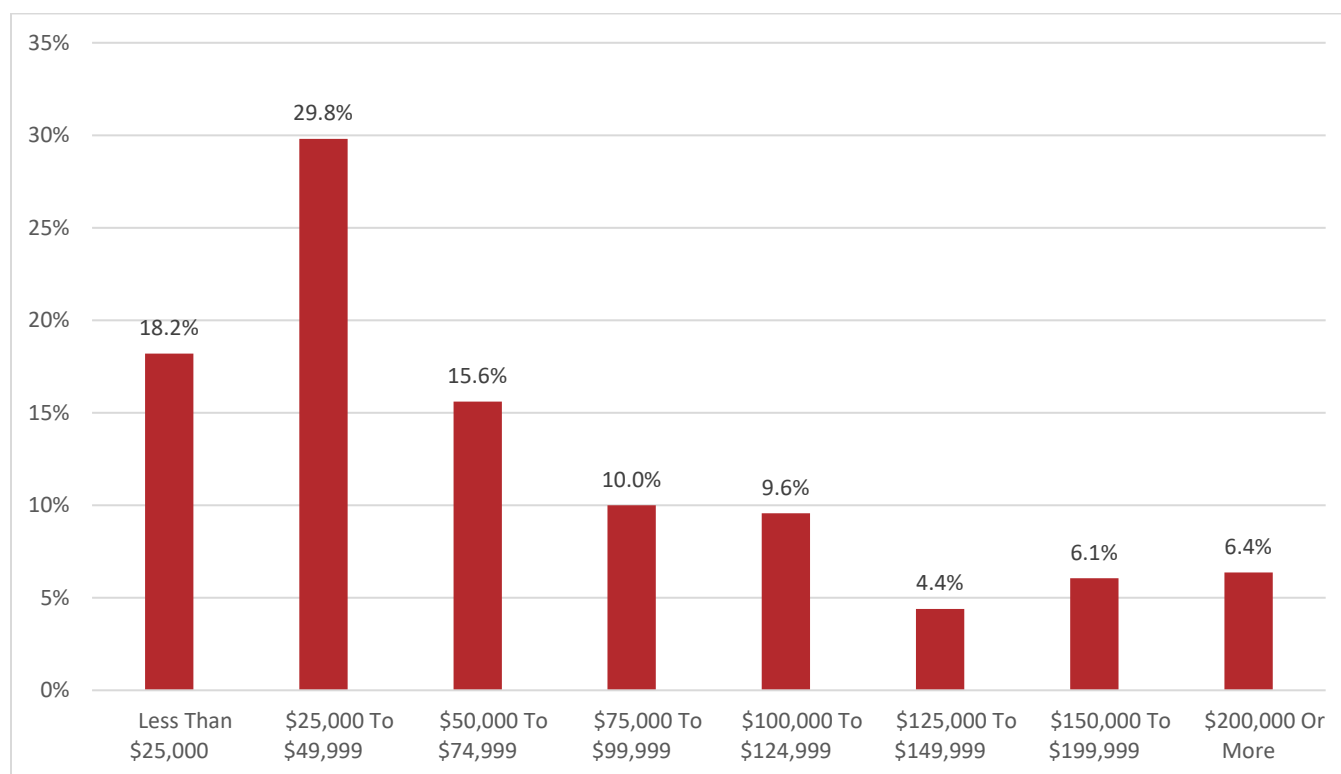
Households with extremely low incomes have a variety of housing situations and needs. Most ELI households will be seeking rental housing, including more deeply affordable housing types like deed-restricted units and single-room occupancy units. Some ELI households may also have large families or include household members with mental or other disabilities and special needs and require supportive services.

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. As depicted in the figure below, nearly 50 percent of senior households have incomes that are less than \$50,000 annually. 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.

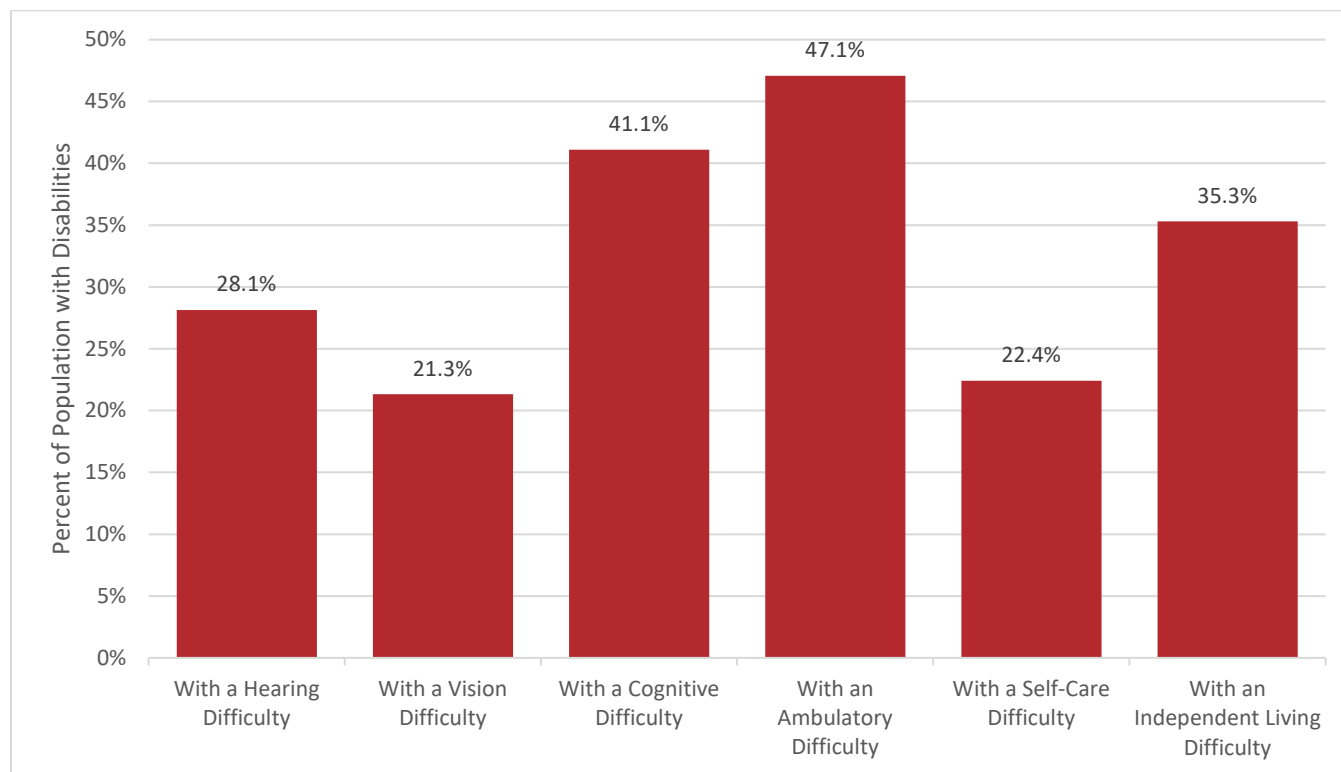
Persons with Disabilities

A disability is defined 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. Persons with severe disabilities often have special housing needs because of limited incomes and higher health care costs due to their disability.

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Approximately 11 percent of Clovis residents have one or more disability, lower than 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 Developmental 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, a cognitive difficulty, a self-care difficulty, or a hearing and vision difficulty as shown in Figure 3-15 above. 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 development 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)			
<i>DDS Data on People with Developmental Disabilities - Residence</i>	<i>City of Clovis</i>	<i>Fresno County</i>	<i>State</i>
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 for Persons with Disabilities

The type of housing that is suitable for persons with disabilities varies substantially based on the nature and extent of the disability. Because households that include people with disabilities are disproportionately lower income, many persons with disabilities need affordable housing options. Some individuals with disabilities may be best served in housing with supportive services that can help them live independently or with licensed care. Design of accessibility modifications, proximity to services and transit, availability of group living opportunities, and affordability are some common considerations that are important for serving this need group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for residents with disabilities.

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.

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 3-8 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)						
	<i>City of Clovis</i>		<i>Fresno County</i>		<i>California</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
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	

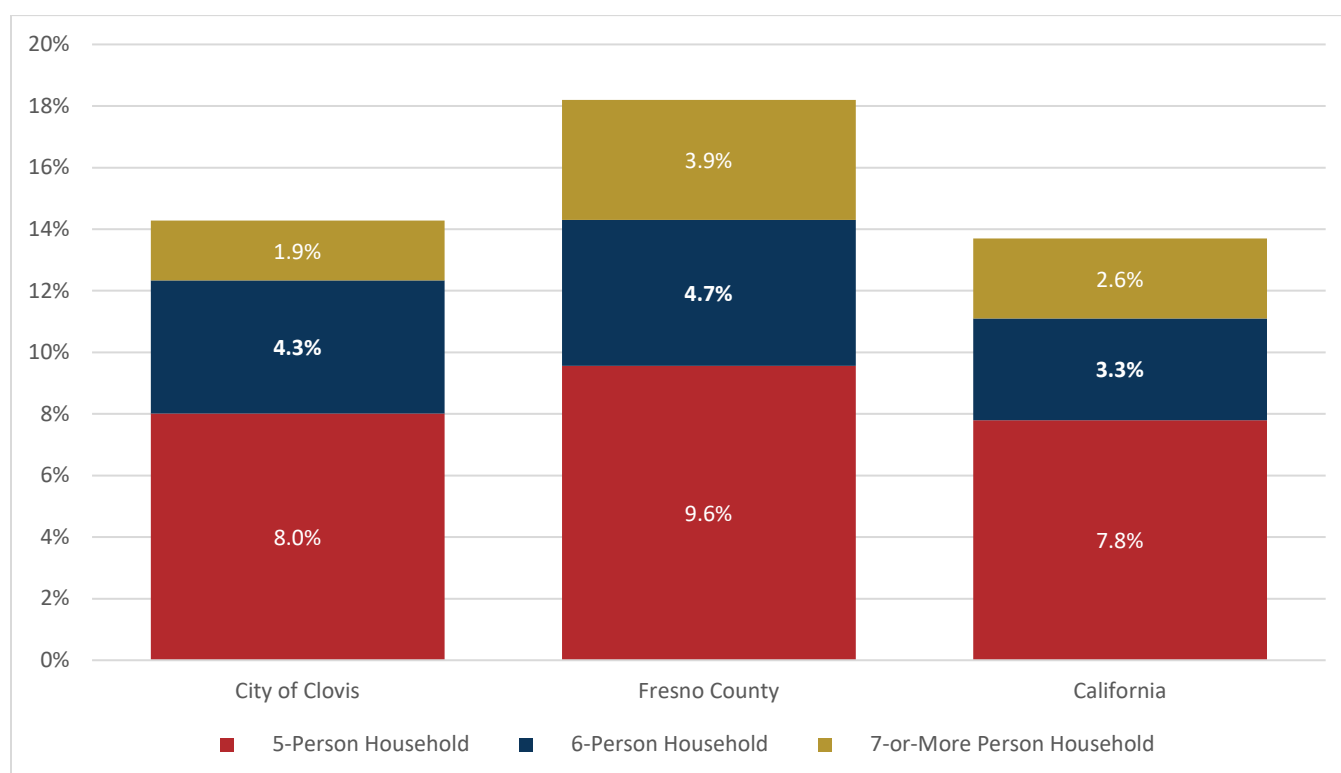
Source: US Census Bureau, ACS16-20 (5-year Estimates), Table B17010

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

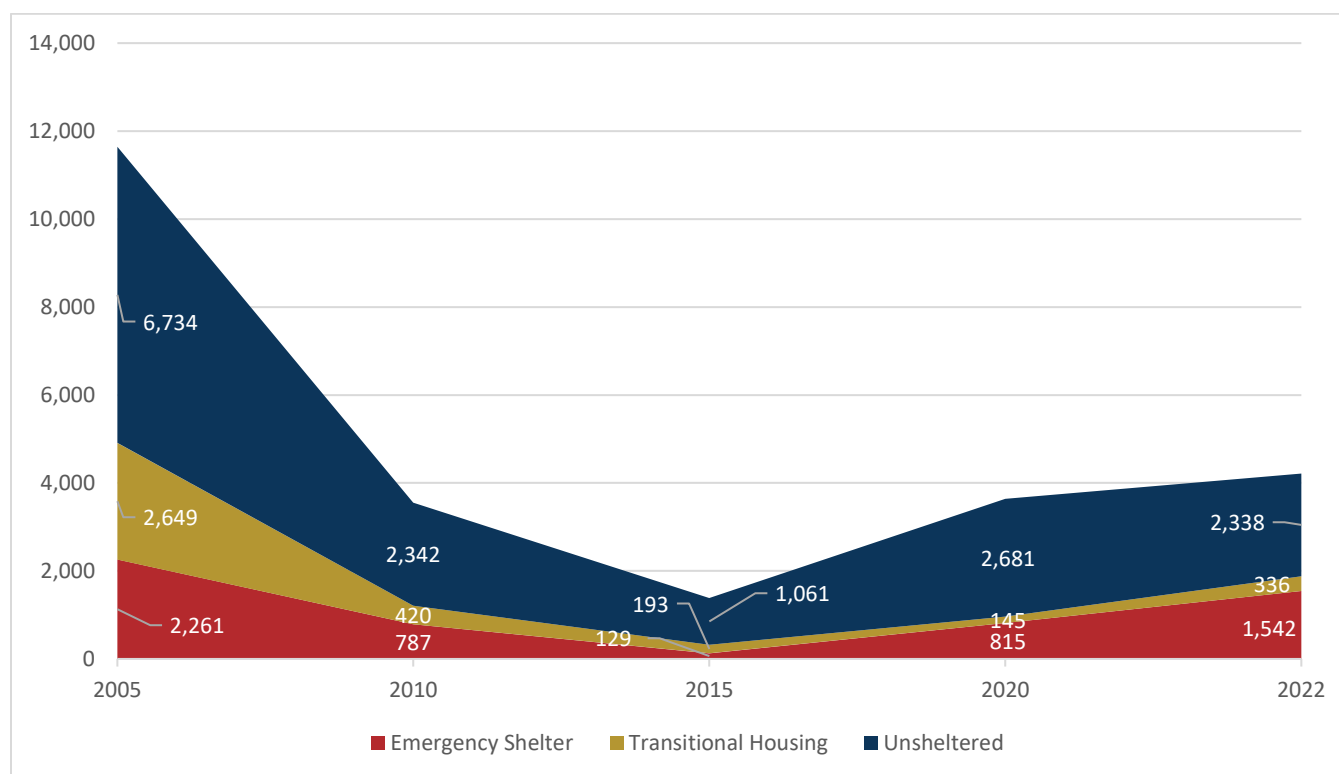
Homelessness remains an urgent challenge in many communities across the state, reflecting the lack of affordable and accessible housing and supportive services. Housing insecurity is a serious issue, and although there are a range of social, economic, and psychological factors, the limited development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

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emergency shelters) are available. The most recent PIT was conducted on February 23, 2022, and showed that 4,216 people experience homelessness in Fresno and Madera Counties, a 15.8 percent increase from the 2020 PIT. As shown in Figure 3-15, homelessness decreased dramatically from in the late 2000s but has been on the rise since 2015. Of the 4,216 people experiencing homelessness in 2022, 2,338 were unsheltered, 1,524 were in emergency shelters, and 336 were in transitional housing.

Figure 3-15 Fresno City and County/Madera County CoC- Homelessness by Type Over Time (2005-2022)



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

The 2022 PIT found that most people experiencing homelessness in the region, 3,397 people, reside in the city of Fresno and only identified 541 people experiencing homelessness in the remaining portions of Fresno County, including 49 people experiencing homelessness in Clovis (see Table 3-13).

Table 3-13 Estimated Number of People Experiencing Homelessness by Jurisdiction, 2022	
Location	Total
Clovis	49
Fresno City	3,397
Fresno County (outside of Fresno city)	541
Madera City	223
Madera County (outside of Madera city)	55
Total	4,216

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

The 2022 PIT findings also show that approximately 80 percent of people experiencing homelessness in the Fresno and Madera region were single adults, 6 percent were parents, and 11 percent were their children. The remaining 4 percent lived in families that included two or more adults but no children. Approximately 60 percent of people experiencing homelessness were male; nearly half of the region's unhoused identified as Hispanic/Latino; 19 percent

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identified as having a serious mental illness; 15 percent identified as survivors of domestic violence; and 5 percent were identified as veterans. About 25 percent of people experiencing homelessness were “chronically homeless” or have experienced homelessness for at least 12 out of the last 36 months.

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 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.

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 are typically categorized into three groups: 1) permanent, 2) seasonal, and 3) migrant. Permanent farmworkers are typically employed year-round by the same employer. Seasonal farmworkers work on average less than 150 days per year and earn at least half of their earned income from farm work. Migrant farmworkers are seasonal farmworkers who have to travel to do the farm work so they are unable to return to their permanent residence within the same day.

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

Housing Needs Assessment

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

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

Estimating the size of the agricultural labor force is problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the government agencies that track farm labor do not consistently define farm labor (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). 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, working less than 150 days per year.

Table 3-14 Hired Farm Labor (Countywide), 2017	
	<i>Fresno County</i>
Farms	2,540
Workers	37,819

Source: USDA Agricultural Census, Table 7, 2017.

The USDA Agricultural Census does not provide data on farmworkers at the city level; however, according to the 2017 ACS, there were 661 employees in the Agriculture, Forestry, Fishing and Hunting, and Mining industry living in Clovis. This would indicate that up to 1.7 percent of permanent farmworkers in Fresno County live in Clovis. Farmworkers living in urban areas of the county often have similar needs for affordable rental housing as other lower-wage earners.

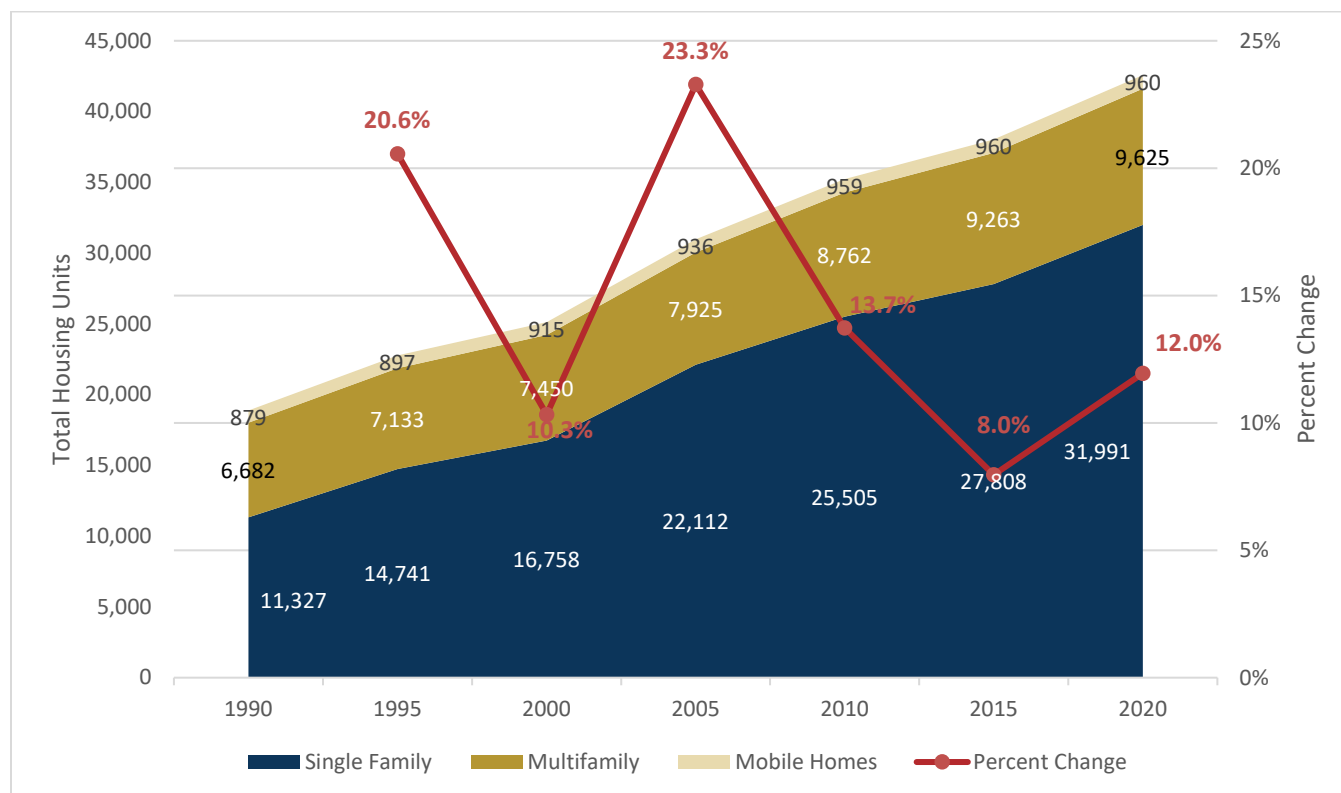
3.5 Housing Stock Characteristics

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.

Housing Needs Assessment

Figure 3-16 Total Housing Units, Clovis (1990 to 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.

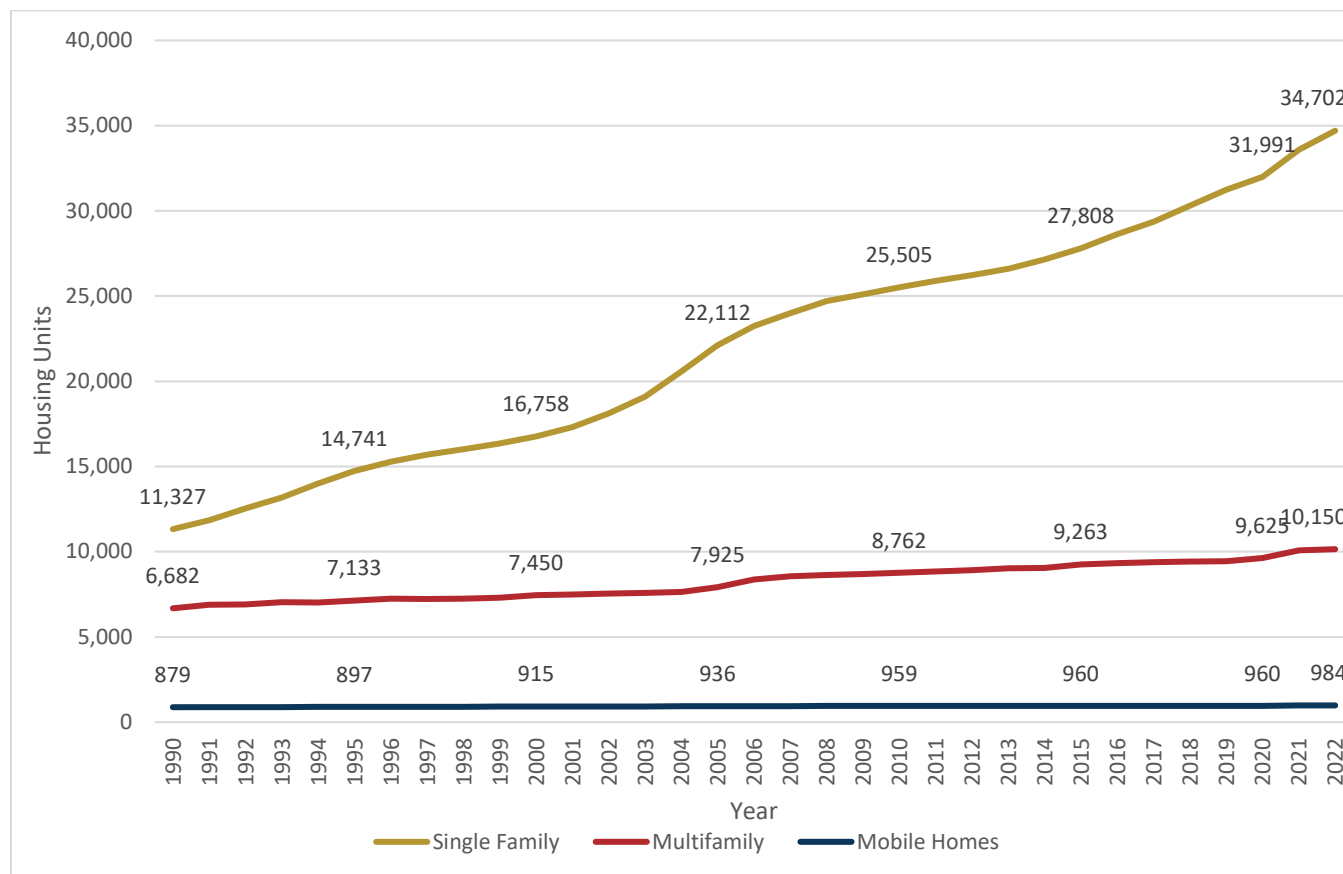
	City of Clovis		Fresno County		California	
	Housing Units	Percent of Total Units	Housing Units	Percent of Total Units	Housing Units	Percent of Total Units
Total	45,835		343,513		14,583,998	
Single Family, Detached	33,919	74.0%	233,817	68.1%	8,341,577	57.2%
Single Family, Attached	783	1.7%	7,594	2.2%	1,010,851	6.9%
Multifamily, 2 to 4 units	3,692	8.1%	34,288	10%	1,168,669	8.0%
Multifamily, 5 or more units	6,458	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.

Housing Needs Assessment

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 only increased by 52 percent and mobile homes have only increased by 12 percent.

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



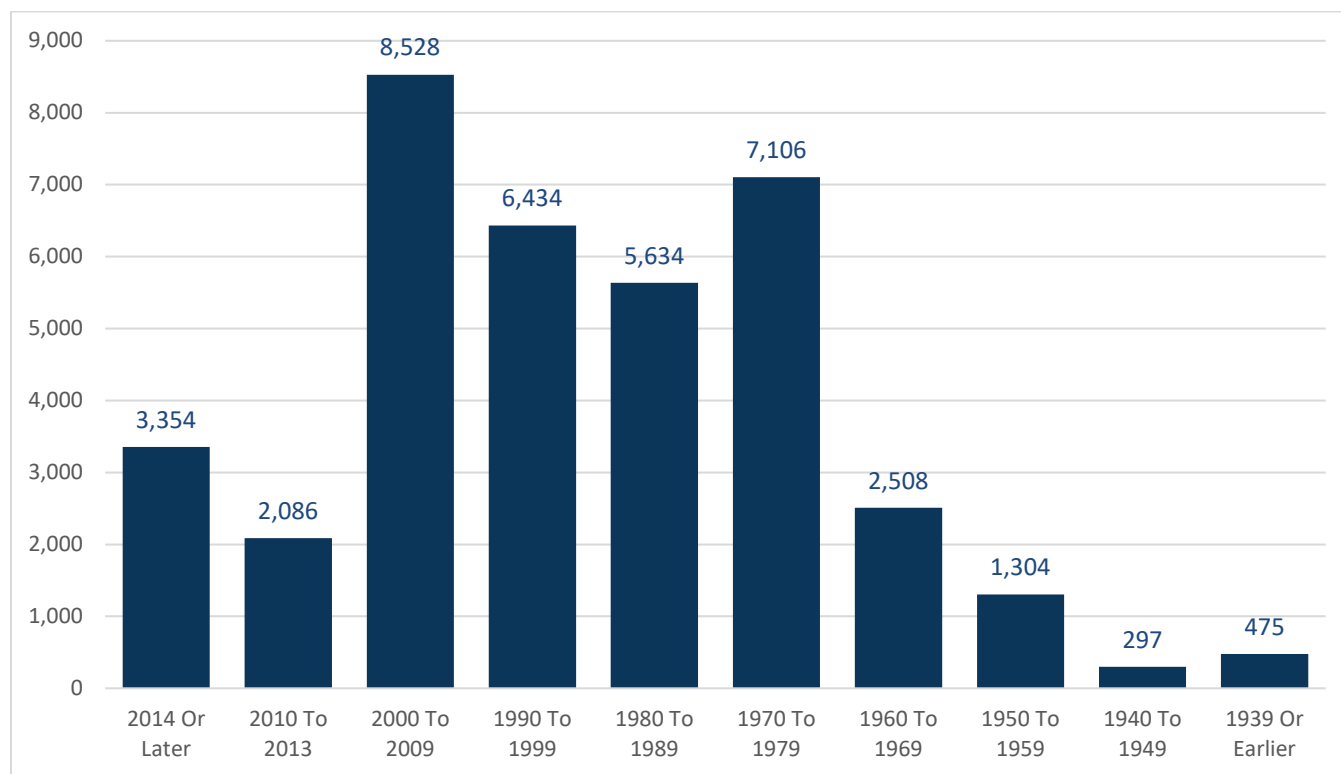
Source: Department of Finance, E-5 Population and Housing Estimates for Cities, 2021, 2022.

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 in 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 below). 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 prior to 1970. If not already rehabilitated, these homes will likely need repair.

Housing Needs Assessment

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



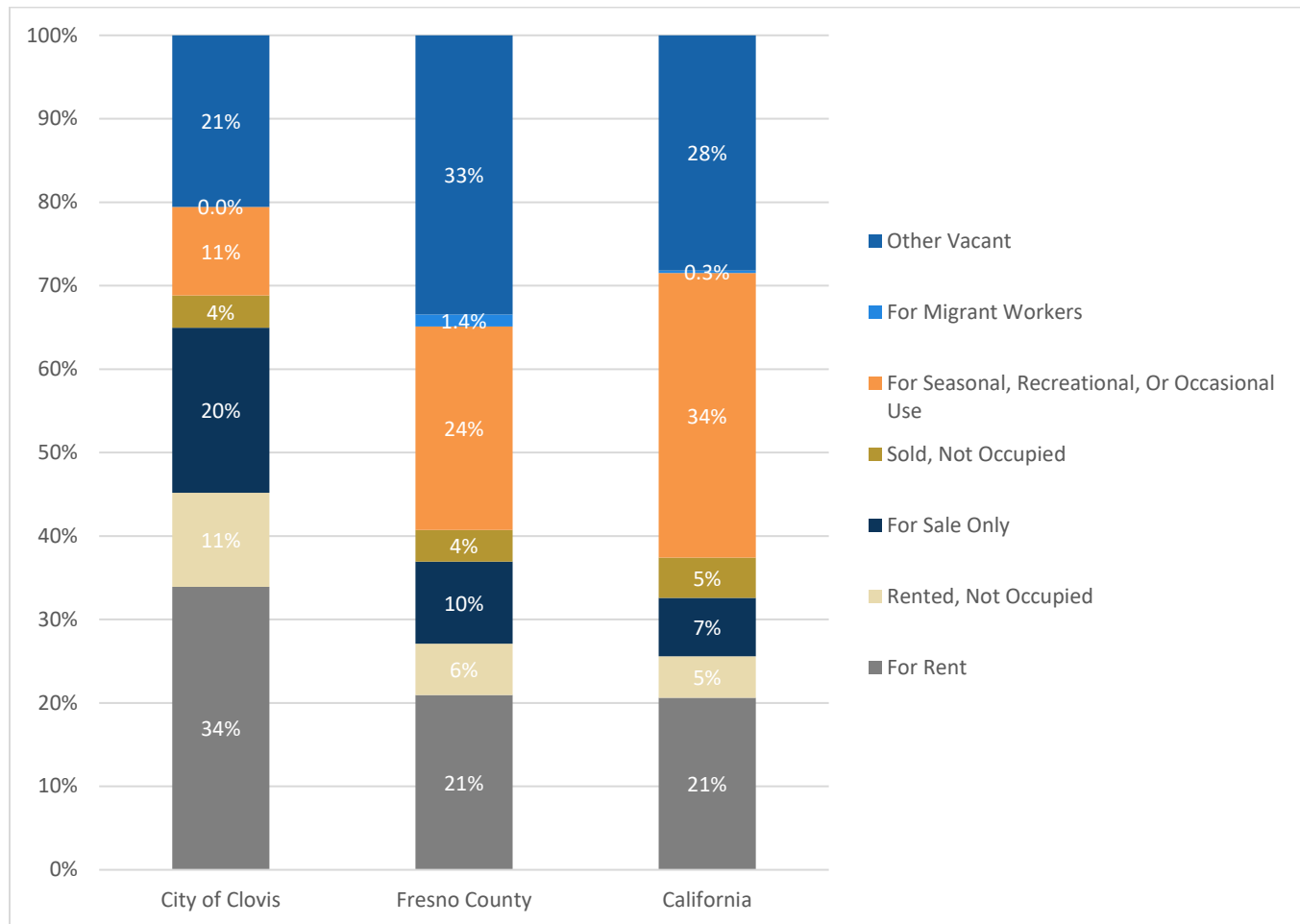
Source: US Census Bureau, ACS 16-20 (5-year Estimates), Table B25036.

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 below). In Clovis, the ownership housing vacancy rate is about 1.6 percent, while the rental housing vacancy rate is 5.4 percent.

Housing Needs Assessment

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.)

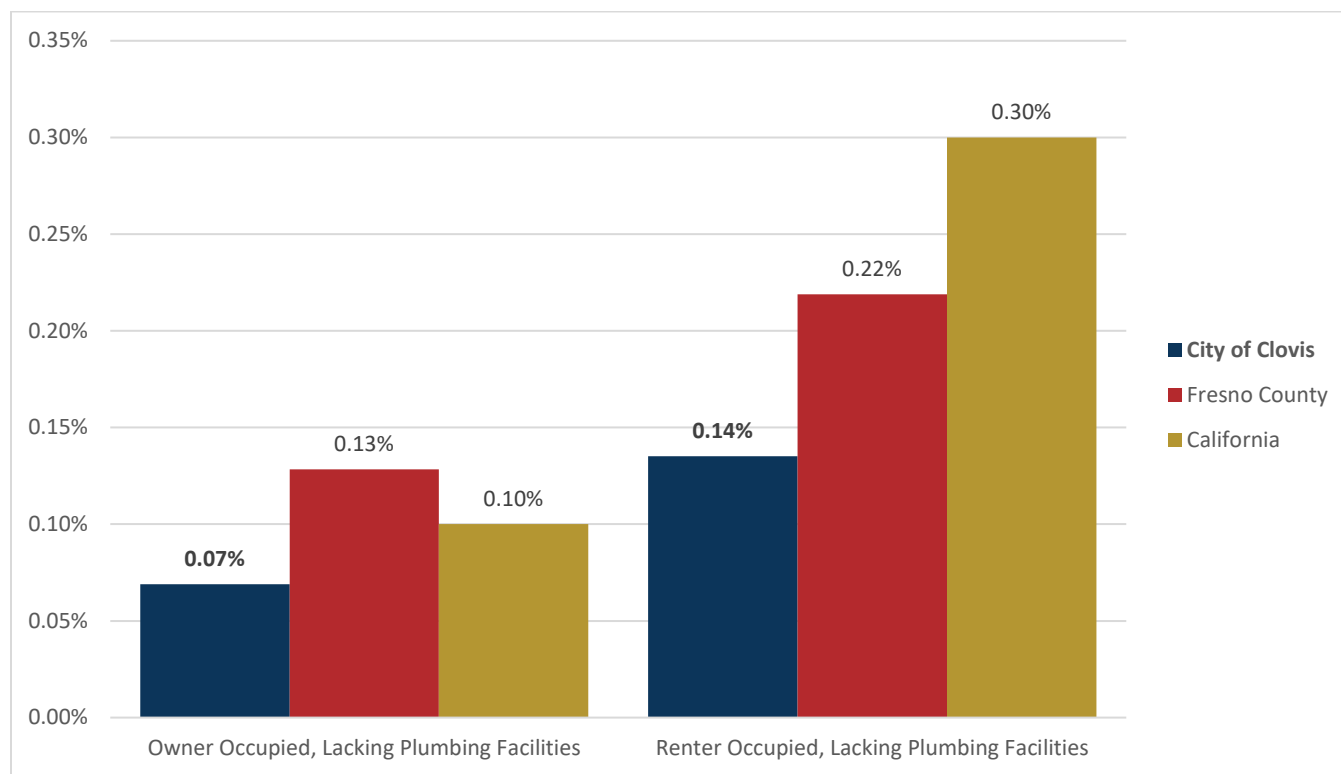
- Other Vacant: If a vacant unit does not fall into any of the categories specified above, it is classified as "Other vacant." For example, this category includes units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner.

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 near 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.

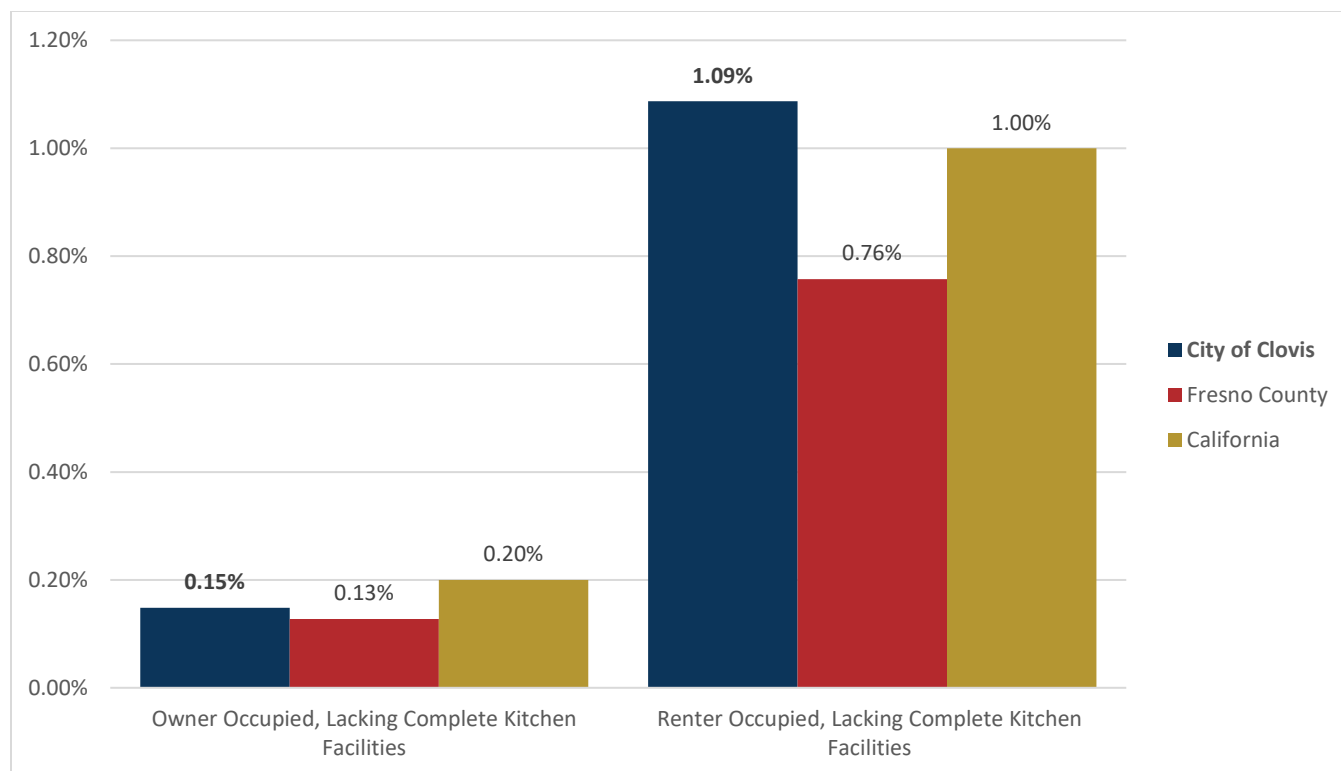
Housing Needs Assessment

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 Needs Assessment

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)				
<i>All Groups</i>	<i>Good (housing units)</i>	<i>Medium (housing units)</i>	<i>Poor (housing units)</i>	<i>Average Score</i>
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

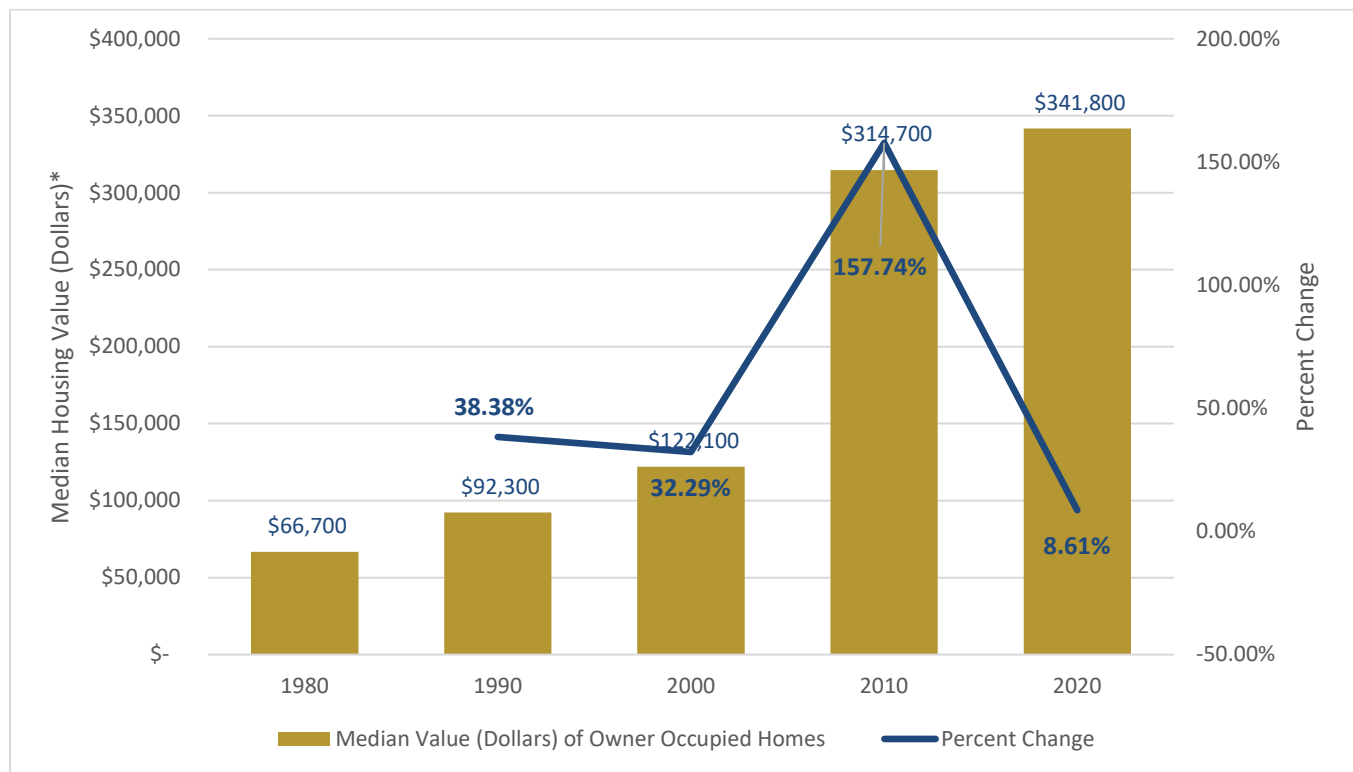
The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the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

Housing Needs Assessment

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

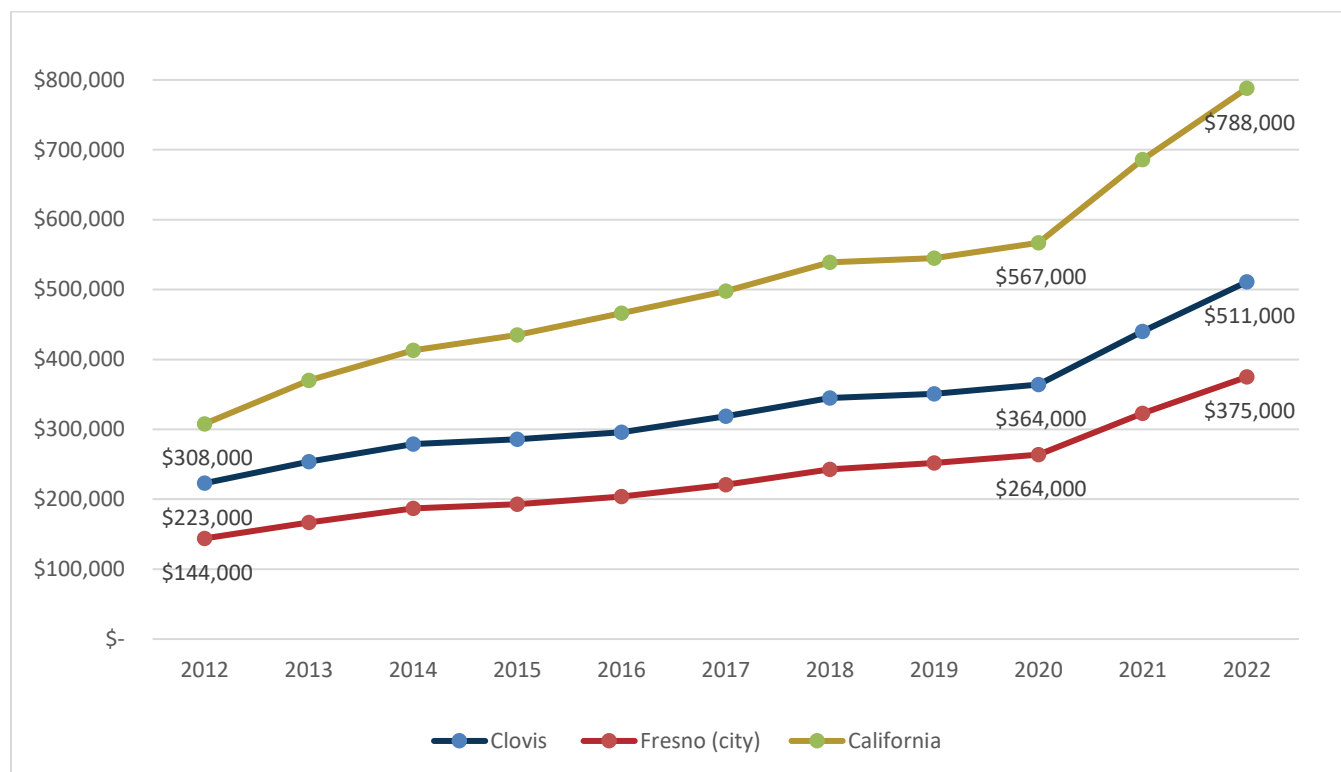


Source: US Census Bureau, Census 1980(ORG STF1), 1990(STF3), 2000(SF3); ACS 06-10, 16-20 (5-year Estimates), Table B25077.

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.

Housing Needs Assessment

Figure 3-23 Zillow Home Value Index, 2022



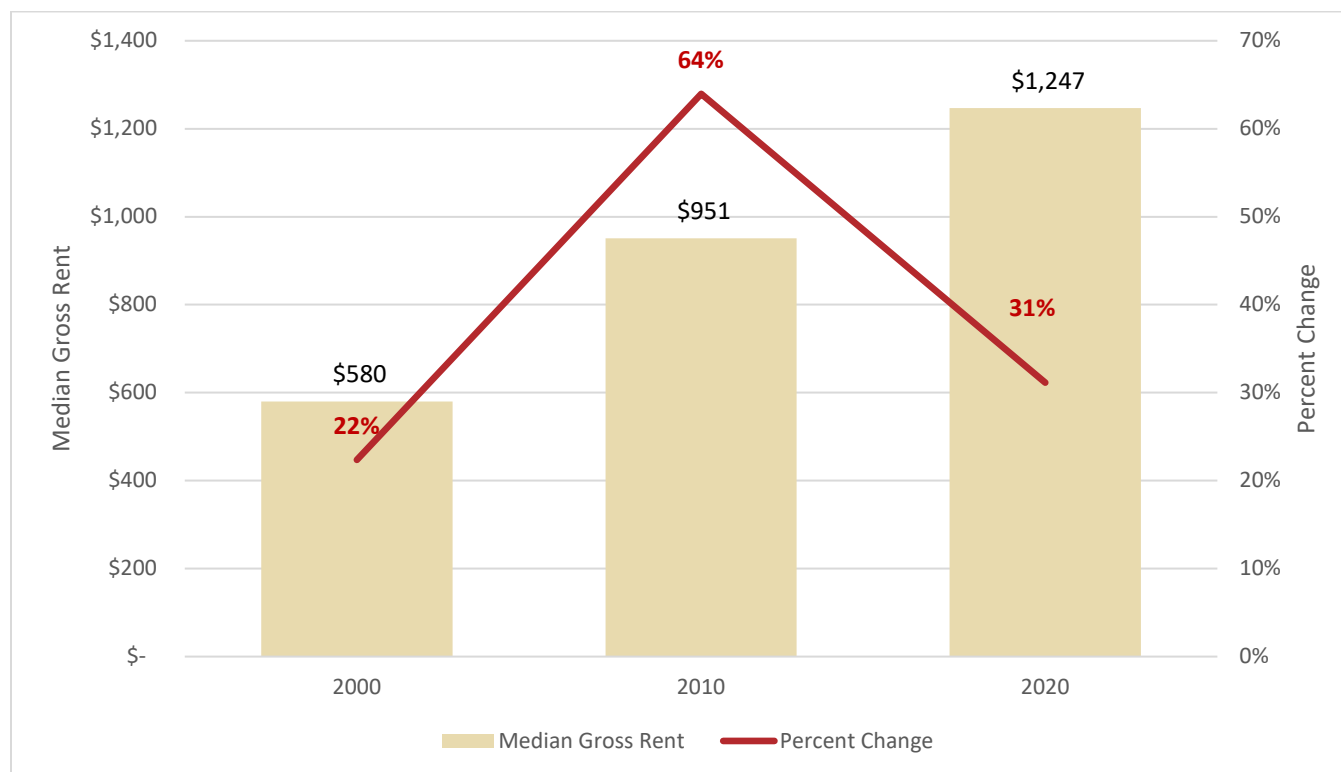
Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The ZHVI includes all owner-occupied housing units, including both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

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.

Housing Needs Assessment

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, the table shows affordable purchase prices at two different interest rates: 4.5 percent and 7 percent. As shown in the table, 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.

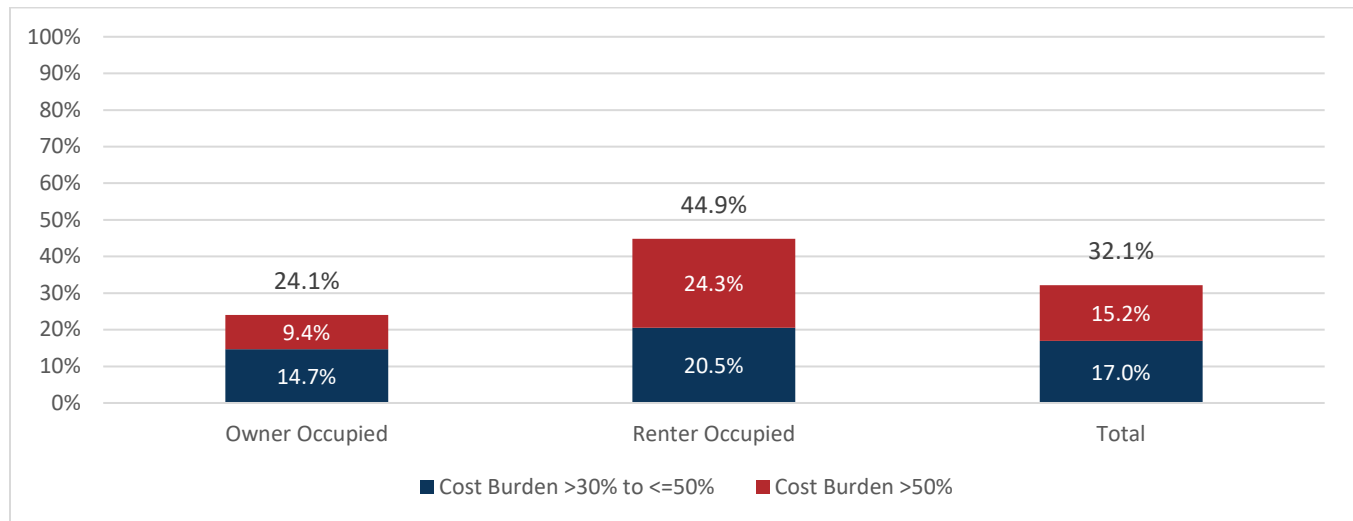
Overpayment

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, below, 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).

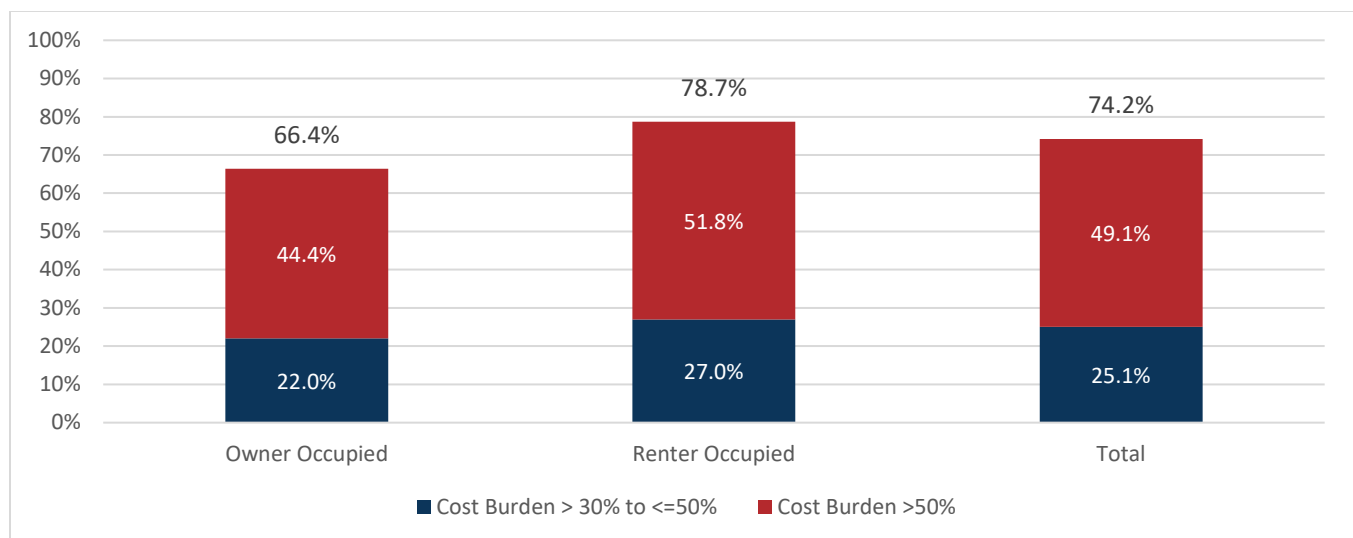
Housing Needs Assessment

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. The table 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).

Housing Needs Assessment

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 a total of 180 mixed-income units, has 37 affordable units that expired on December 31, 2022 (prior to the start of the planning period); however, the property manager seems to still be charging below market rents. 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 3-19 below.

<i>Name</i>	<i>Address</i>	<i>Age Restrictions</i>	<i>Affordability Level</i>	<i># of Units</i>	<i># of Affordable units</i>	<i>Affordable Units Expiration (At Risk – Y/N)</i>
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.		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 3-18, 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.

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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 the table, approximately \$308,750 annually would be required to preserve the expiring affordable units or \$9,262,500 for 30 years of subsidy.

<i>Per Unit Affordable Rent¹</i>		<i>Unit Size</i>			<i>Total</i>
		<i>1BR⁴</i>	<i>2BR</i>	<i>3BR</i>	
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" Units³	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 Turner Center², 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

² The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program. Turner Center for Housing Innovation. U.C. Berkeley. March 2020. https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/LIHTC_Construction_Costs_2020.pdf

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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	
<i>Organization</i>	<i>City</i>
Fresno Housing	Fresno
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.

CHAPTER 4 | Assessment of Fair Housing

4.1 Introduction

Throughout California, community amenities and access to opportunities are not always equitably accessible or attainable due to different social, economic, or cultural barriers in society. Because of this imbalance, it is important to ensure that sites for housing, particularly lower-income units, are available throughout Clovis and where residents have fair and equitable access to amenities and opportunities. This chapter provides an assessment of fair housing to ensure Clovis plans for housing, particularly lower-income housing, 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.” This means cities and counties must 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 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 ACS, the HCD AFFH Tool, and the City’s Analysis of Impediments to Fair Housing Choice (2019).

4.2 Notes on Geospatial Analysis

In this report, “neighborhoods” are approximately by census tracts. Census tracts are statistical geographic units defined by the U.S. 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 relates to the ability of a locality and fair housing entities to disseminate information related to fair housing and provide outreach and education to ensure community members are aware 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.

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 a total of 72 race discrimination complaints).

<i>Basis of Complaint</i>	<i>Number of Complaints</i>
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 a total of 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.

<i>Filing Date</i>	<i>Status</i>	<i>Closure Date</i>	<i>Closure Reason</i>	<i>Basis</i>	<i>Issues</i>
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 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 contends that its Housing Element is in full compliance with all regulations governing affordable housing, and this matter is currently on appeal with the Fifth District Court of Appeal.²

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

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

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.

4.4 Patterns of Residential Integration and Segregation

Race and Ethnicity

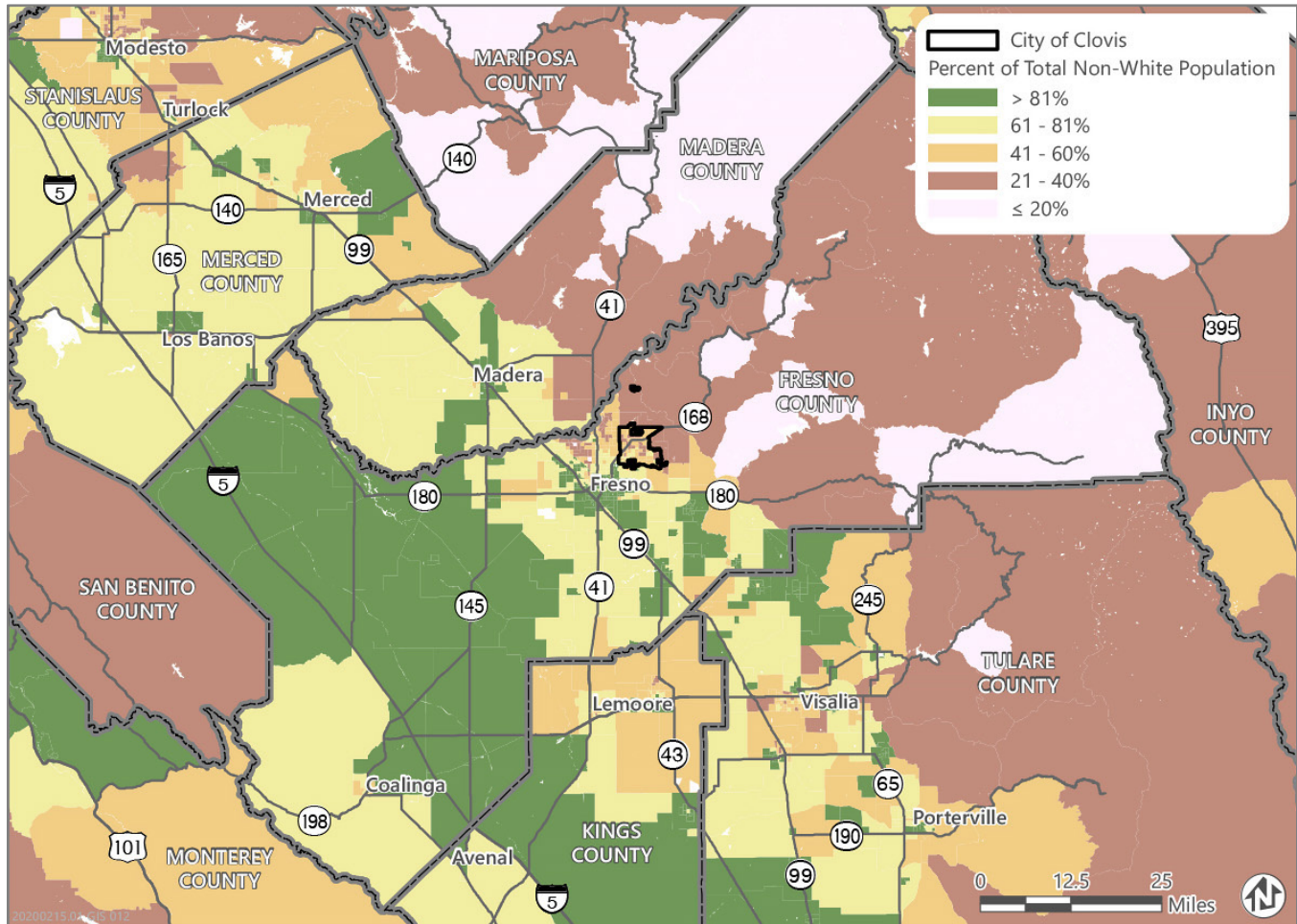
Fresno County has grown in diversity in recent decades and has higher shares of Hispanic/Latino (53.4 percent) and Asian residents (10.4 percent) than the national average (18.4 percent and 5.7 percent respectively) according to ACS estimates. Figure 4-1 shows the spatial distribution of non-White populations 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.

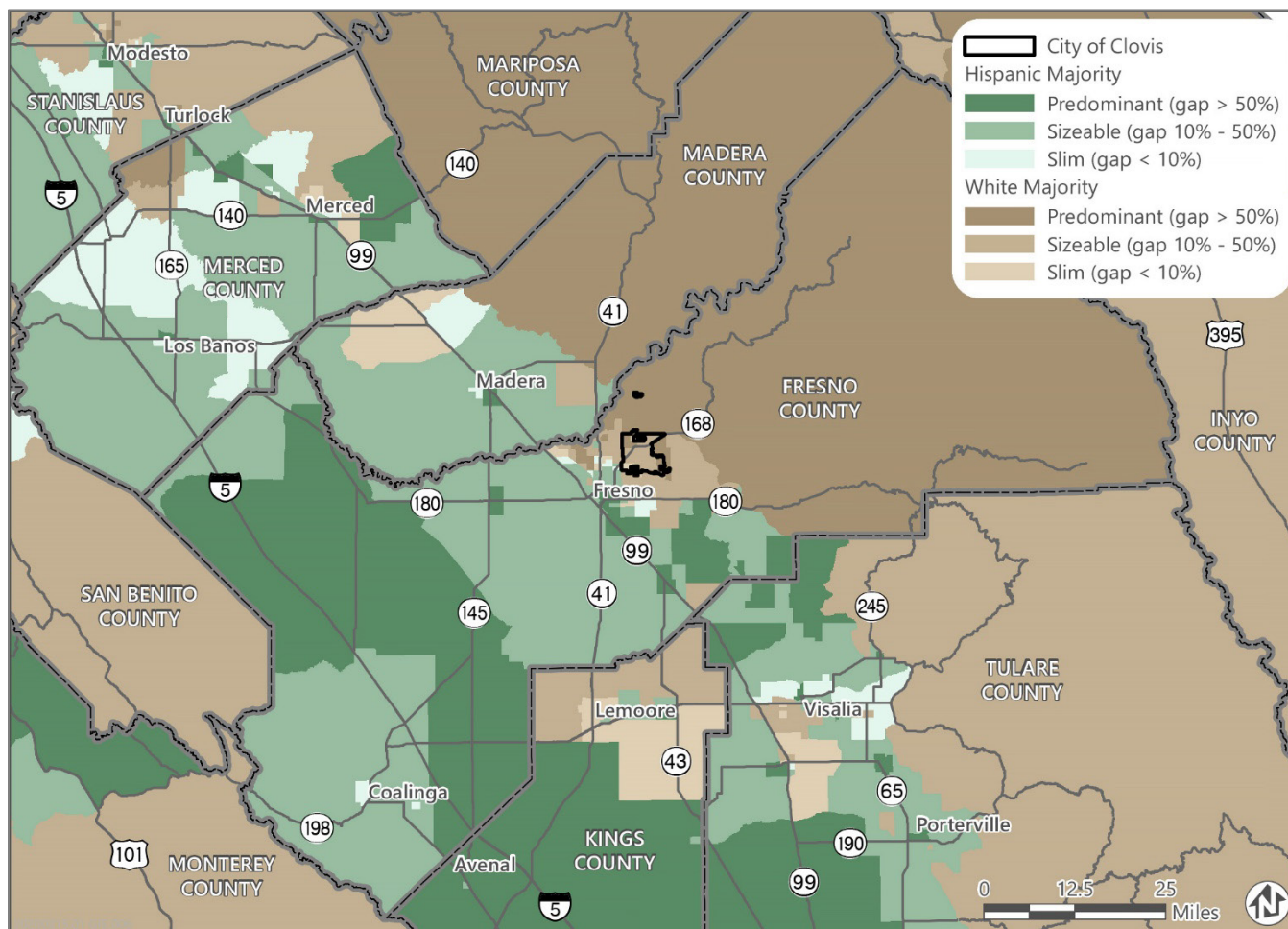
Although Clovis remains less diverse than Fresno County as a whole, the City has experienced significant changes in the demographic composition of its population. Between 1990 and 2020, following statewide trends, the non-White share of the City's population has increased steadily, while the percentage 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 a 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



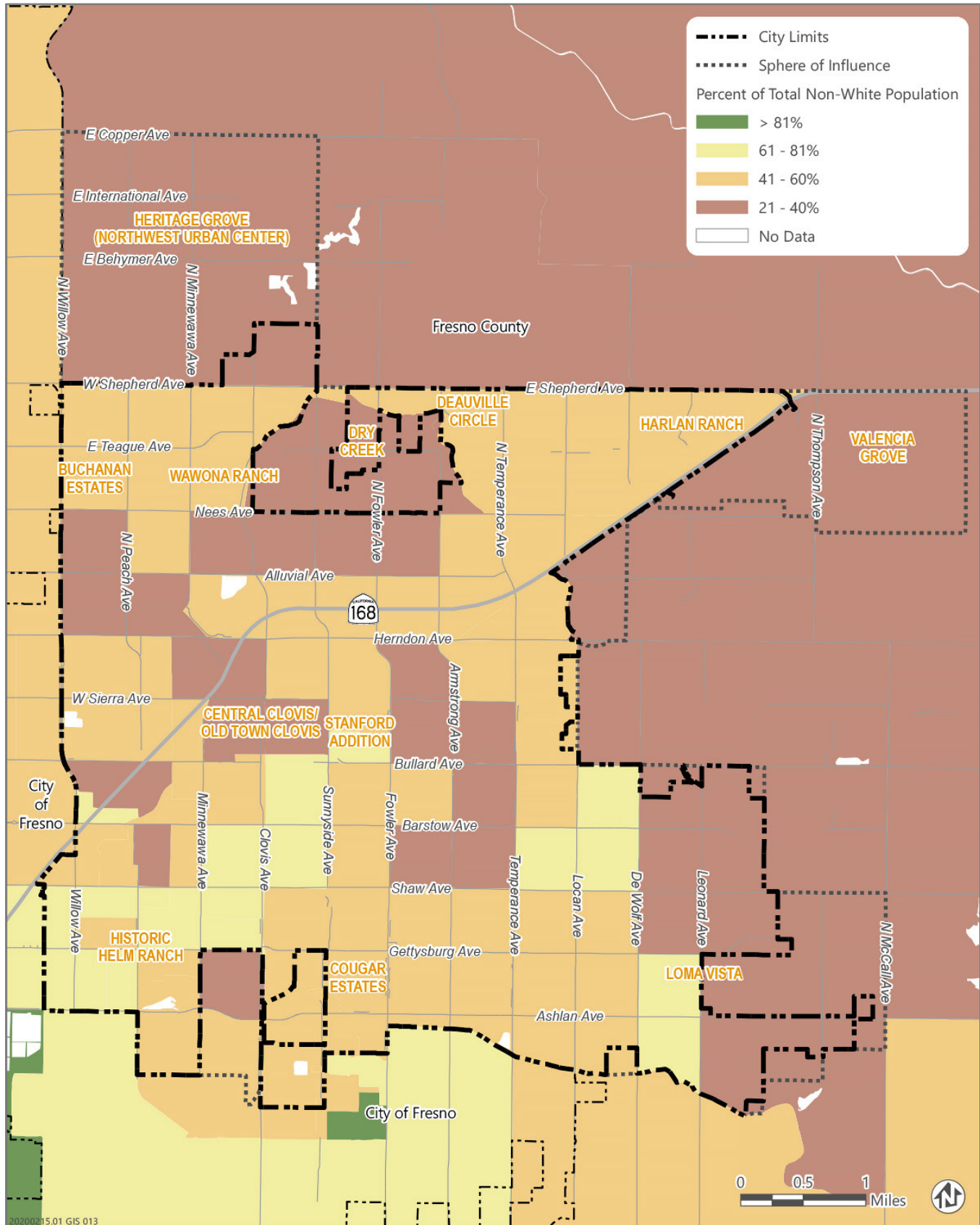
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on U.S. Census Bureau data.

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



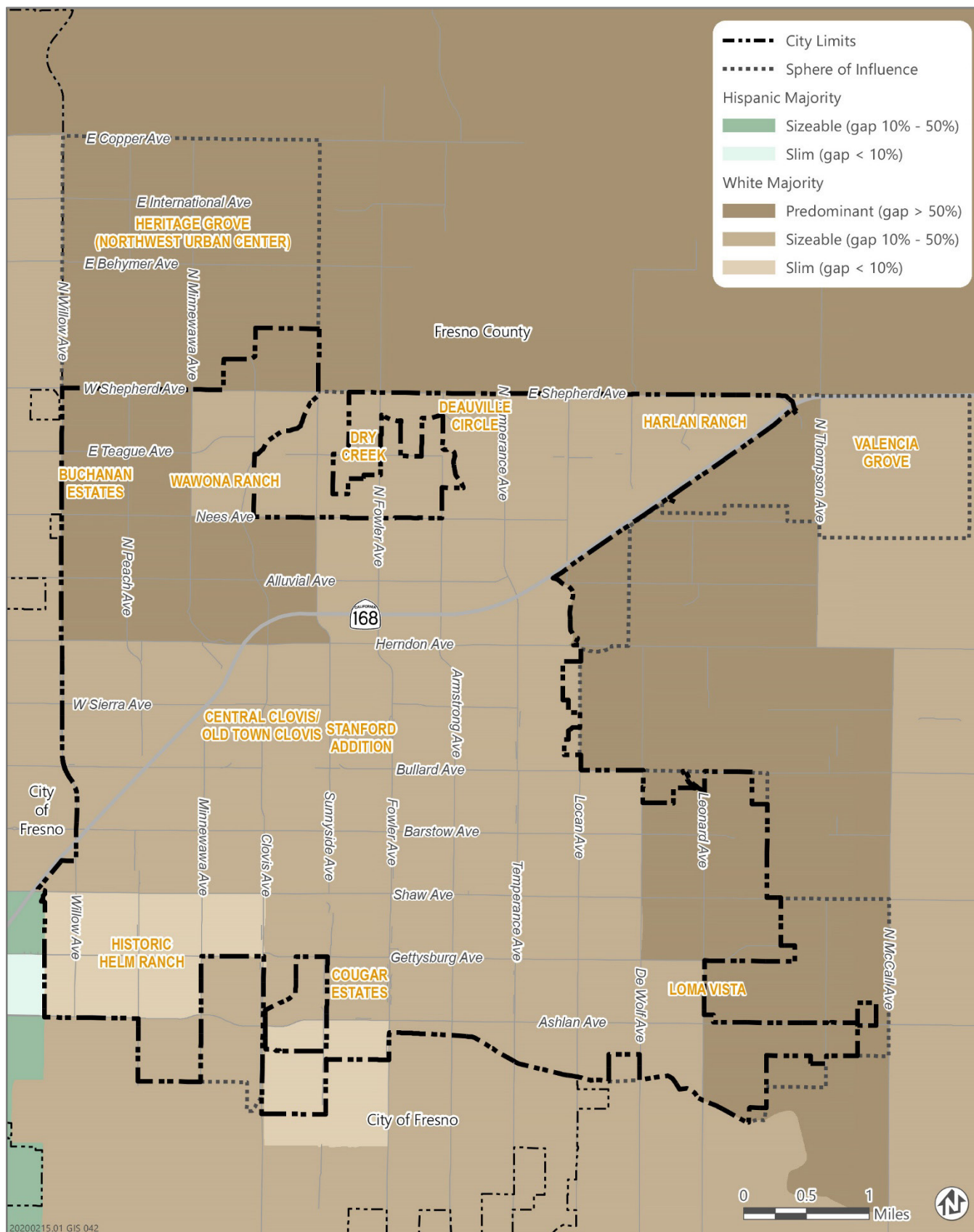
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on U.S. Census Bureau data.

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



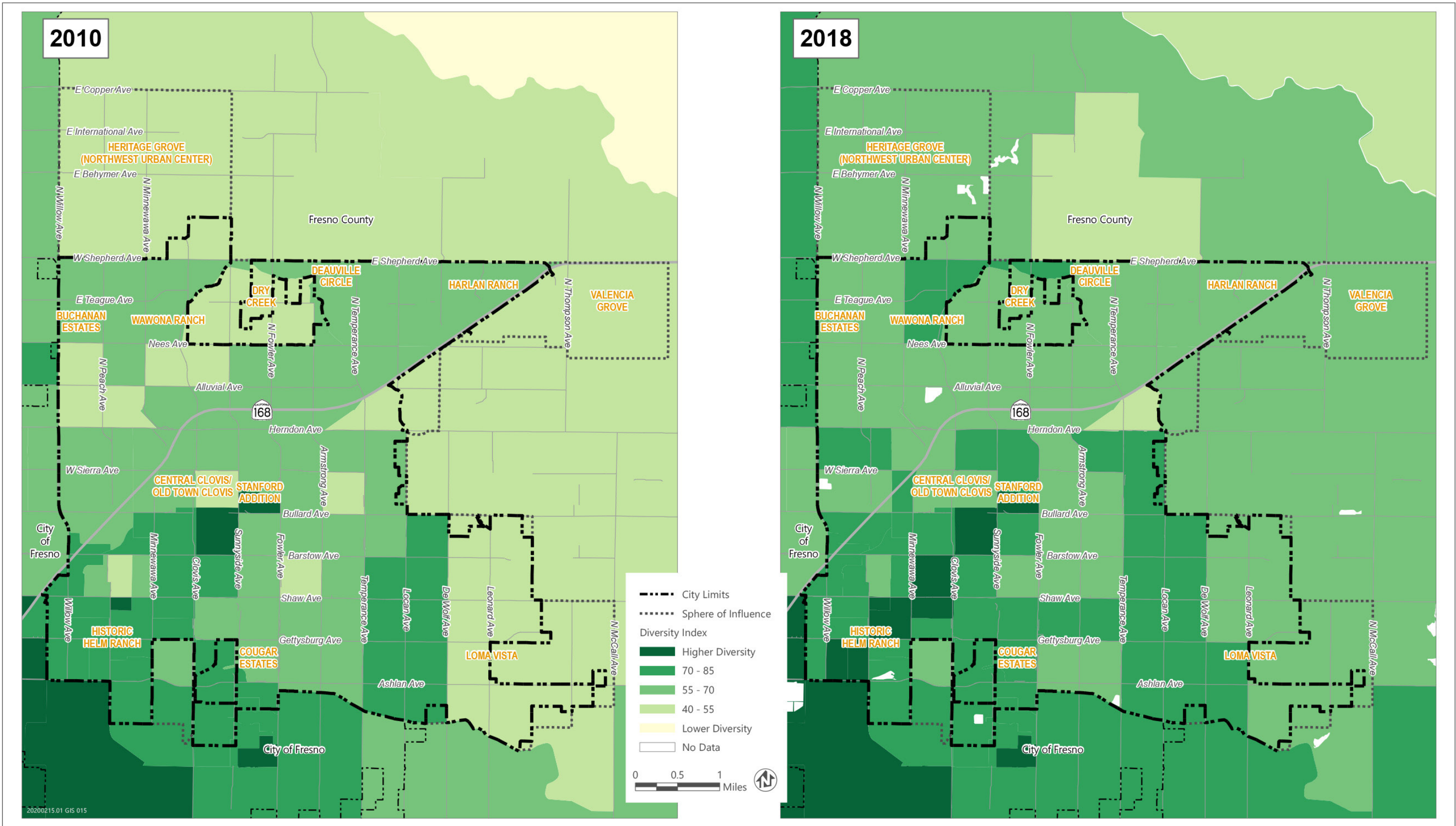
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on U.S. Census Bureau data.

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 U.S. 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 U.S. 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.

<i>Race/Ethnicity</i>	<i>City of Clovis</i>	<i>Fresno County</i>
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.

Assessment of Fair Housing

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 U.S. 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

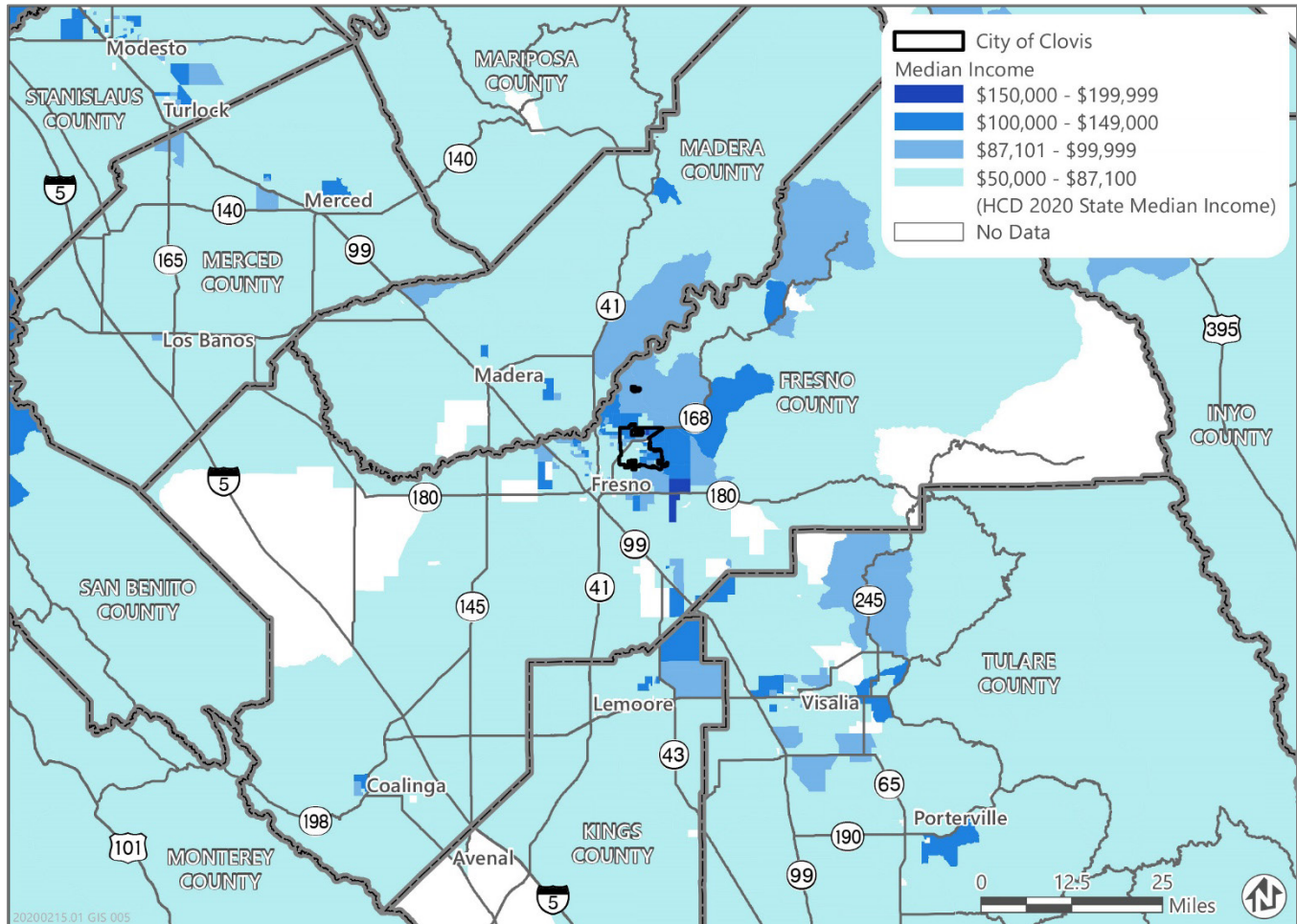
Figure 4-6 below shows the household median income by block group in Fresno County. Most of Fresno County has a household median income below the California state median income in 2020 (less than \$87,100) particularly in the Central Valley area. Throughout the region, the highest median income is often 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 in the vicinity of the national forest areas in the eastern portions of these counties. Lower-income concentrations are found within older city cores in the larger jurisdictions. However, in contrast to areas in the state with higher-density populations and uses, the San Joaquin Valley counties are not heavily populated and are instead heavily agricultural, 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.

<i>Income Distribution Overview</i>	<i>Fresno County</i>			<i>Clovis</i>		
	<i>Owner</i>	<i>Renter</i>	<i>Total</i>	<i>Owner</i>	<i>Renter</i>	<i>Total</i>
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%
<i>Total Number of Households</i>	<i>164,125</i>	<i>143,780</i>	<i>307,905</i>	<i>23,570</i>	<i>13,590</i>	<i>37,160</i>

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 U.S. 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 147 percent and the statewide median by 106 percent.

Table 4-5 Median Household Income, 2020	
<i>Jurisdiction</i>	<i>Median Household Income</i>
Clovis	\$84,119
Fresno County	\$57,109
California	\$78,672

Source: U.S. Census Bureau ACS 5-Year Estimates 2016-2020, 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).

Assessment of Fair Housing

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 City, located along the northern and eastern City 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

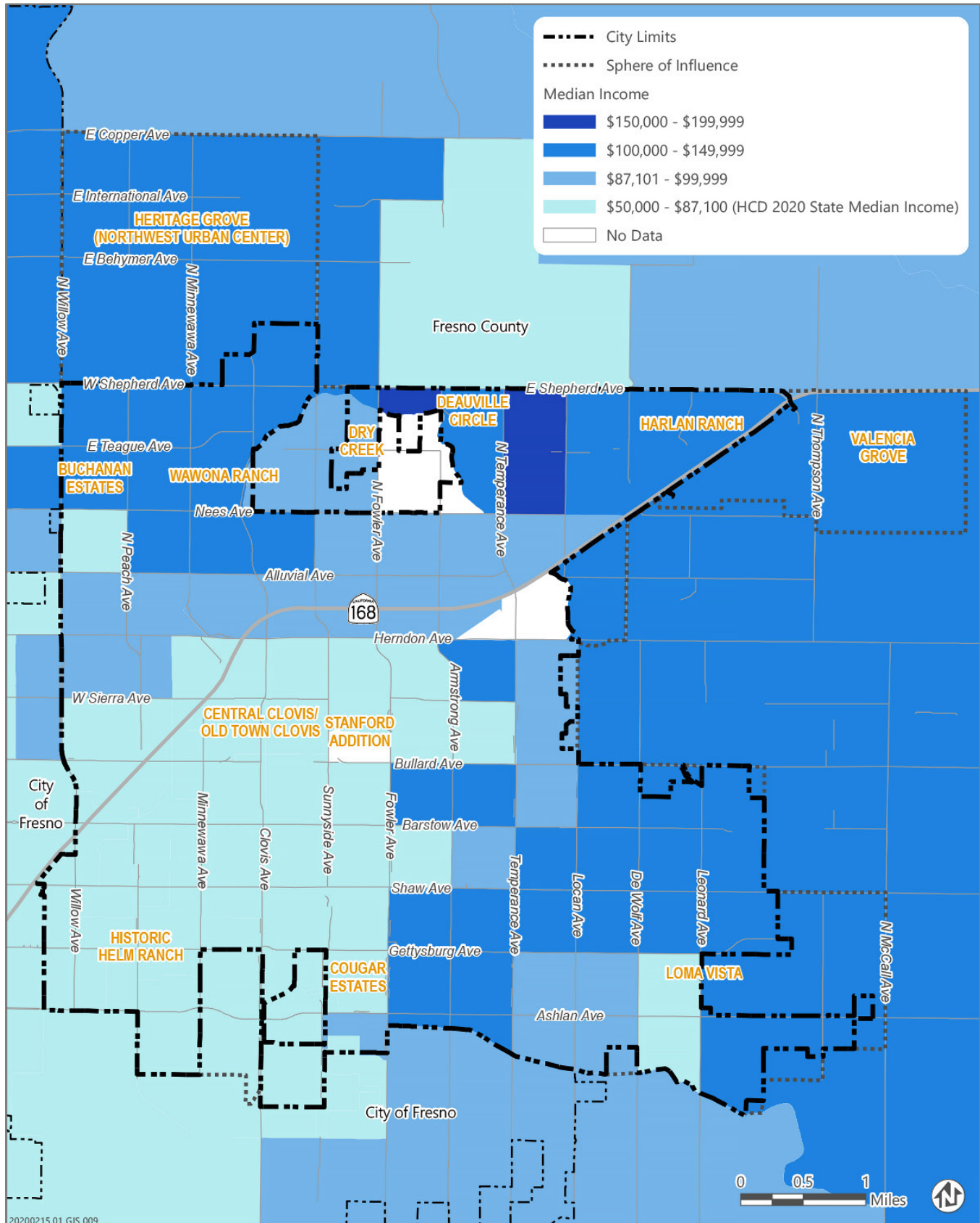
The Fair Housing Act (FHA) bans discrimination based on certain protected classes, including "familial status," which refers to the presence of at least one child under 18 years old. Under the FHA, familial status discrimination occurs when a landlord, property manager, real estate agent, or property owner treats someone differently because they have a family with one or more individuals who are under 18 years of age. A "family" also includes people who are pregnant and people who are in the process of securing legal custody of a person under 18 years of age, including a family that is in the process of adopting a child, or foster parents. All families with children are protected by the FHA against familial status discrimination, including single-parent households and same-sex couples 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.

Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021

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



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on U.S. 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.

<i>Household Type</i>	<i>Fresno County</i>		<i>Clovis</i>		<i>California</i>	
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	

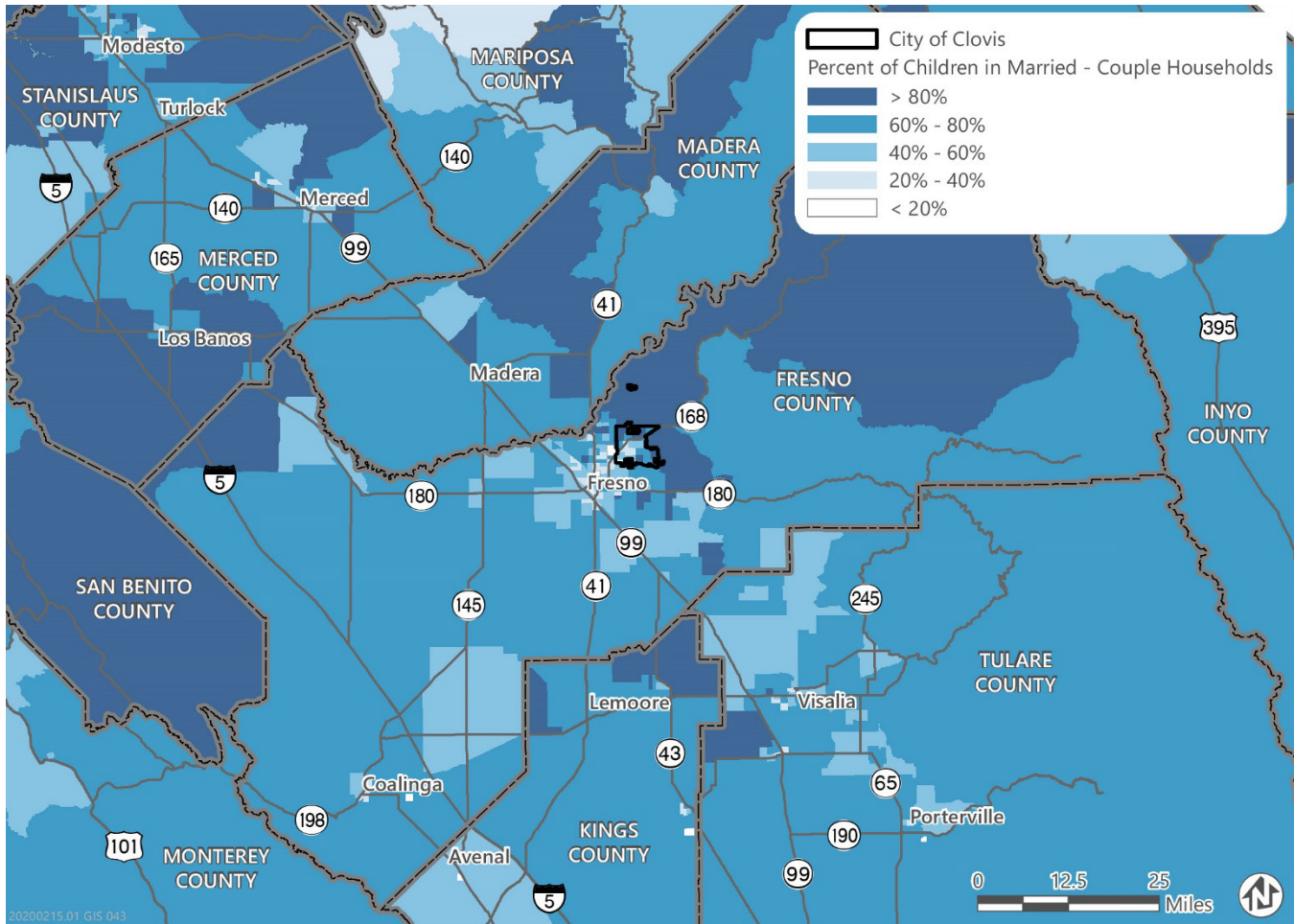
Source: U.S Census ACS 5-Year Estimates, 2015-2019.

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

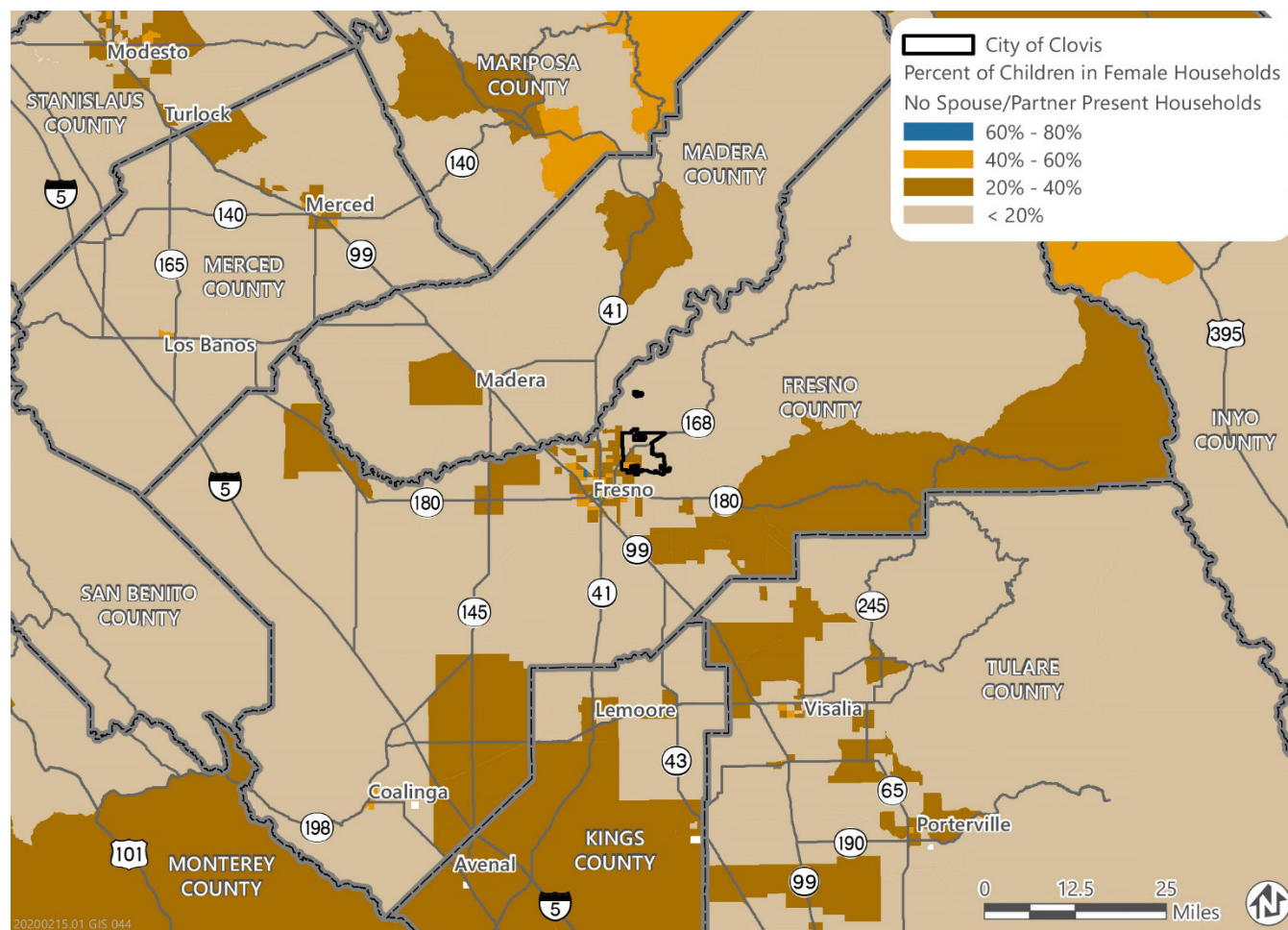
Figure 4-10 shows the percentage of children living in married-couple households by census tract in Clovis. Generally, census tracts along the northern and eastern borders of the City report high concentrations of children living in married couple households (greater than 60 percent). Census tracts in 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



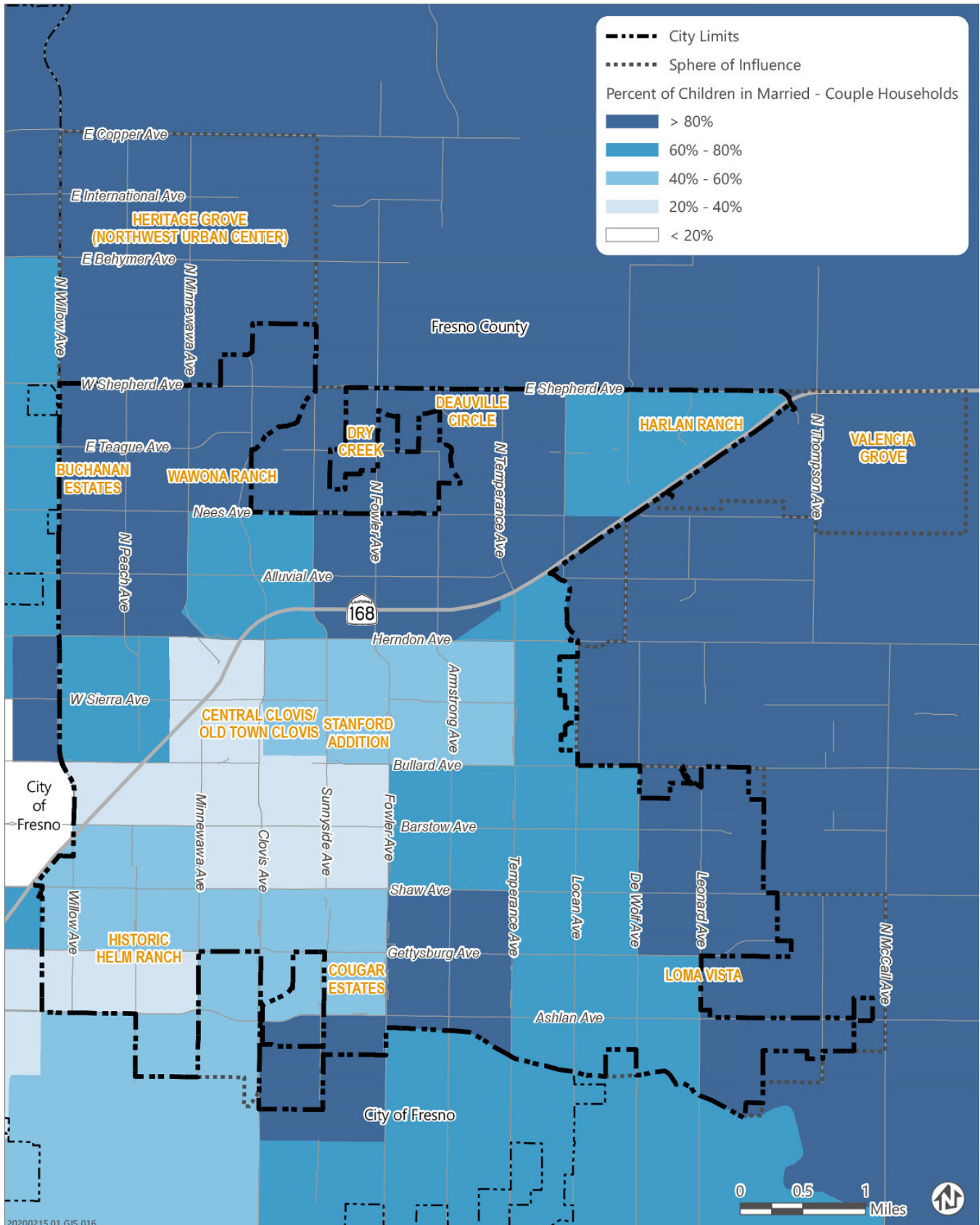
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on U.S. Census Bureau data.

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 U.S. Census Bureau data.

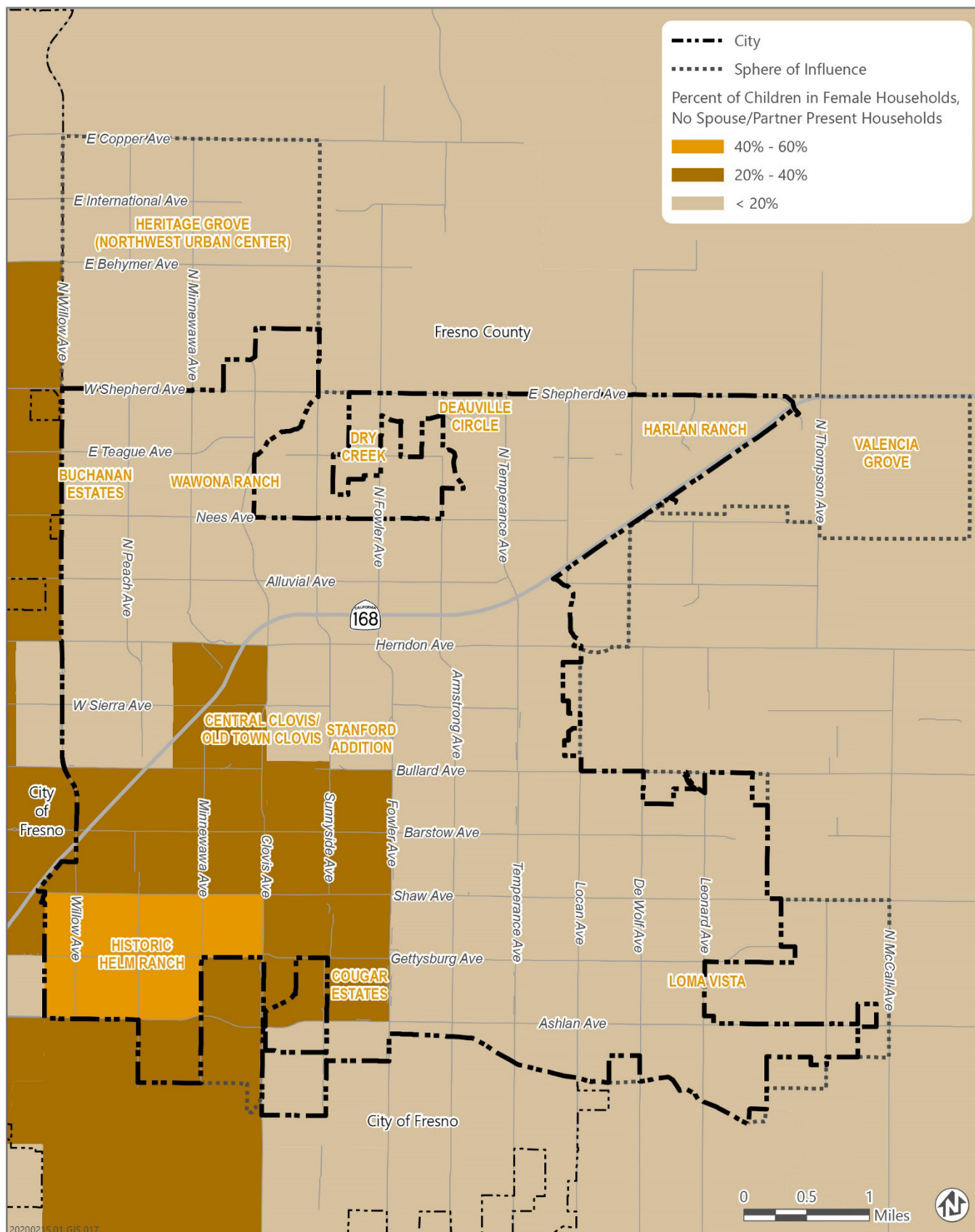
Figure 4-10 Children in Married-Couple Households, Clovis, 2016-2020



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

Assessment of Fair Housing

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



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. With regards to fair housing, persons with disabilities have special housing needs because of the lack of accessible and affordable housing, and the higher health costs associated with their disability. In addition, many may be on fixed incomes that further limit their 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 the 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 disability types 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		
<i>Disability Type</i>	<i>Fresno County</i>	<i>Clovis</i>
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: U.S. Census Bureau, American Community Survey 5-Year Estimates 2020, Table S1810.

In Fresno County, the percentage of individuals with disabilities increase 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.

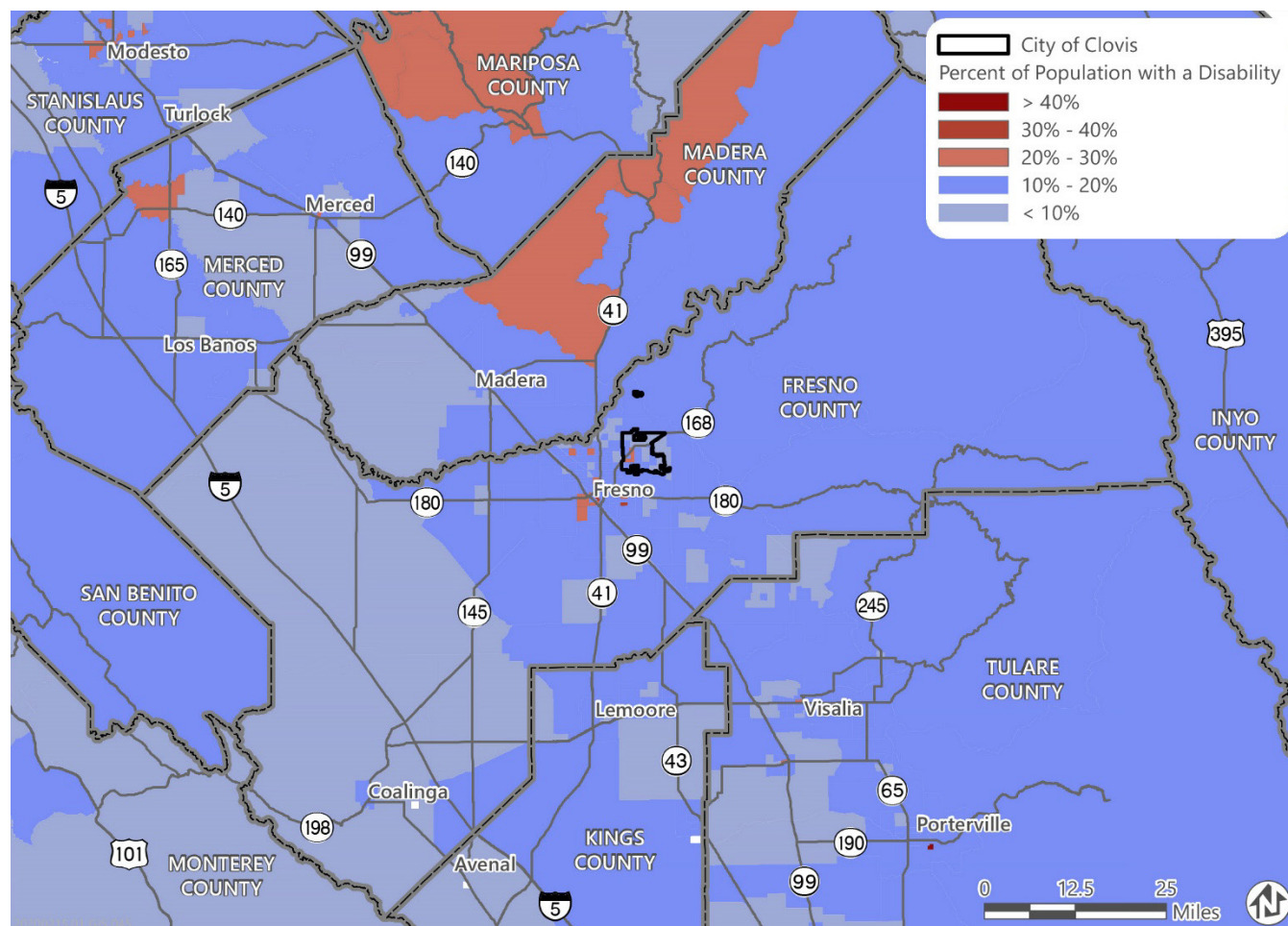
Table 4-8 Percentage of Populations with Disability by Age in Fresno County and Clovis, 2019		
<i>Age</i>	<i>Fresno County</i>	<i>Clovis</i>
Under 5 years	0.8%	0.5%
5-17 years	5.4%	5.3%
18-34 years	7.3%	6.7%
35-64 years	14.6%	10.5%
65-74 years	30.5%	25.8%
75 years and over	57.7%	56.7%

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

Assessment of Fair Housing

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



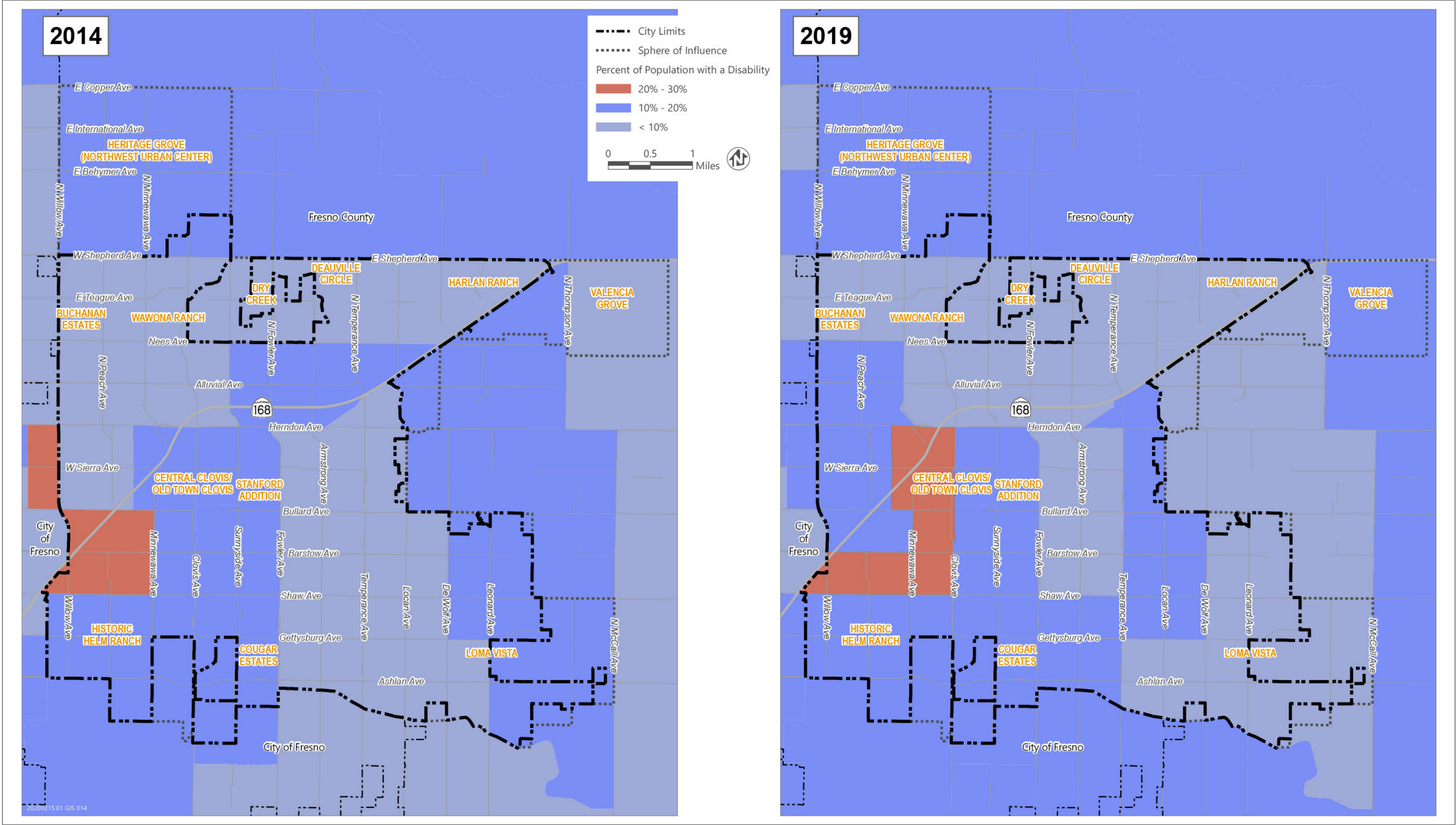
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on U.S. Census Bureau data.

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 4-34), 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 U.S. Census Bureau data.

Racially or Ethnically Concentrated Areas of Income

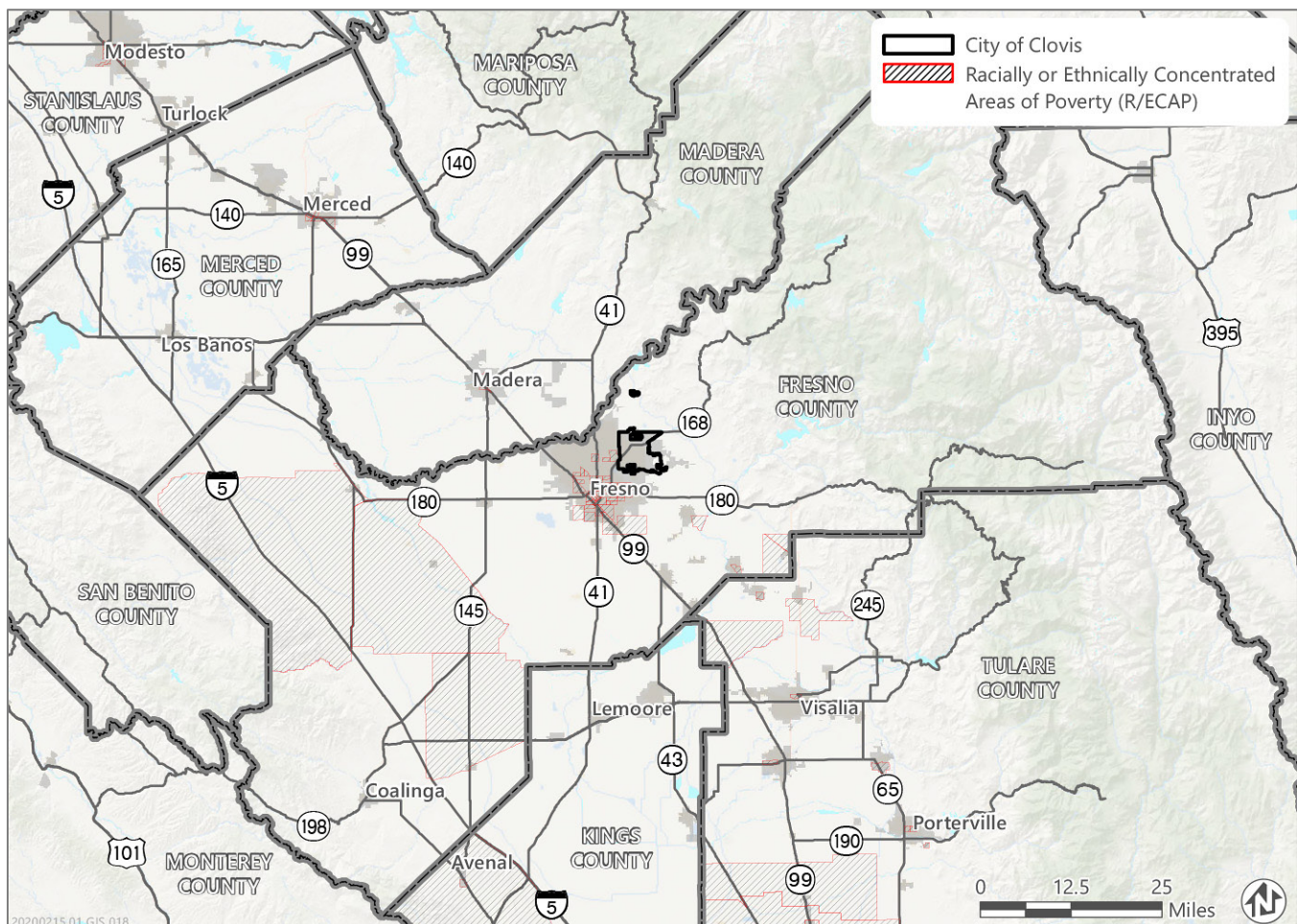
Racially or Ethnically Concentrated Areas of Poverty

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. The majority of 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 limits near California State University, Fresno on the west side of SR 168. Census tracts within city 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.

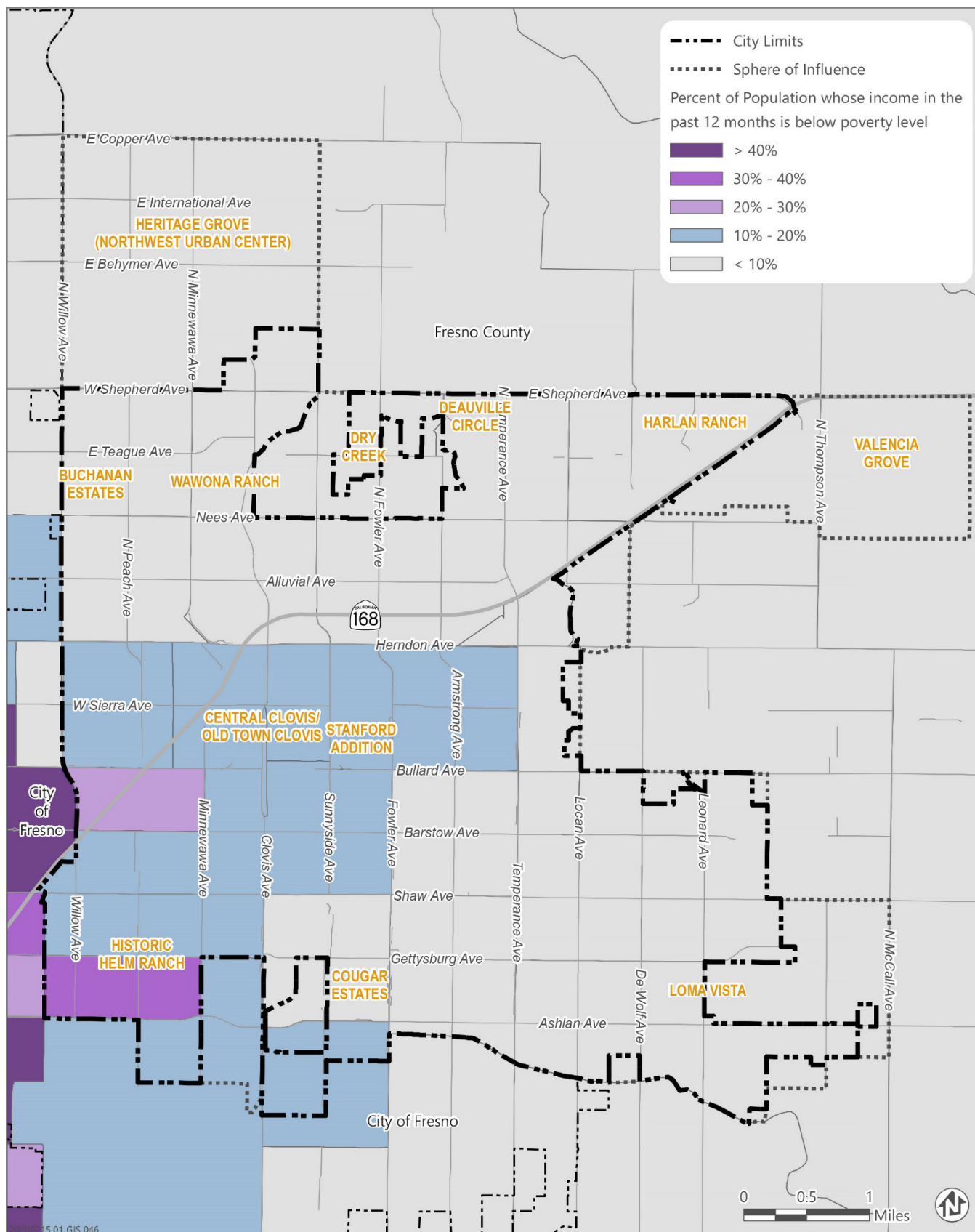
Figure 4-14 R/ECAPs, Fresno County, 2009-2013



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

Assessment of Fair Housing

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



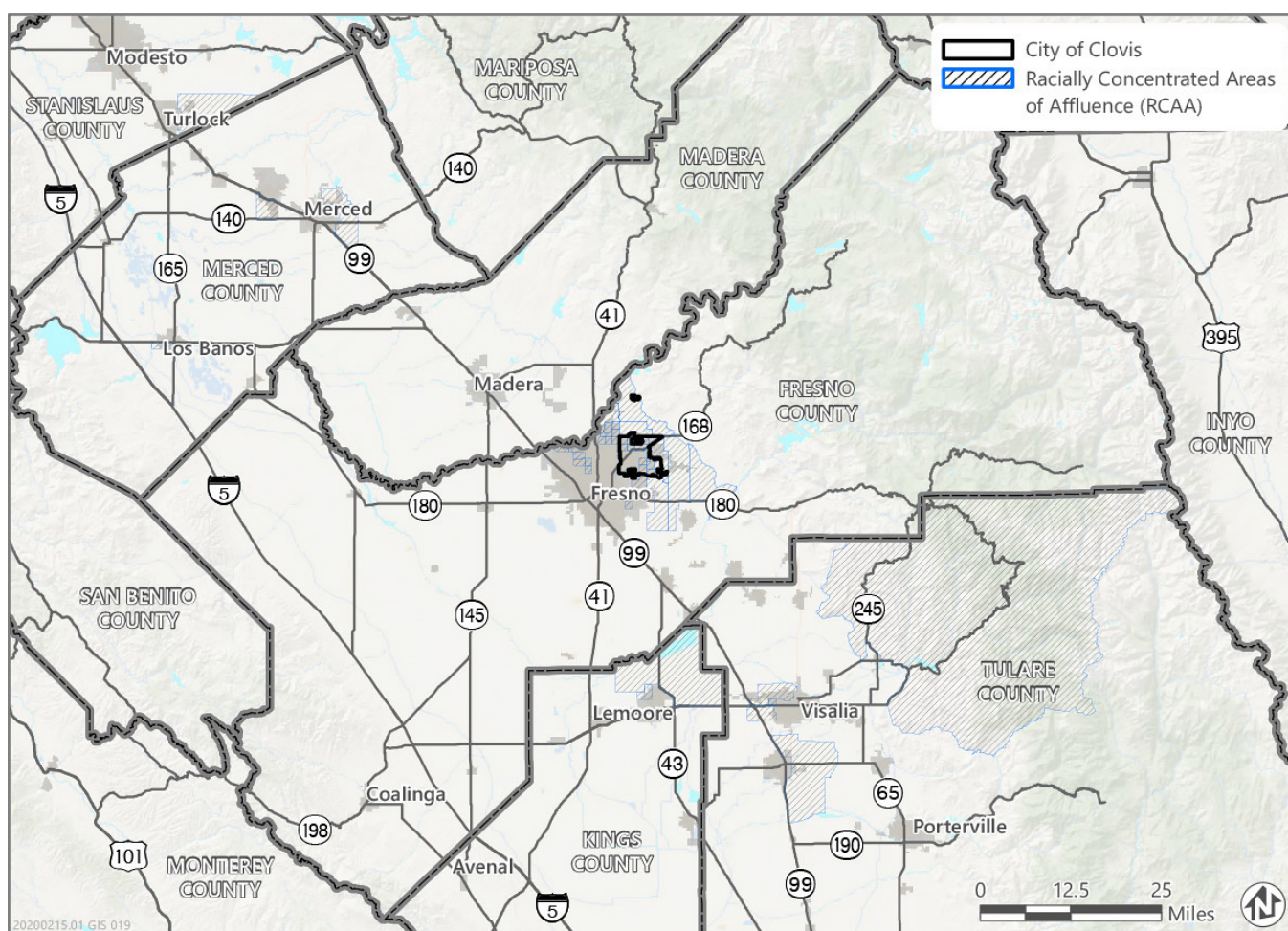
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on U.S. Census Bureau data.

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.

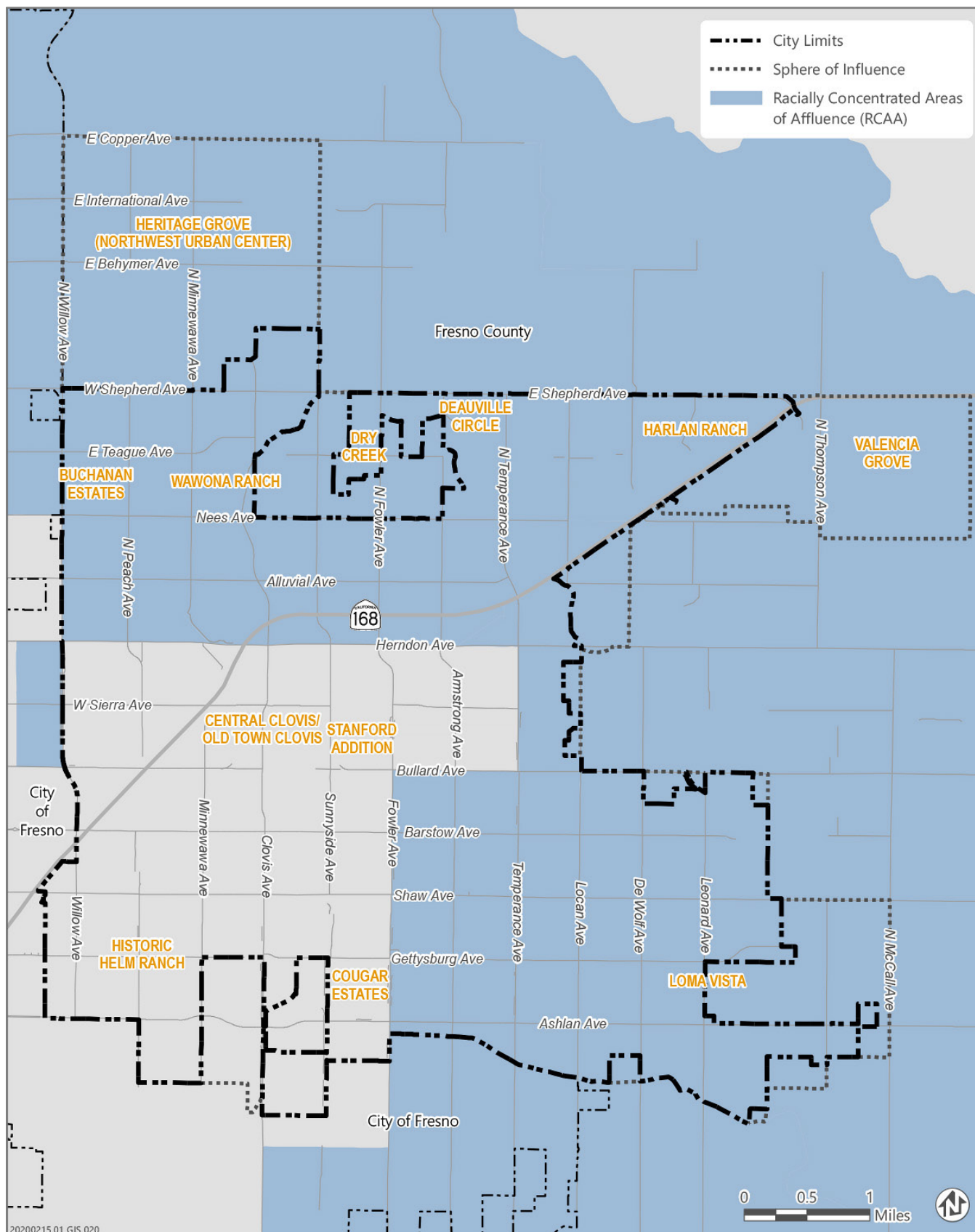
Figure 4-16 Racially Concentrated Areas of Affluence, Fresno County, 2015-2019



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2022, based on U.S. 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. Households in RCCAs also tend to be primarily owner-occupied, with less than 40% of households in renter-occupied housing units (see Figure 4-37).

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 U.S. Census Bureau data.

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 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

<i>Domain</i>	<i>Indicator</i>
Economic	<ul style="list-style-type: none"> ▶ Poverty ▶ Adult Education ▶ Employment ▶ Job Proximity ▶ Median Home Value
Environmental	<ul style="list-style-type: none"> ▶ CalEnviroScreen 3.0 Pollution Indicators and Values
Education	<ul style="list-style-type: none"> ▶ 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.

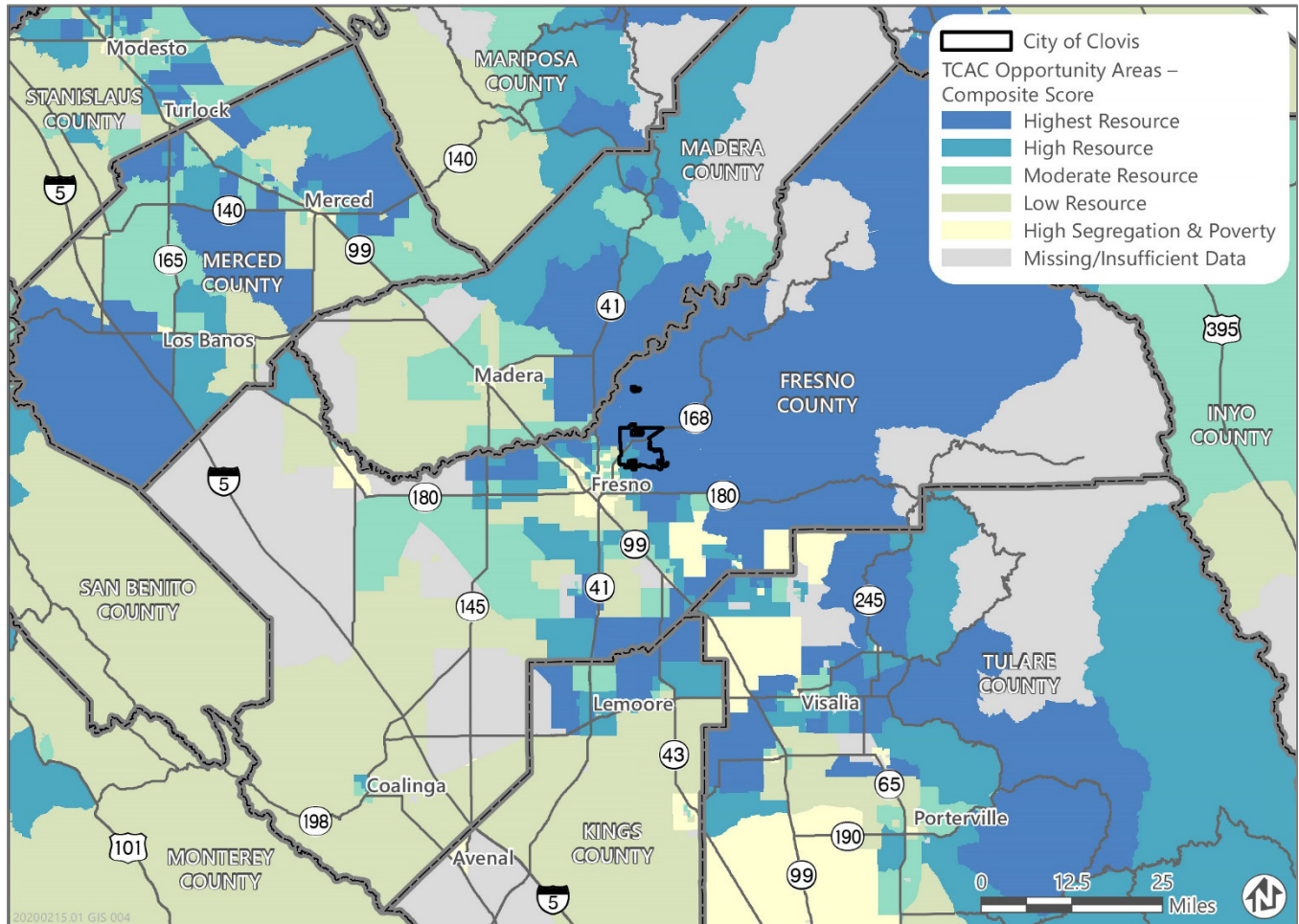
Assessment of Fair Housing

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.

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, clustered near the Cities of Coalinga and Fresno. Additionally, 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

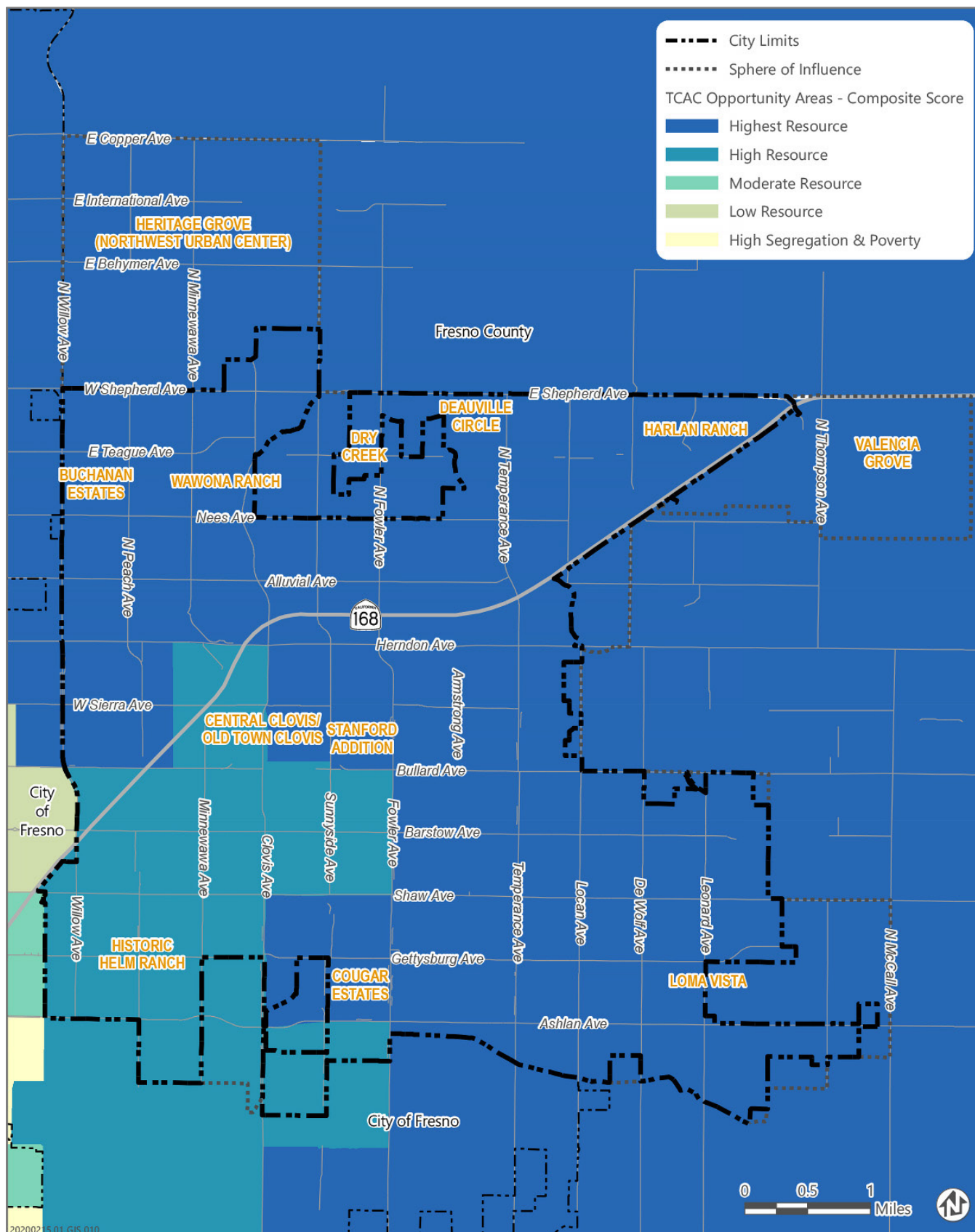


Source: Data downloaded from California State Treasurer in 2022.

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



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.

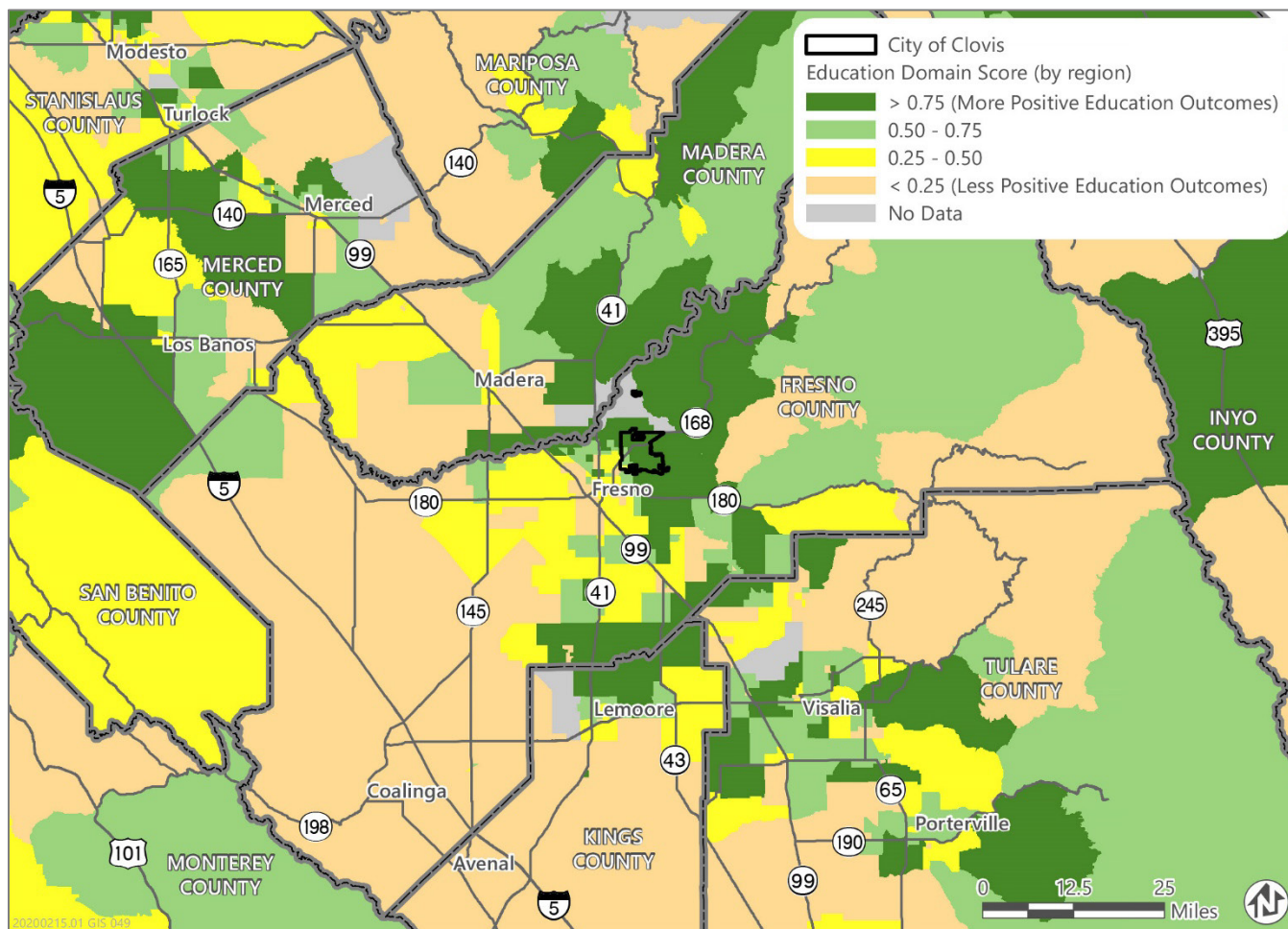
Regional Trends

There are 33 public school districts in Fresno County, with 49 private schools and 37 charter schools. Figure 4-20 demonstrates that the County'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

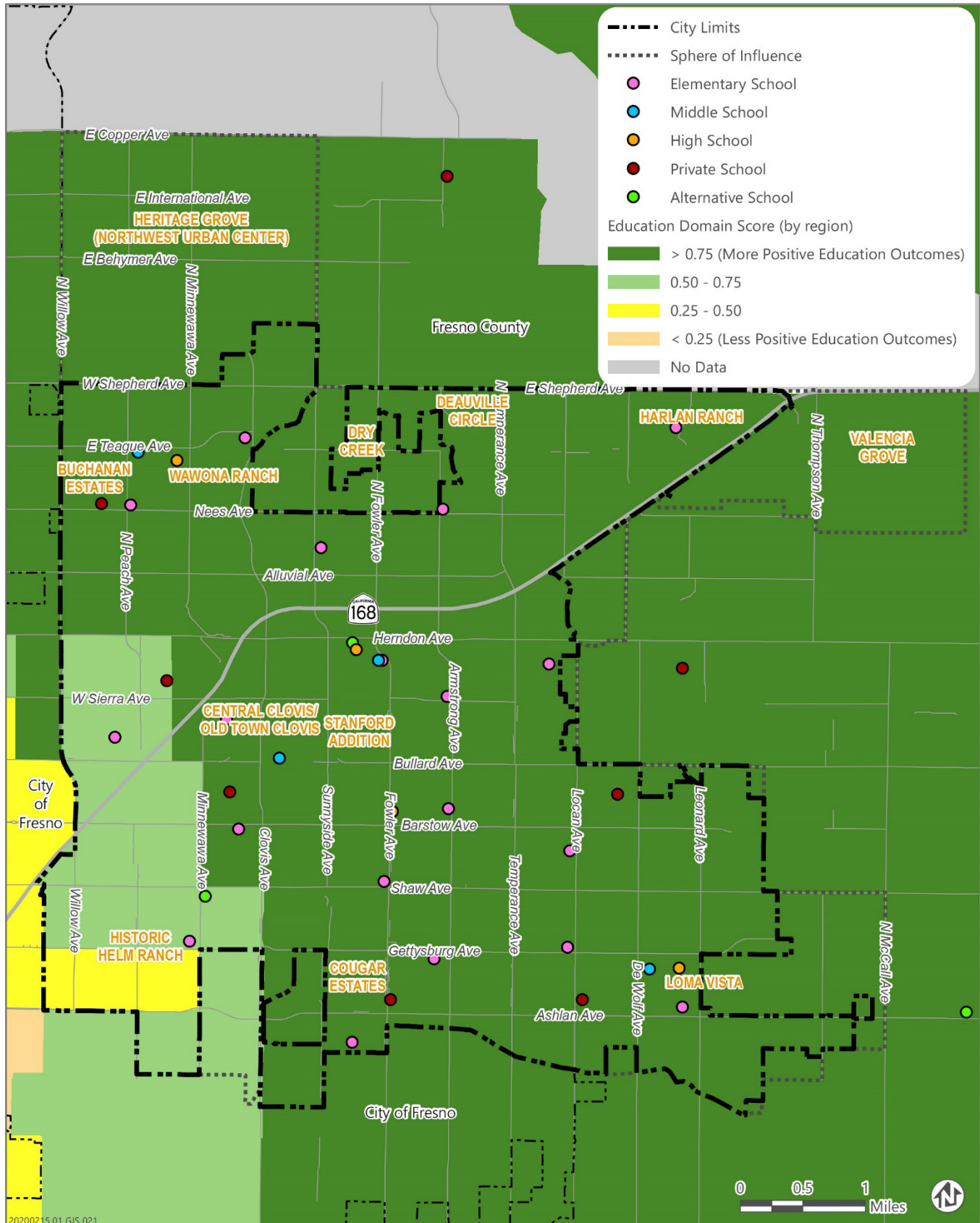
The City of Clovis is part of Clovis Unified School District (CUSD), which serves close to 43,000 students. CUSD demographic data indicates that 48 percent of students reside in the City of Clovis. Generally, Clovis provides more positive education outcomes throughout the City than the County, with a 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 U.S. 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 U.S. 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 domain 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.

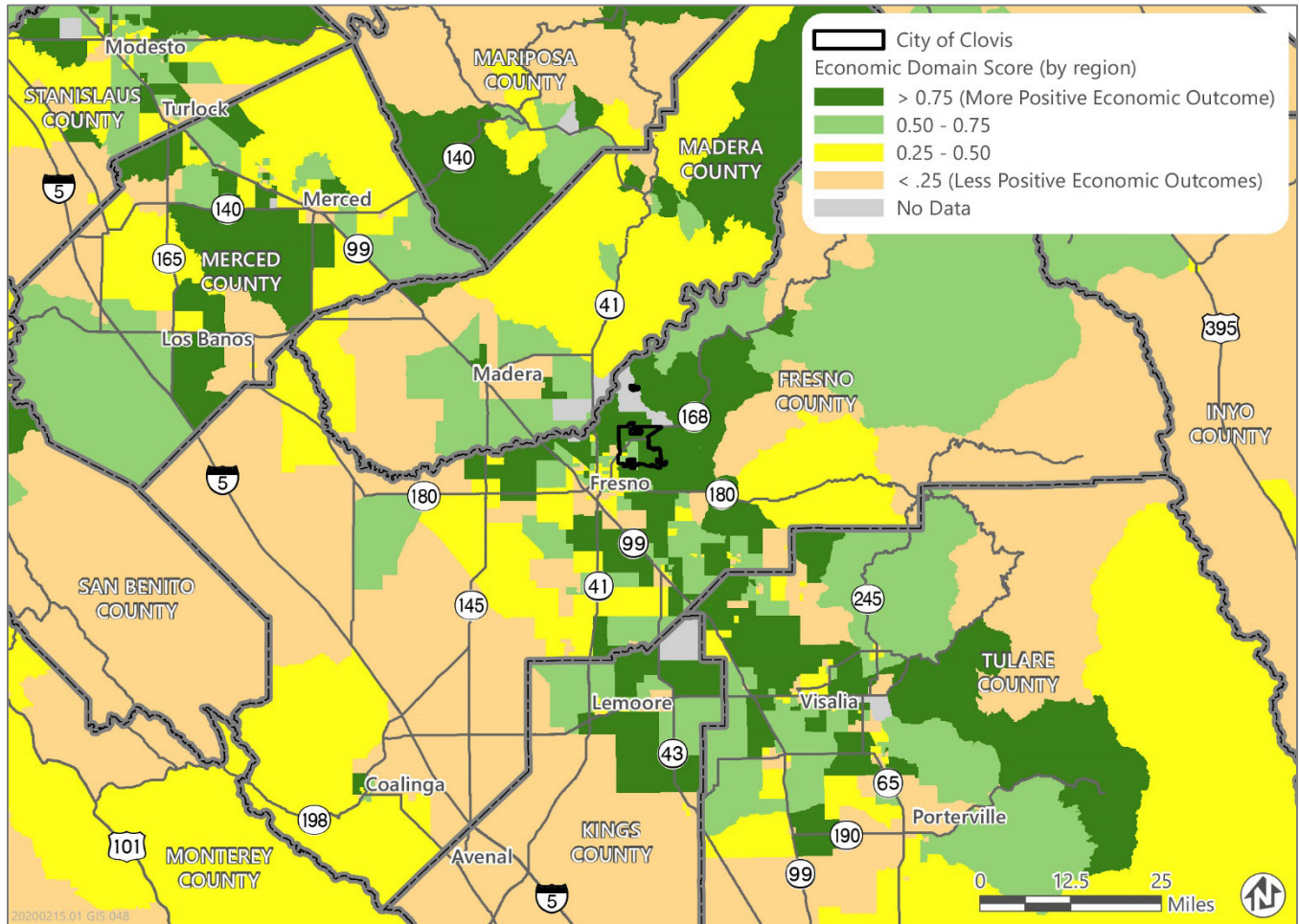
Regional Trends

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.

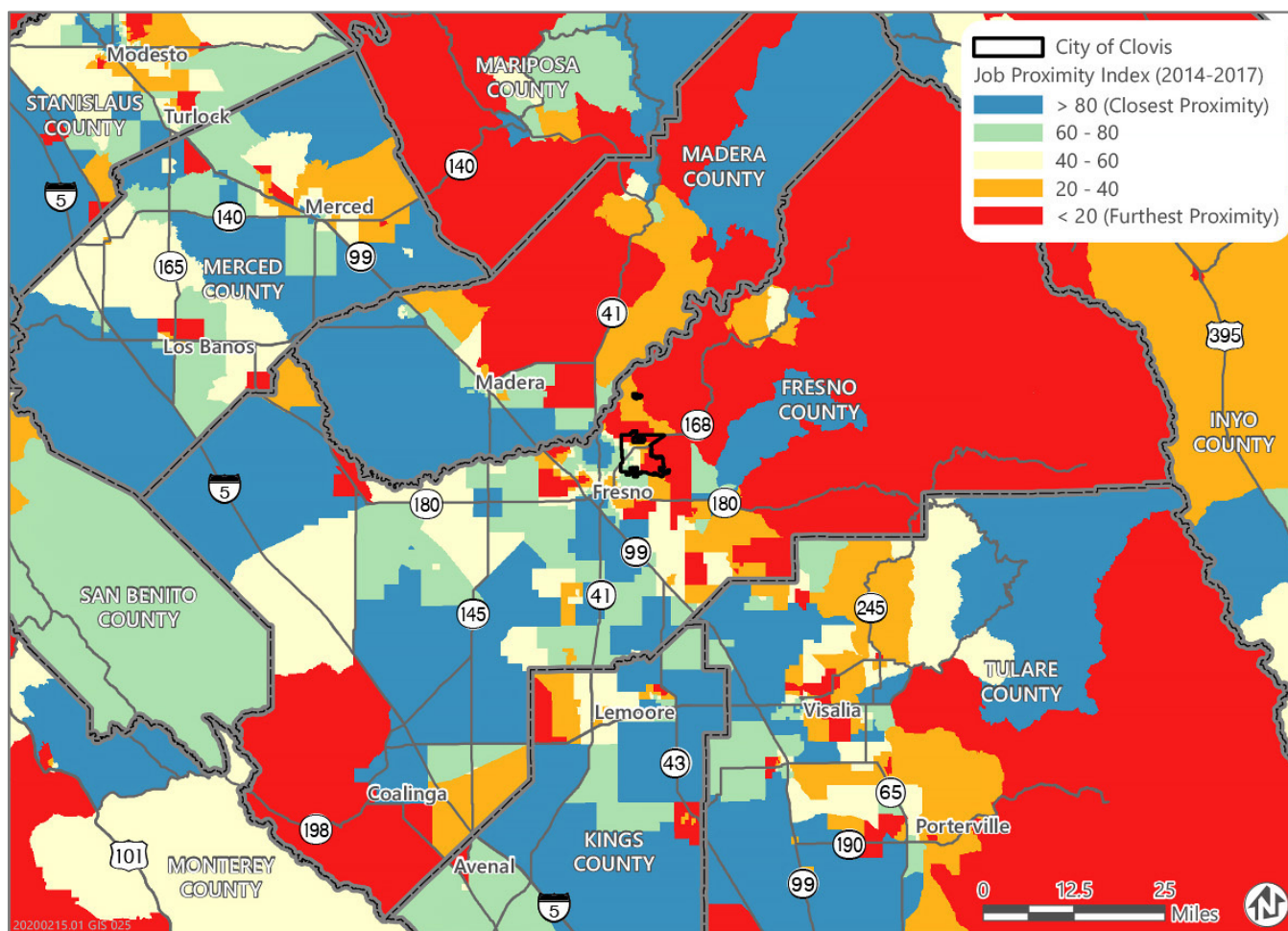
According to the U.S. Census Longitudinal Employer-Household Dynamics (LEHD), which reports the distance and direction between home and work for residents of each jurisdiction and the ratio between jobs and households, the greatest concentration of jobs are in the City of Fresno (71.2 percent of Fresno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

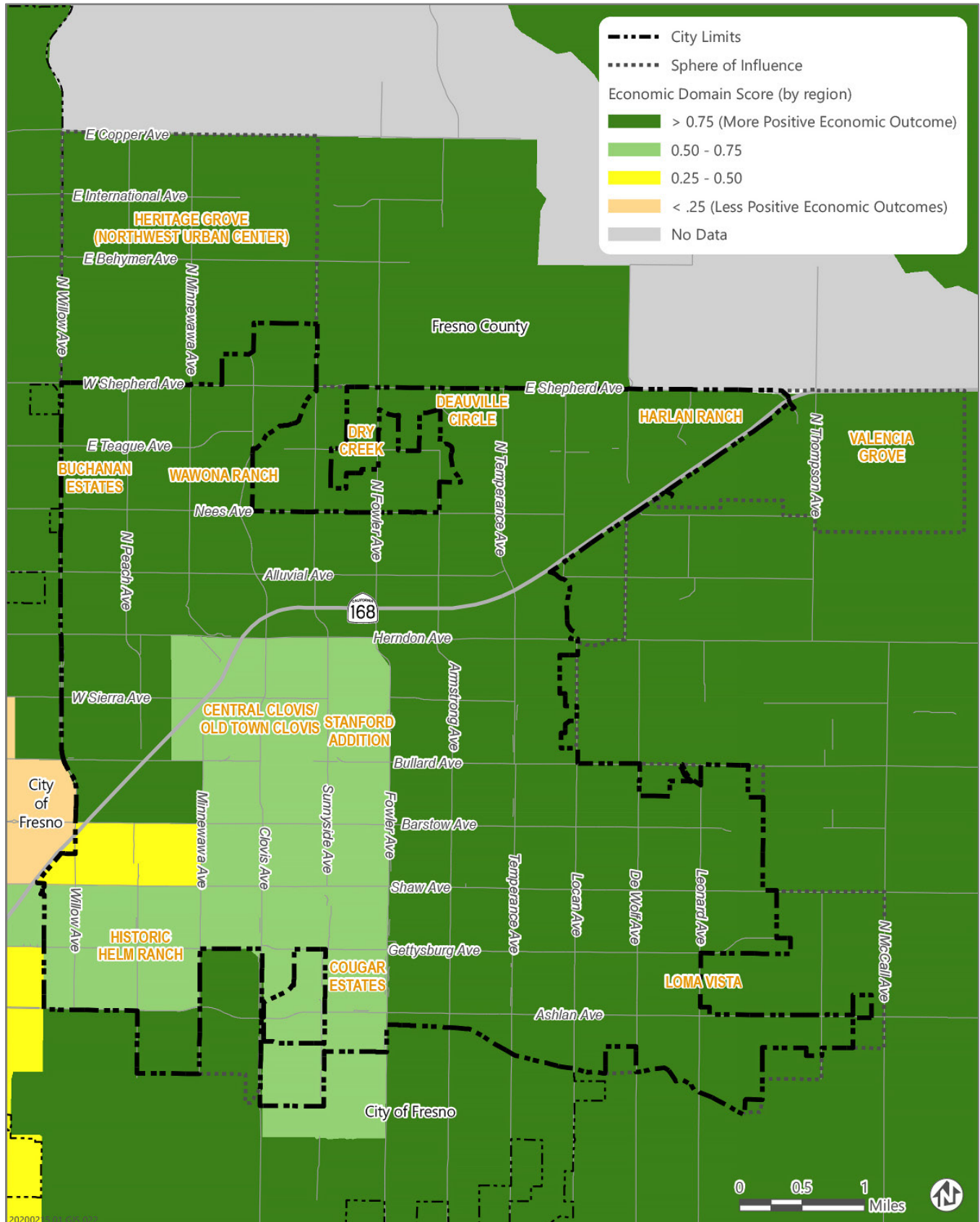
Local Trends

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 in Chapter 3, 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).

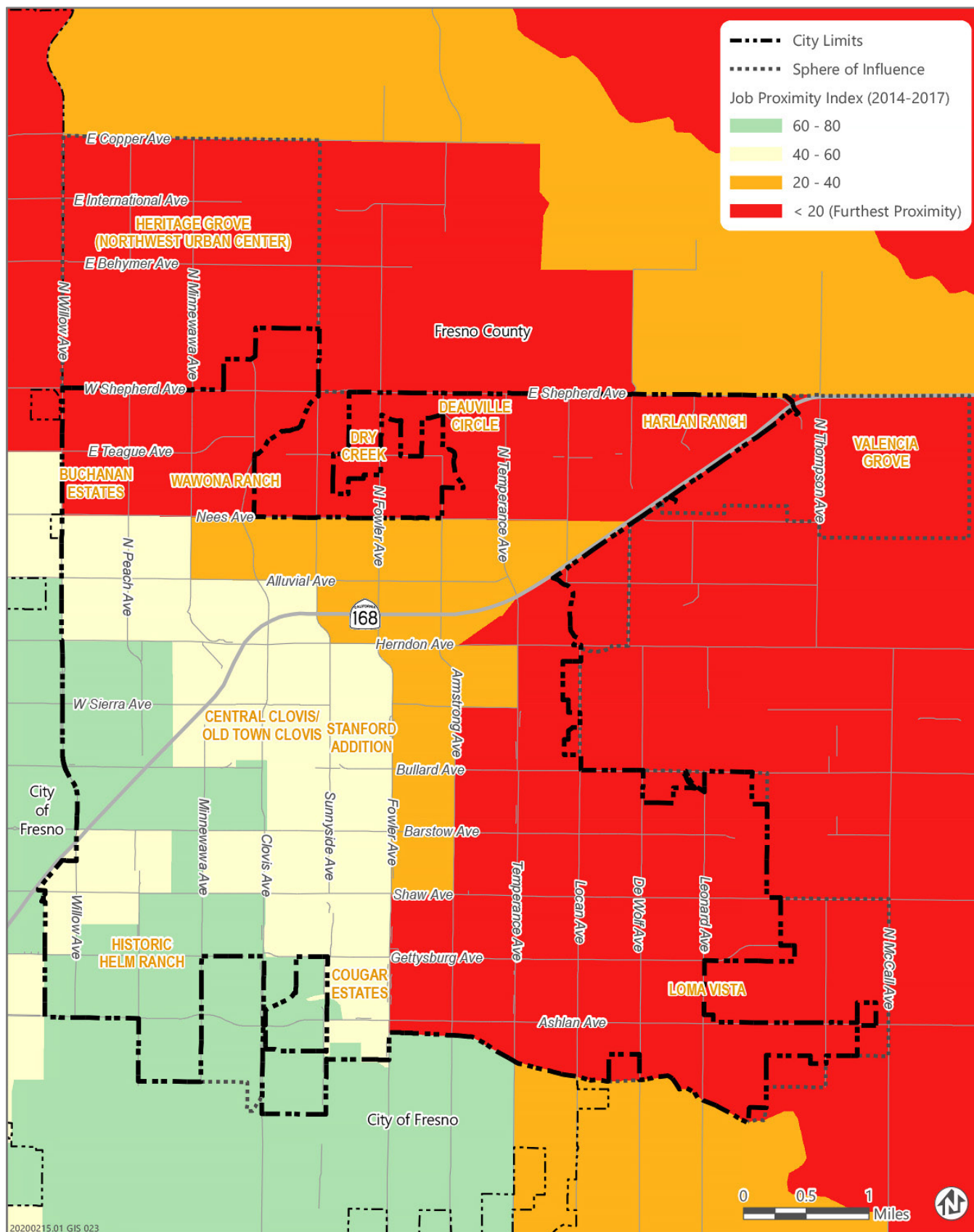
As discussed earlier in this chapter, the southwestern area of Clovis tends to have a higher concentration of low-income households. The inconsistency between scores from these two indices in this area is likely a reflection of relatively lower scores across other indicators considered in the methodology 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 U.S. 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 U.S. 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 City 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.

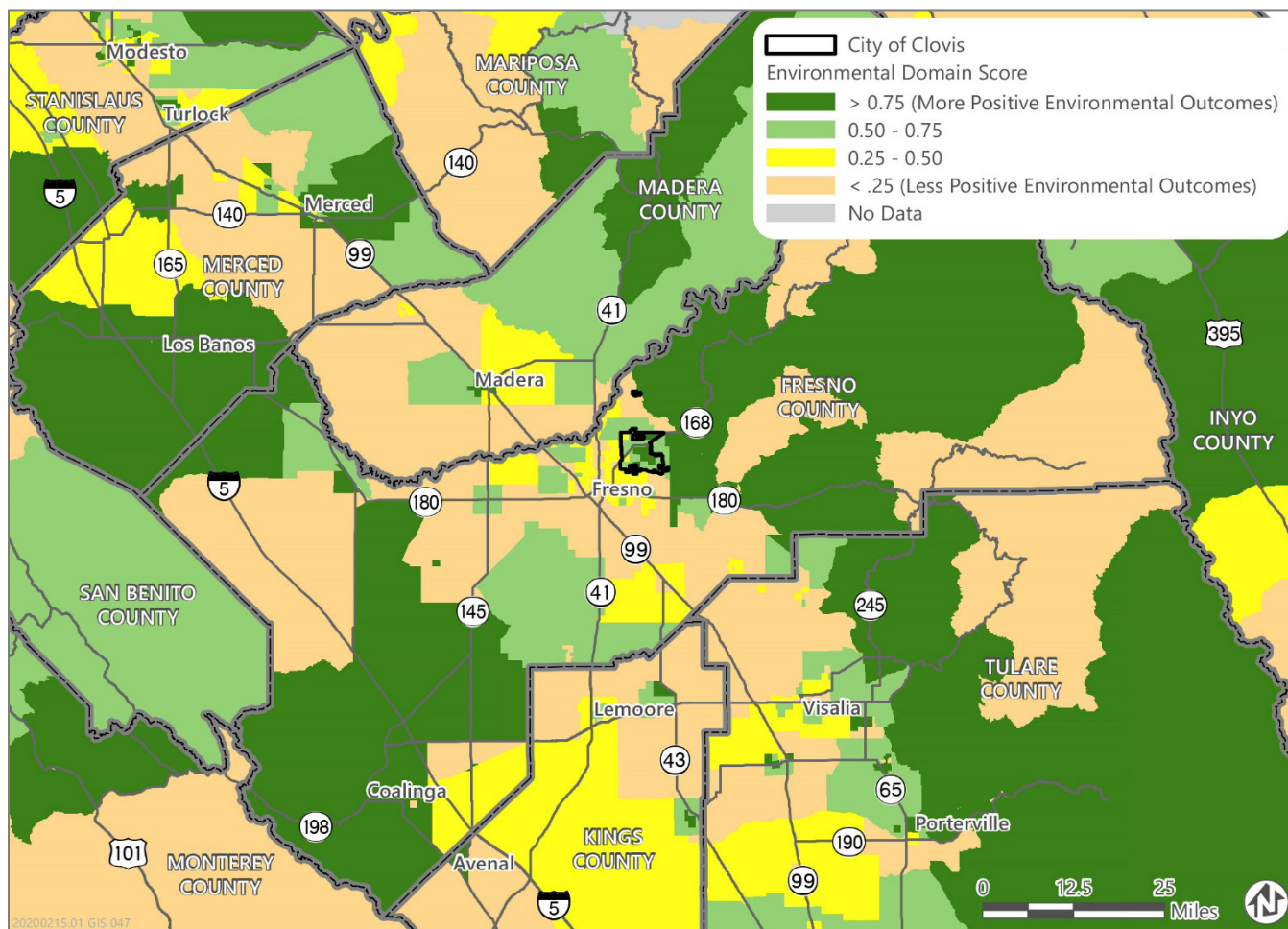
The TCAC/HCD opportunity map scores for the environmental domain are based on the exposure, pollution burden, and environmental effect indicators used in the California Office of Environmental Health Hazard Assessment CalEnviroScreen 4.0 tool. CalEnviroScreen was developed by the California Environmental 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

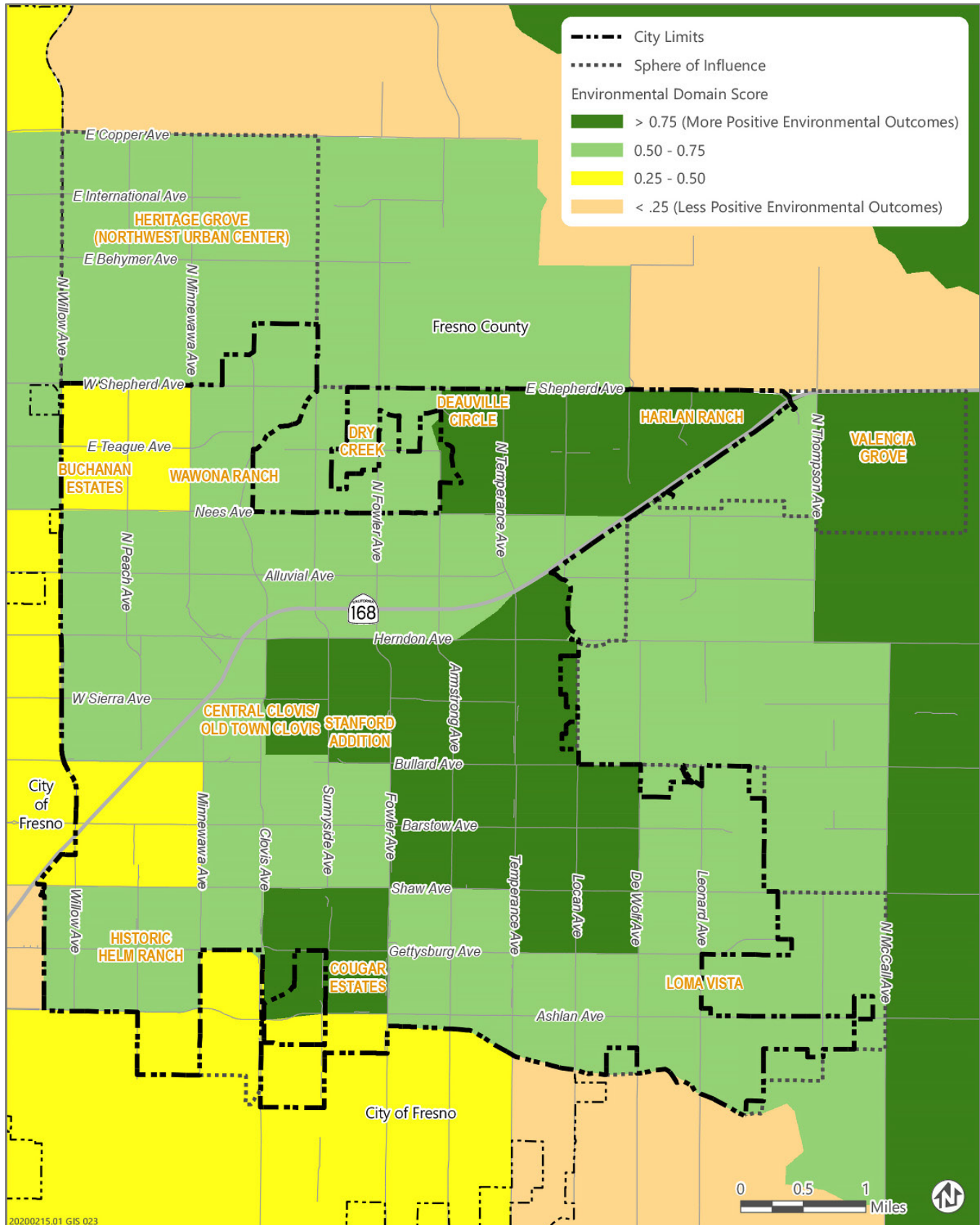


Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on U.S. Census Bureau data.

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 U.S. 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. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD 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.

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.

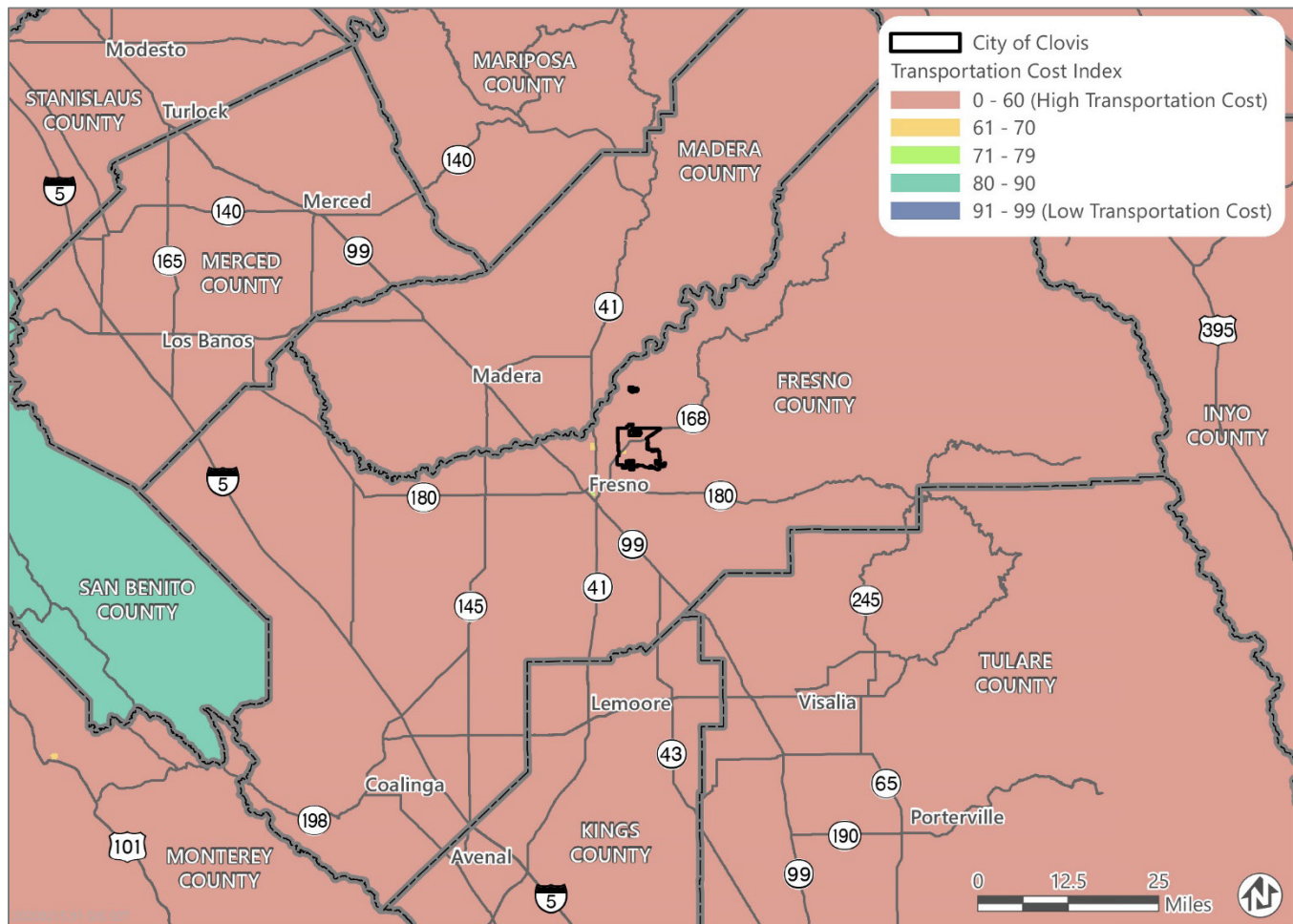
Local Trends

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.

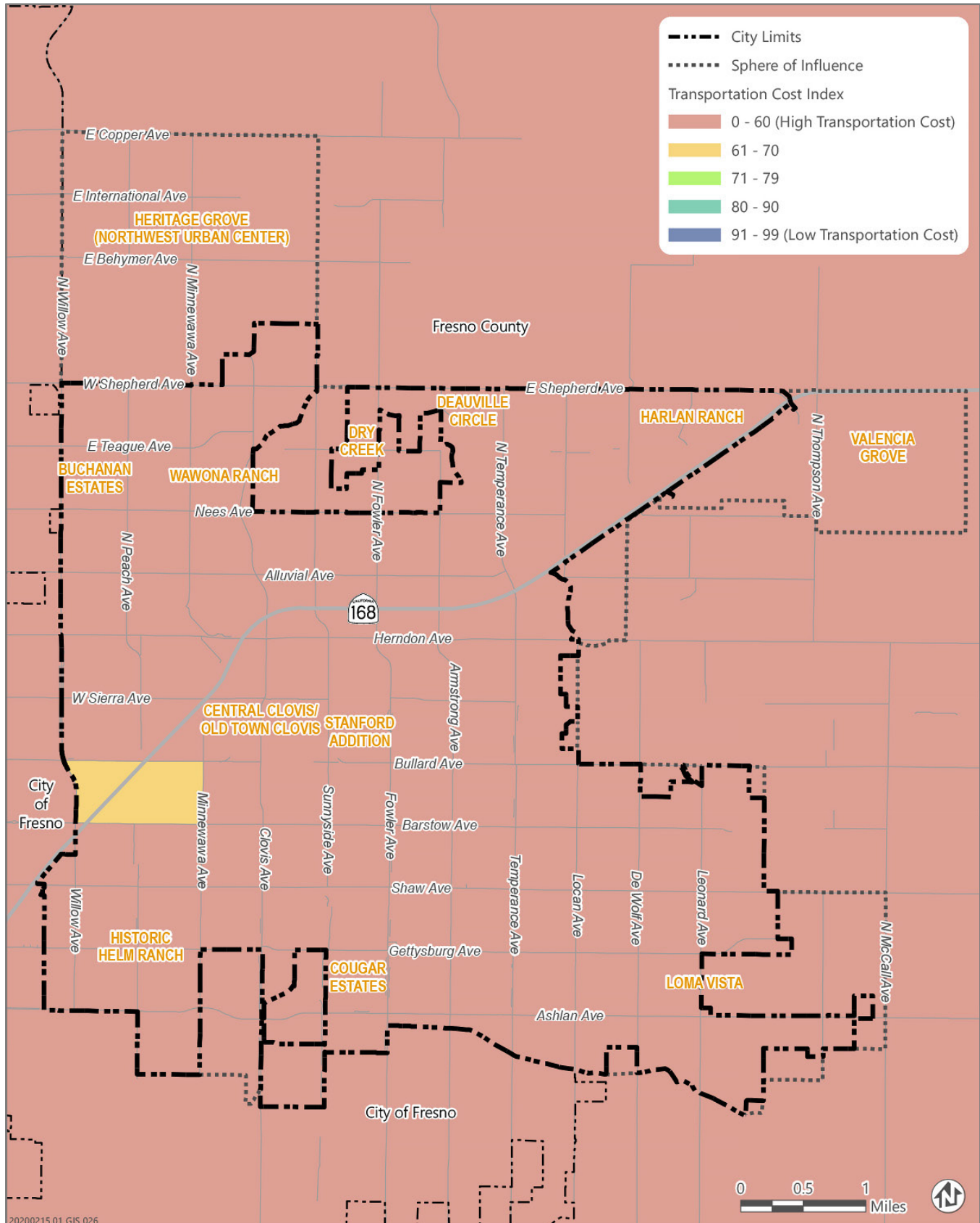
Assessment of Fair Housing

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



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

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 home-owners 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						
	<i>City of Clovis</i>		<i>Fresno County</i>		<i>California</i>	
	<i>Owner-Occupied</i>	<i>Renter-Occupied</i>	<i>Owner Occupied</i>	<i>Renter-Occupied</i>	<i>Owner Occupied</i>	<i>Renter Occupied</i>
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

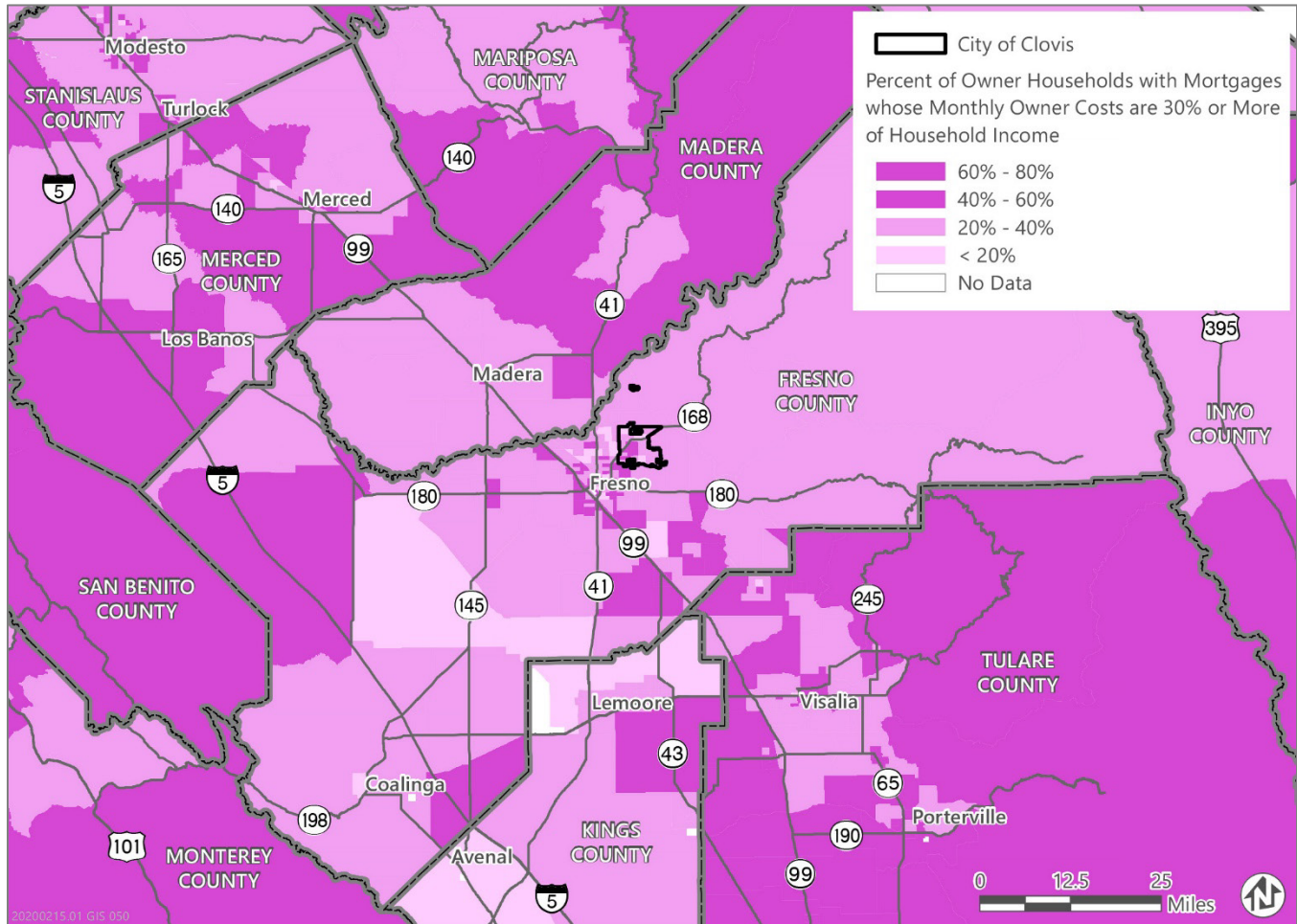
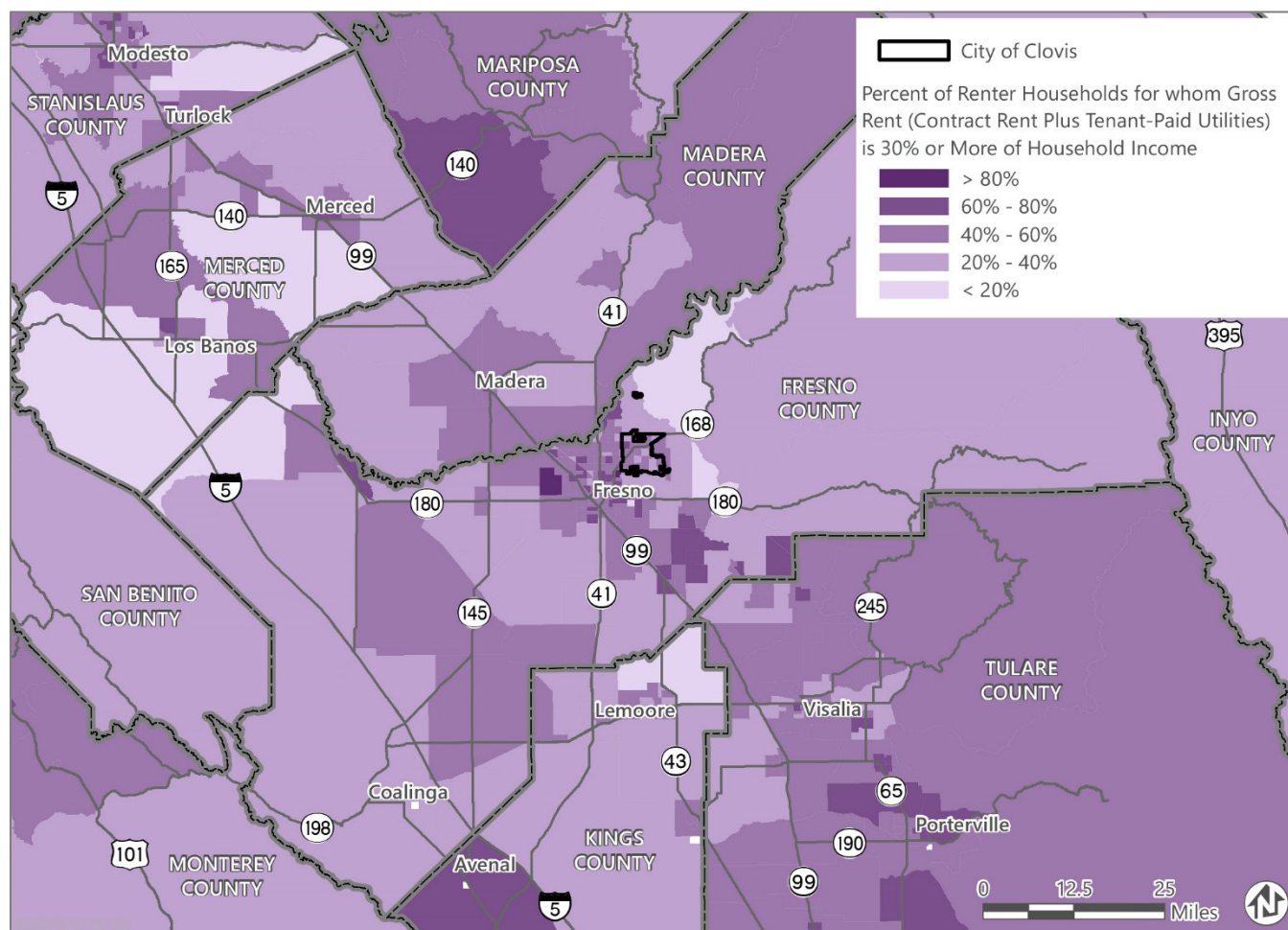


Figure 4-31 Cost Burdened Renter Households, Fresno County, 2019



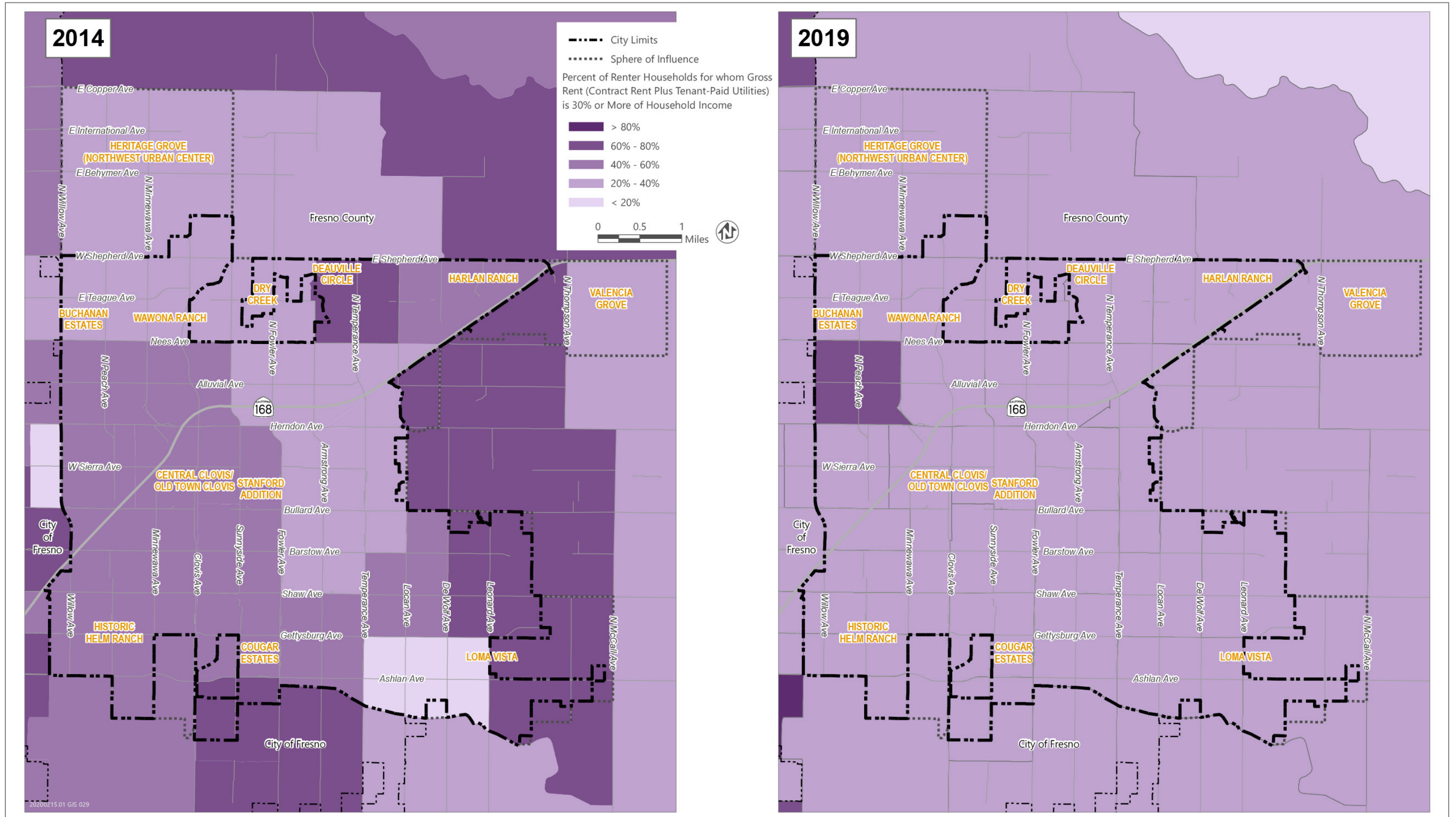
Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on U.S. Census Bureau data.

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 western City boundary experienced an increase in housing cost burden relative to 2014, with more than 60 percent of renters overpaying for housing.

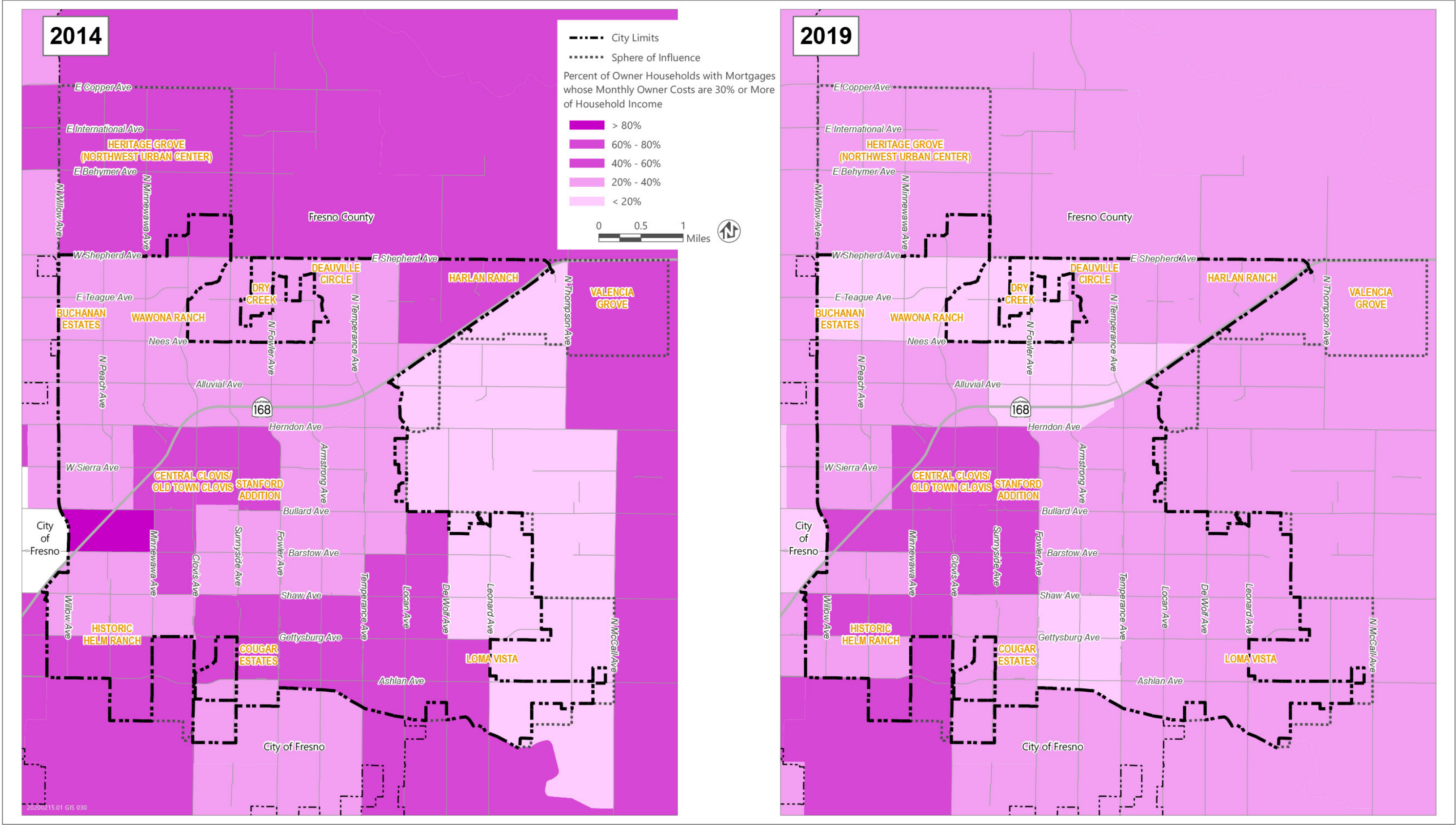
Similarly, Figure 4-33 shows overpayment trends for Clovis homeowners between 2014 and 2019. Unlike overpayment among renters, overpayment among homeowners has not consistently declined across the City over time. The concentration of homeowners overpaying for housing increased in Central Clovis to more 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 U.S. 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 U.S. 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

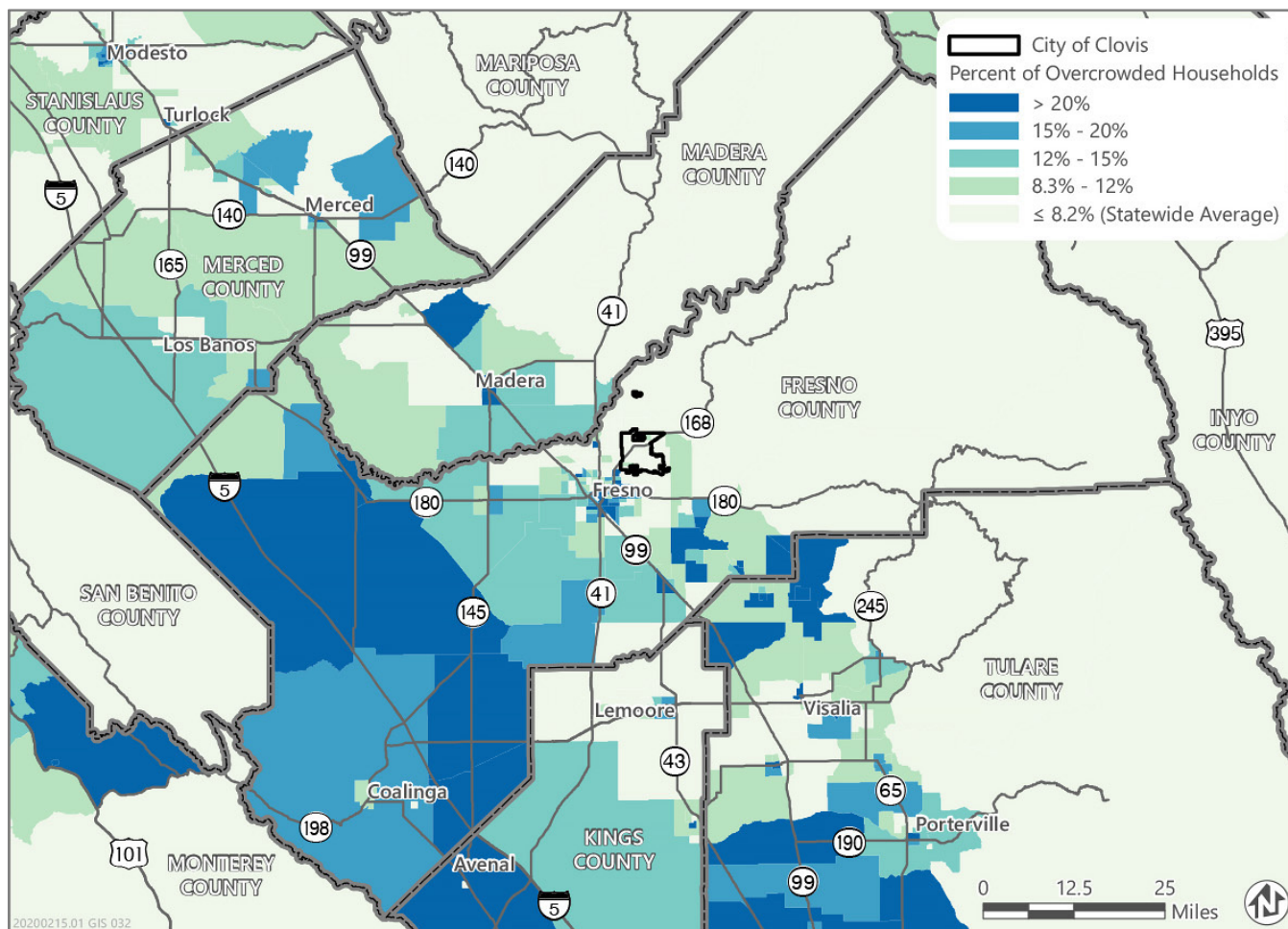
Figure 4-35 shows the percentage of overcrowded households in Clovis by census tract. Most census tracts in the City report rates of overcrowding less than or equal the statewide average. However, there are three census tracts within the City's sphere of influence reporting rates of overcrowding between 8.3 percent and 12 percent. One of these, located in the Historic Helm Ranch neighborhood, is predominantly non-White (see Figure 4-3 Total Non-White Population) 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			
<i>Tenure</i>	<i>Total Households</i>	<i>Percent of Households in Units with 1 or fewer occupants per room</i>	<i>Percent of Households in Units 1.1 or more occupants per room</i>
Owner-Occupied	24,548	98.5%	1.5%
Renter-Occupied	13,178	94.1%	5.9%

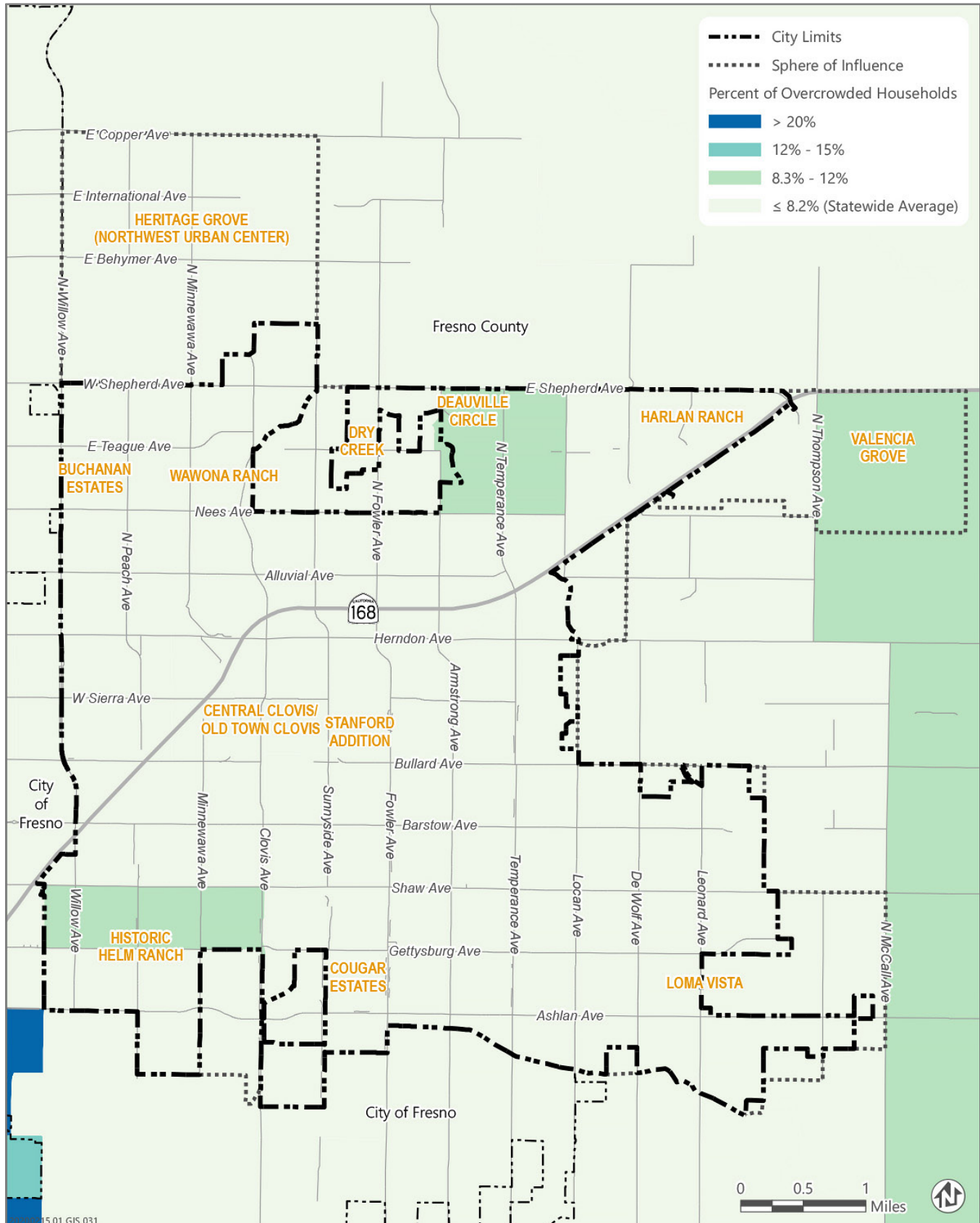
Source: U.S. Census Bureau, ACS 5-Year Estimates 2016-2020.

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



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2021, based on U.S. 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 U.S. 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			
	<i>Percent of Owner-Occupied Households</i>	<i>Percent of Renter-Occupied Households</i>	<i>Percent of All Households</i>
Lacking 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			
	<i>Percent of Owner-Occupied Households</i>	<i>Percent of Renter-Occupied Households</i>	<i>Percent of All Households</i>
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 in February 2022 and identified 49 people experiencing homelessness in Clovis. The majority of whom were unsheltered. Based on regional trends, people experiencing homelessness in Fresno County are predominantly single adults; although 18 percent were either parents or children. Nearly half of those surveyed identified as Hispanic/Latino and 15 percent identified as survivors of domestic violence.

Following the date of the 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, including those with disabilities who are at-risk of becoming homeless. Butterfly Gardens is located on Willow Avenue in the Historic Helm Ranch community. Expanded supportive housing capacity in Clovis, particularly in

communities sensitive to displacement risk (see Figure 4-36), will help build community resilience to shifting economic conditions.

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 3-26). 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 AMI or below) that are also severely rent burdened households is greater than county median in 2017; or
- ▶ Nearby areas have been experienced displacement pressures.

Displacement pressure is defined as:

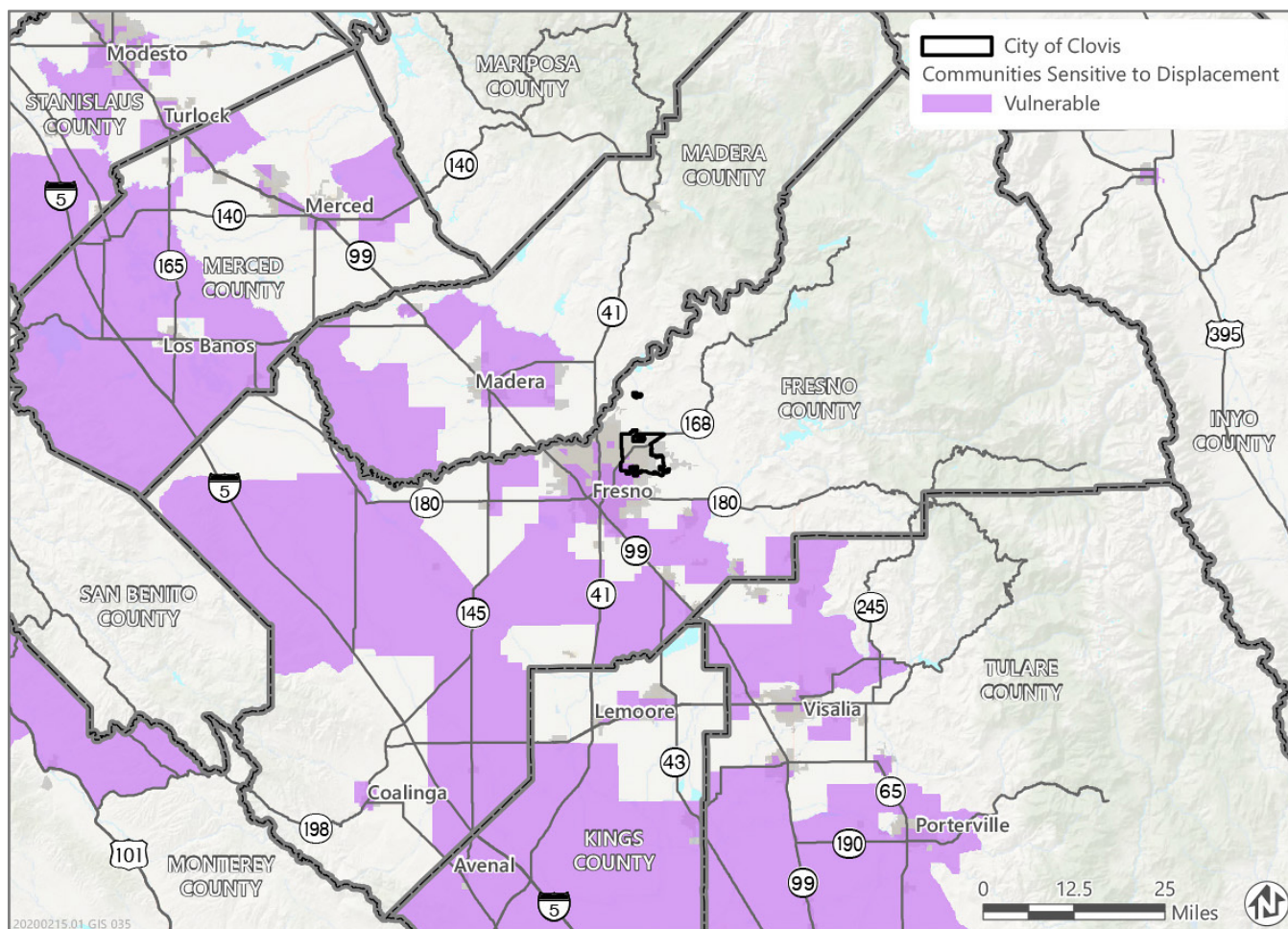
- ▶ A percent change in rent above the county median for rent increases between 2012 and 2017; or,
- ▶ A difference between census tract median rent and median rent for surrounding tracts above median for all tracts in the county (rent gap) in 2017.

Assessment of Fair Housing

Regional Trends

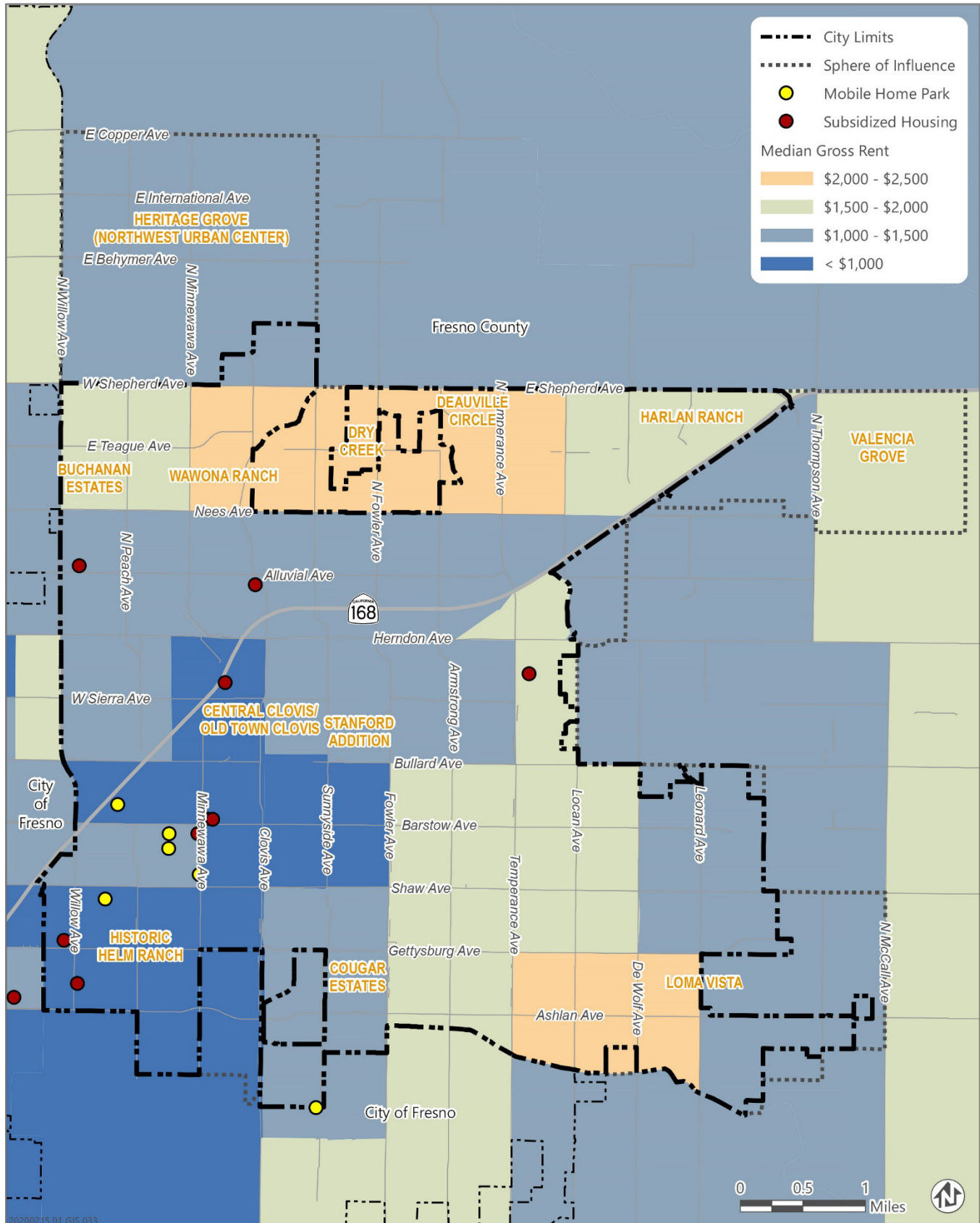
Using this methodology, sensitive communities were identified in a substantial portion of the western area of Fresno County between SR 5 and SR 99, as well as in the City of Fresno. Cities east of SR 99 such as Clovis, Sanger, Parlier, Reedley, and Orange Cove also have sensitive communities identified (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 U.S. Census Bureau data.

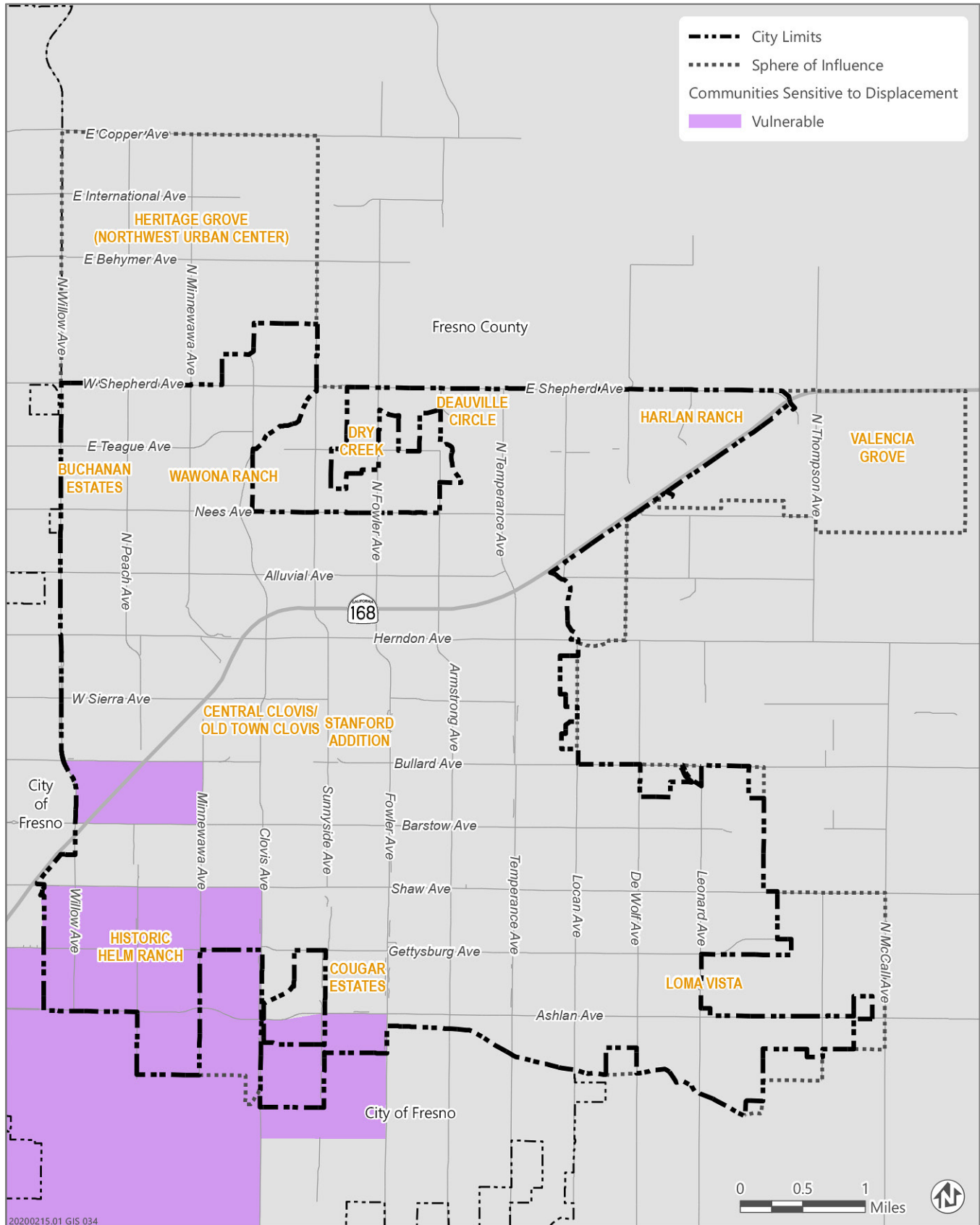
Assessment of Fair Housing

Local Trends

Figure 4-38 shows the communities in the City of Clovis that are vulnerable to displacement. These include the Historic Helm Ranch and Cougar Estates neighborhoods in the southwestern portion of the City along the Fresno city boundary. 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.

There are also several mobile home parks and subsidized housing located in sensitive communities (see Figure 4-41), 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 U.S. Census Bureau data.

4.7 Other Relevant Factors

Rates of Homeownership

Homeownership is the largest asset of most households in the U.S. 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 4-39 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 the highest median household incomes and the lowest concentrations of non-White residents.

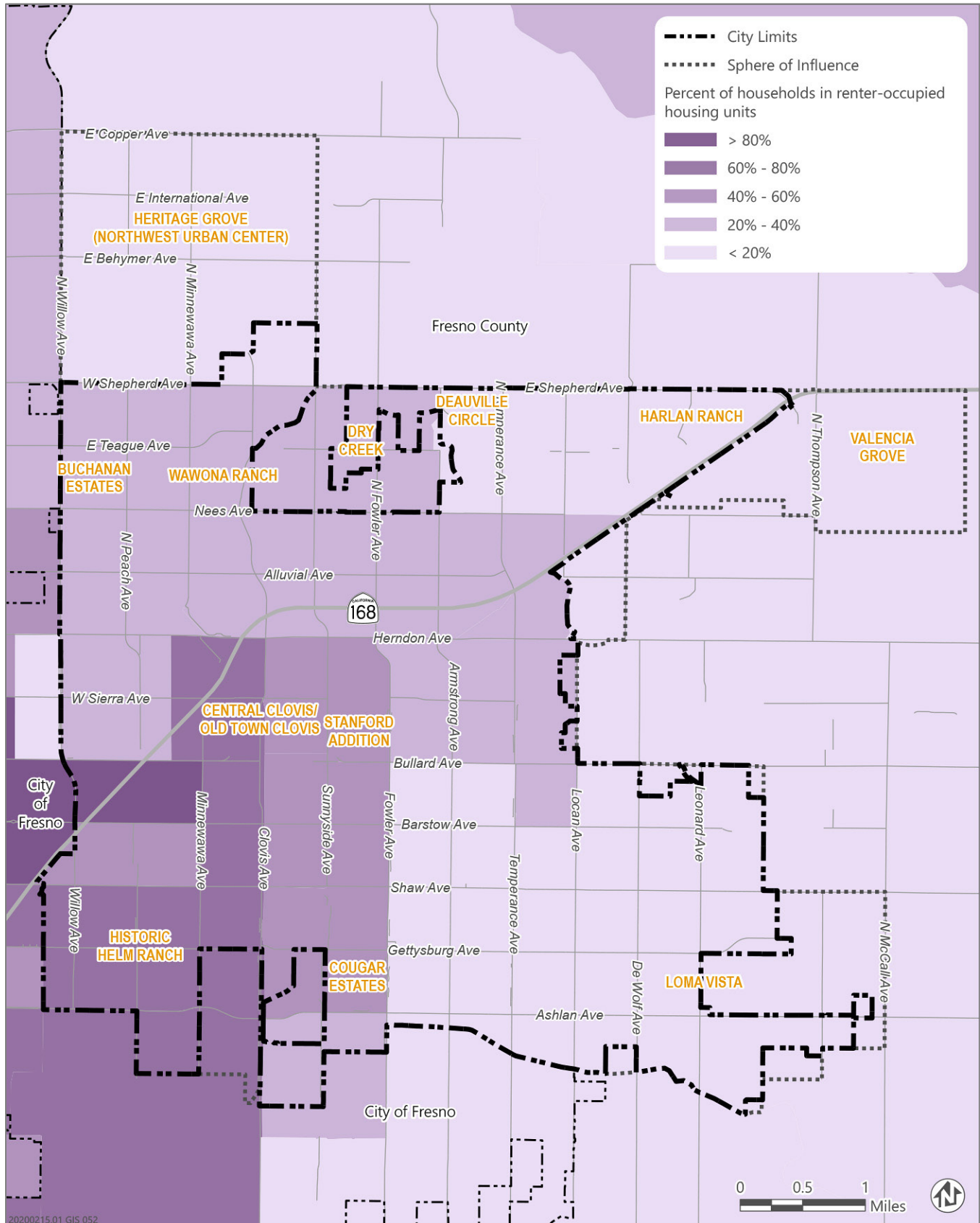
Disparities in homeownership rates by race/ethnicity reflect historical federal, state, and local policies that limited access to homeownership for communities of color and the resulting generational wealth gap. In Clovis, homeownership rates are lowest among Native Hawaiian or Pacific Islander (25.8 percent) or Black (40.6 percent) residents relative to Hispanic or Latino (60.7 percent)³, Asian (74.1 percent) or non-Hispanic White (65.6 percent) residents (see Figure 3-9).

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 4-40, 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.

³ 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 3-9](#).

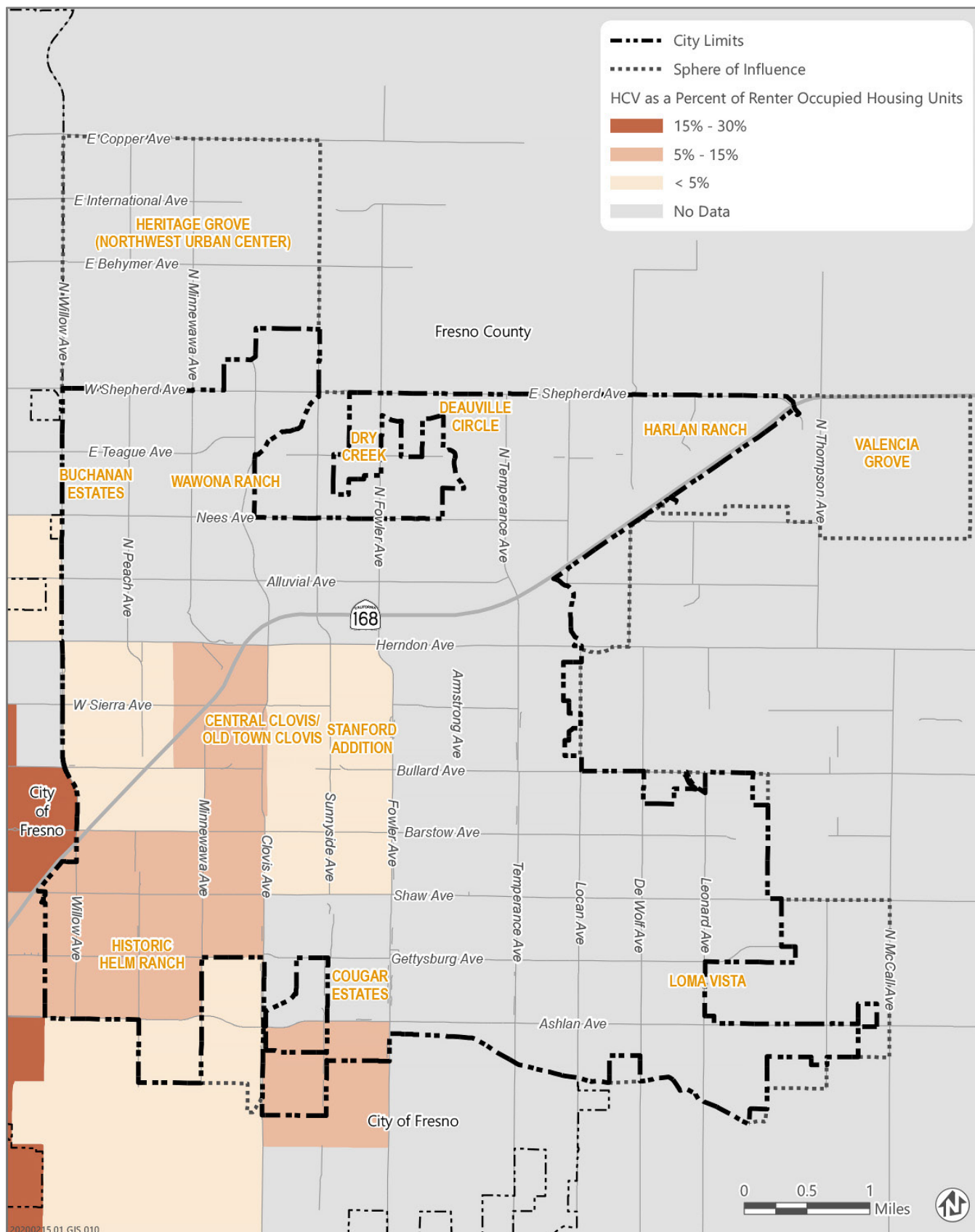
Figure 4-39 Renter-Occupied Households, Clovis, 2012-2016



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

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Figure 4-40 Housing Choice Vouchers Use, Clovis, 2019



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

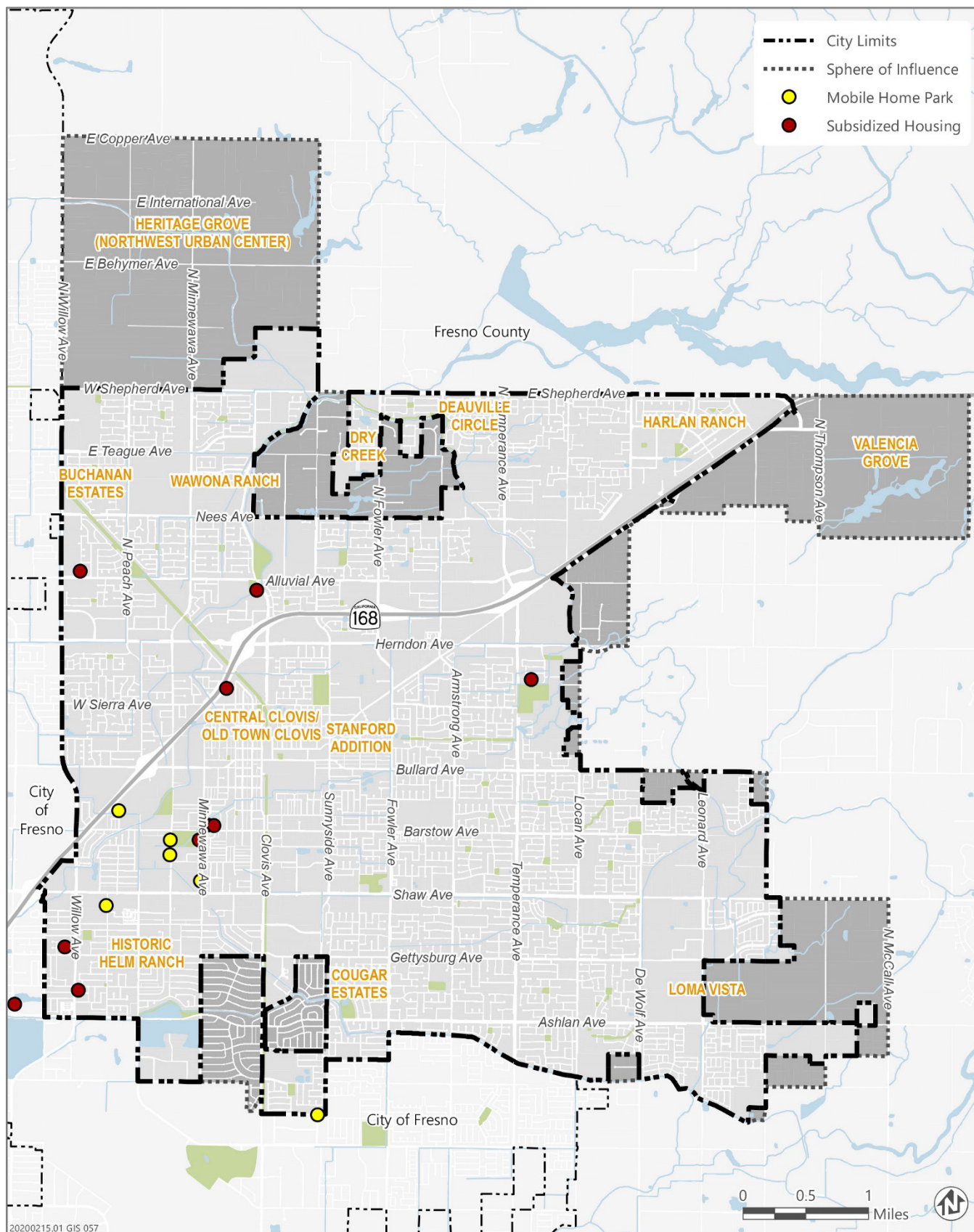
Location of Existing Publicly-Supported Affordable Housing

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 4-14 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 4-41). 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 4-14 Existing Subsidized Affordable Rental Housing in Clovis, 2022	
<i>Name</i>	<i>Address</i>
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 4-41 Subsidized Housing and Mobile Home Parks, Clovis, 2022



Source: Data downloaded from HCD AFFH Data and Mapping Tool in 2022, based on U.S. 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 sites included in the Housing Element sites inventory improve or exacerbate fair housing conditions, patterns of segregation, and access to opportunity throughout the City.

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 capacity for 15,168 units within the planning period with sufficient capacity to meet the City's RHNA at all income levels.

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). Socioeconomic indicators analyzed in this assessment tend to reflect that older neighborhoods in Central and southwest Clovis may be more likely to experience fair housing issues. Residents in these neighborhoods are 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. Because Clovis as a whole is fairly affluent, expanding the supply of affordable housing anywhere within the City will expand access to opportunity and housing mobility for lower-income residents.

Older areas of the City surrounding Central Clovis are mostly built-out, with limited vacant or underutilized land available for new development. As such, a significant portion of residential capacity identified in the sites inventory is located in the City's new growth areas along the northern and eastern fringe. 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 and the Loma Vista Specific Plan area. Master plans for these areas provide for a variety of land use types and residential densities, with significant lower-income capacity identified on higher-density sites that are assumed to develop with mixed-income housing (see Chapter 5), which will expand opportunity for lower-income residents in the City's highest resource areas while helping build diverse neighborhoods.

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

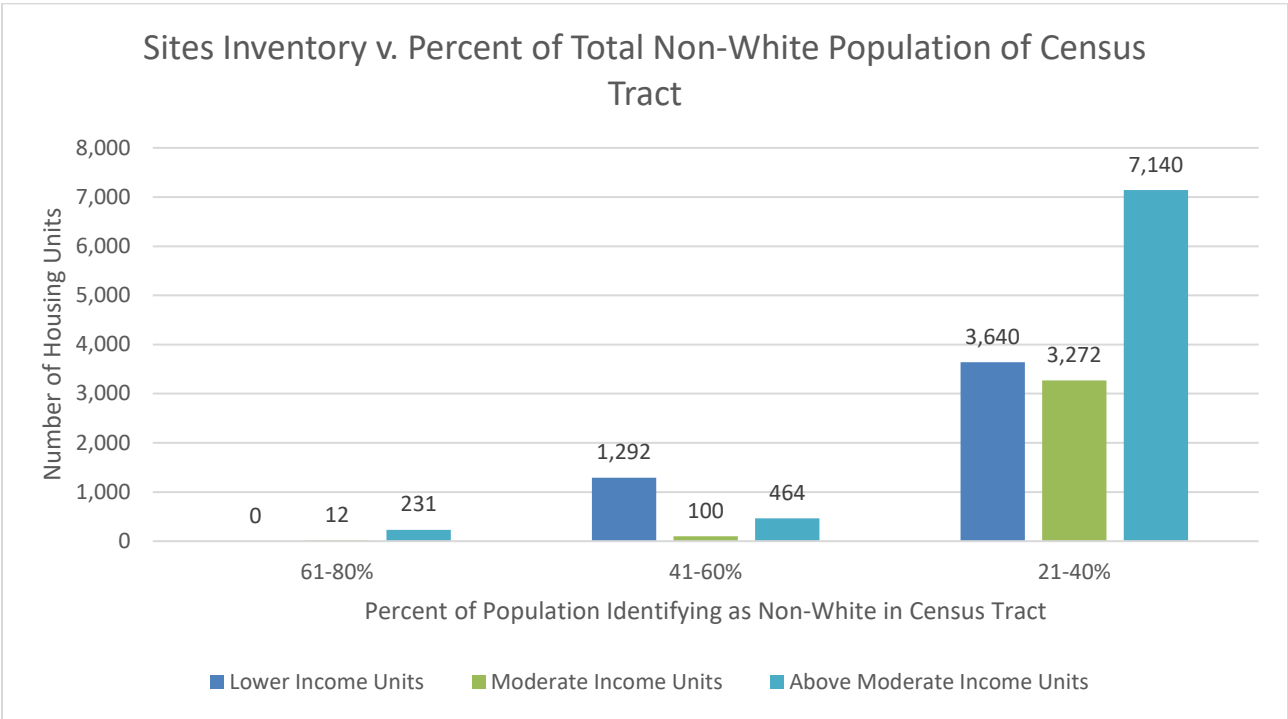
As described above, the City is predominantly non-Hispanic White, with a minority population that is predominantly Hispanic/Latino. The Non-White population is slightly larger in the southwestern area of the City, with block groups in the Historic Helm Ranch and Cougar Estates neighborhoods where non-White 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 4-42 and 4-43 show the City's sites inventory in relation to concentration of non-White residents by census tract. Approximately 14,052 units in the inventory (87 percent of the total capacity) is identified in areas which have a

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majority White population. Only 2 percent of the total inventory capacity is located within census tracts where more than 60 percent of the population is non-White.

Figure 4-42 Sites Inventory and Predominant Racial Composition of Census Tract, Clovis



Source: Ascent, 2023.

[illegible]

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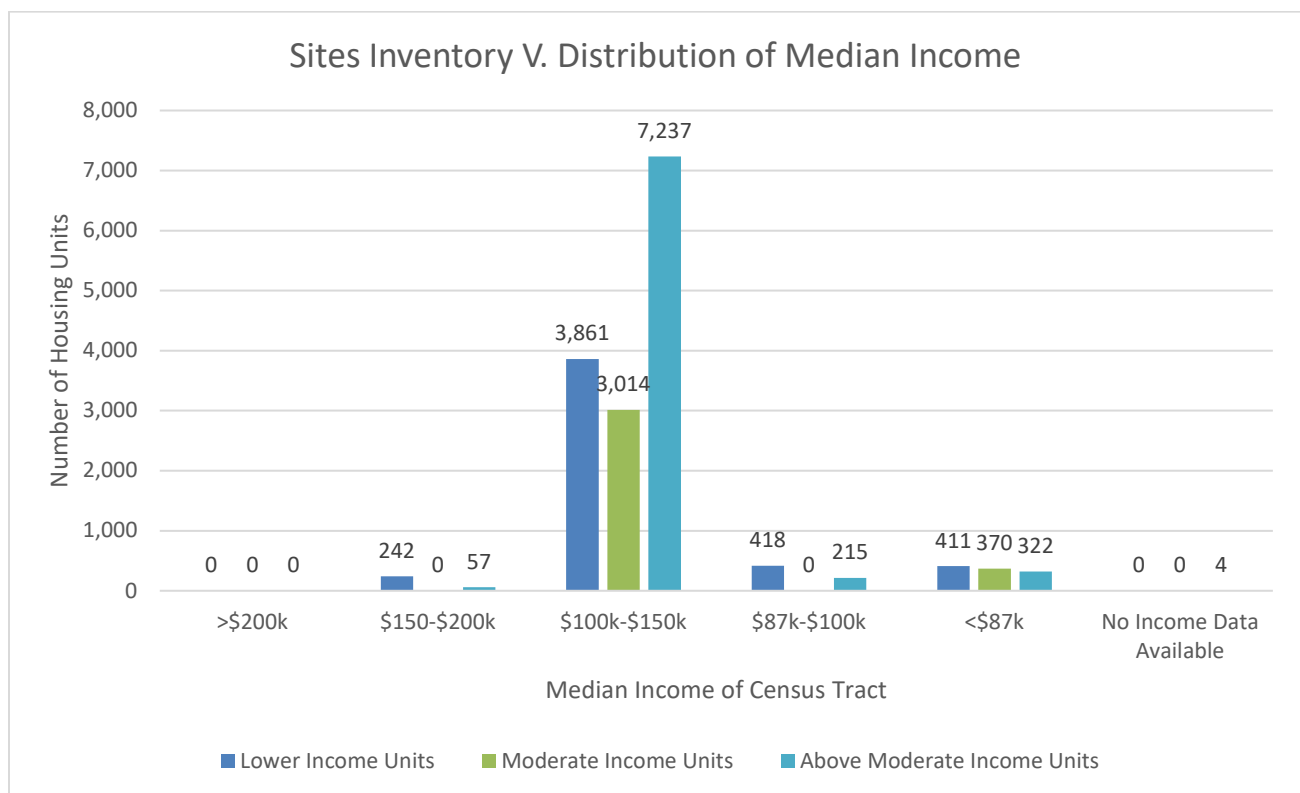
Assessment of Fair Housing

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.

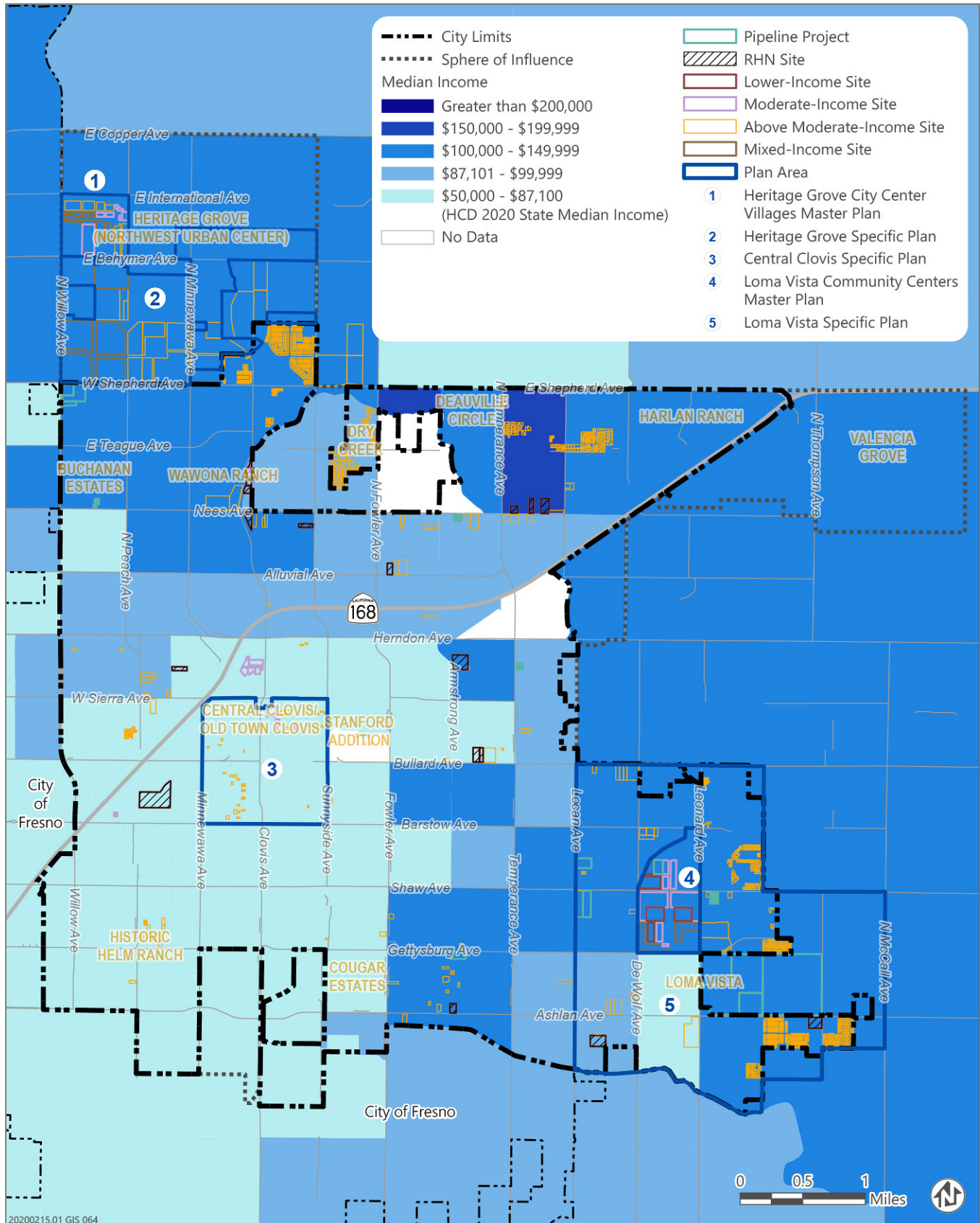
As shown in Figure 4-44, 89 percent of the total capacity (14,411 units) identified in the sites inventory is located in areas with median incomes from \$100,000 to \$200,000. Additionally, 89 percent of moderate income units and 83 percent of lower-income units are located in these areas to support opportunities for moderate-income and lower-income families to live in wealthier neighborhoods. There are four RHN overlay sites located in areas with lower median household incomes (less than \$87,100), which collectively provide capacity for 411 lower-income units (see Figure 4-45).

Figure 4-44 Sites Inventory Distribution by Median Income of Census Tract, Clovis



Source: Ascent, 2023.

Figure 4-45 Sites Inventory Distribution by Median Income of Census Tract, Clovis



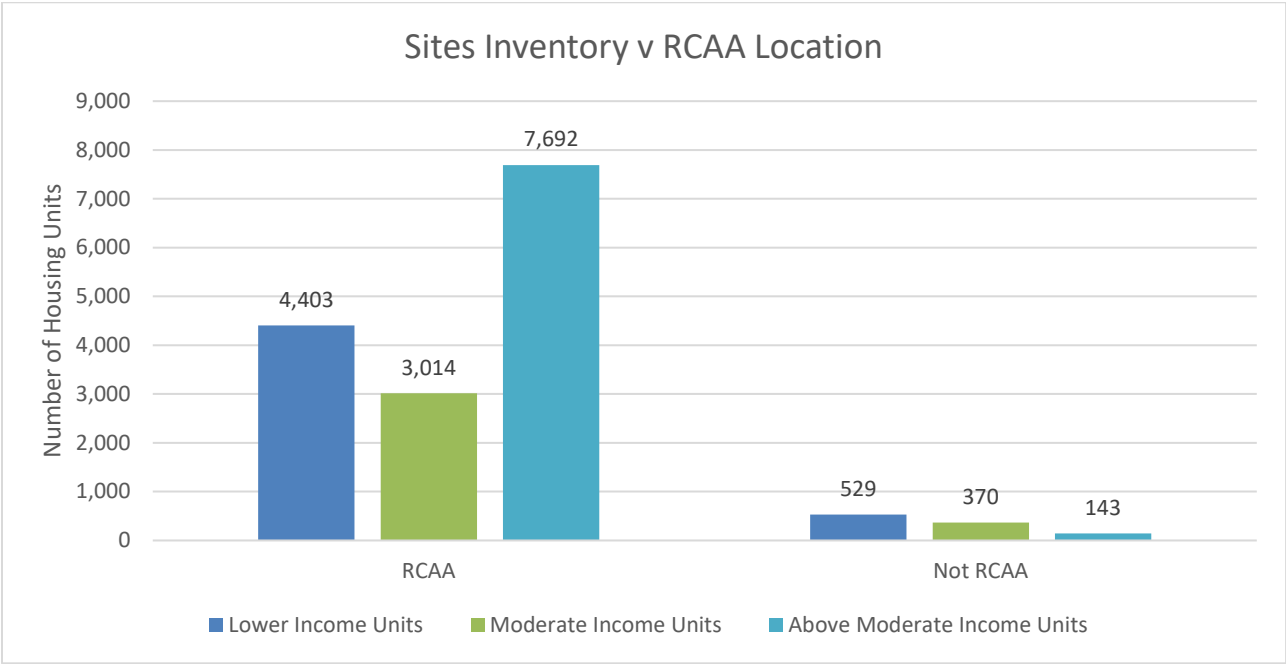
Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2022.

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Racially or Ethnically Concentrated Areas of Affluence

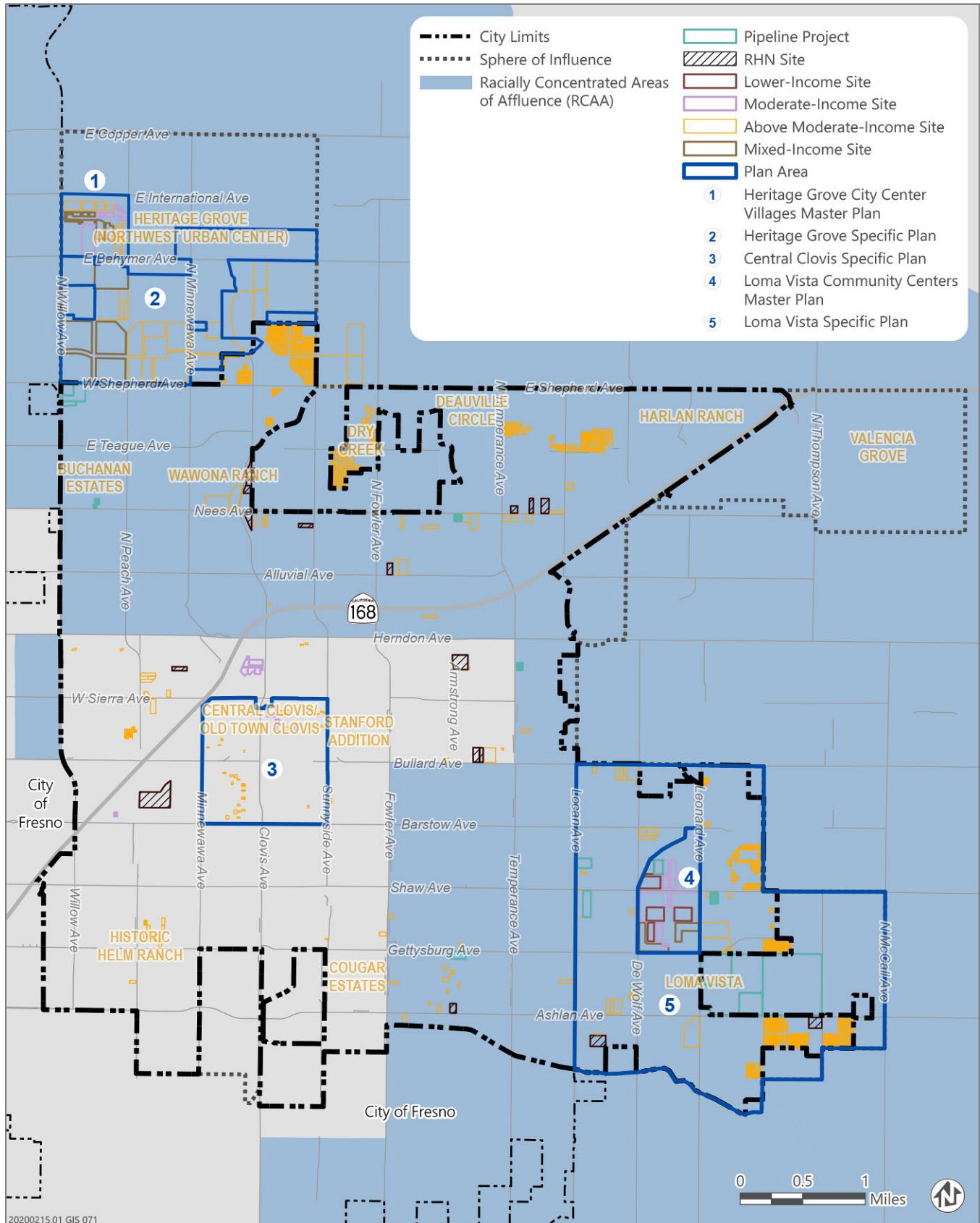
Figure 4-46 and Figure 4-47 show the sites inventory relative to RCAAs in the city. Most of the northern and eastern areas of the City meet the definition of RCAAs in the City of Clovis, specifically north of Herndon Avenue and east of Fowler Avenue. Housing in these areas is predominantly owner-occupied low density single-family homes. Most sites identified in the sites inventory are located in an RCAA, amounting to capacity for approximately 15,109 new housing units in these areas. Further, 89 percent of the moderate and lower-income housing capacity is located in an RCAA.

Figure 4-46 Sites Inventory and Racially/Ethncially Concentrated Areas of Affluence, Clovis (Excel)



Source: Ascent, 2023.

Figure 4-47 Sites Inventory and Racially/Ethnically Concentrated Areas of Affluence, Clovis

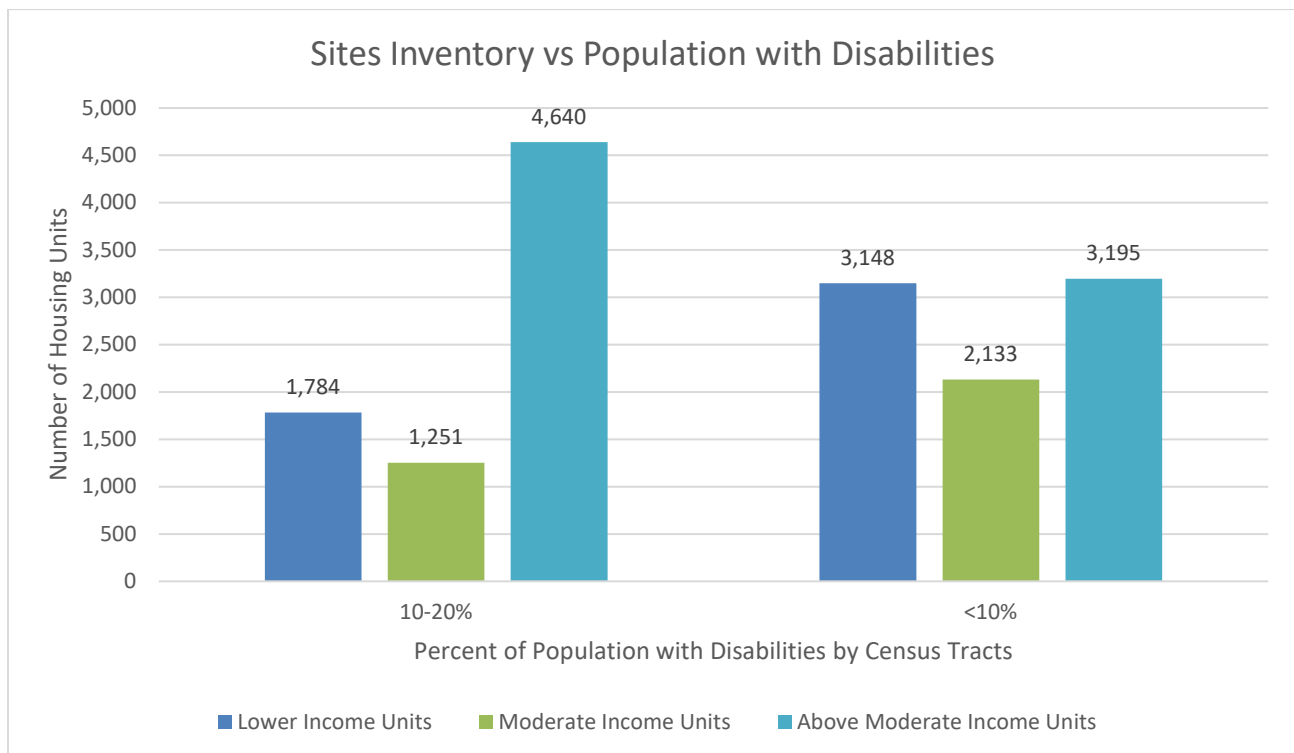


Assessment of Fair Housing

Population with a Disability

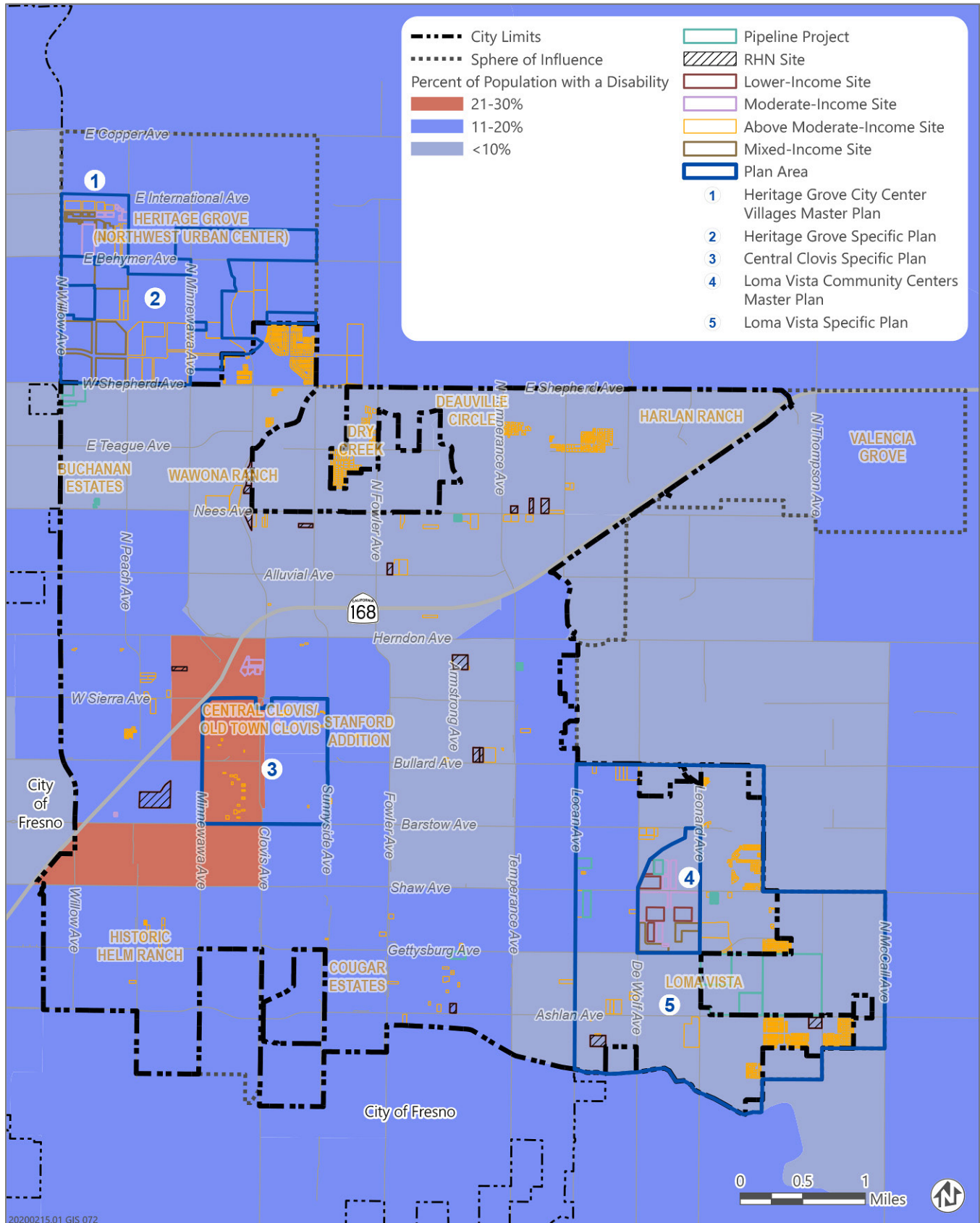
In Clovis, most census tracts have a population with less than 20 percent of residents living with at least one disability. However, western areas of the City, particularly in Central Clovis and north of Historic Helm Ranch, tend to have larger concentrations of residents living with disabilities (20.8 percent). Figures 4-48 and 4-49 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 48 percent of total capacity identified in the sites inventory (7,675 units) is located in census tracts where 10-20 percent of the population has a disability of some sort; 52 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 a total of 4,932 lower income units that could provide additional housing opportunities for residents with disabilities.

Figure 4-48 Sites Inventory and Percent of Population with a Disability by Census Tract, Clovis



Source: Ascent, 2023.

Figure 4-49 Sites Inventory and Percent of Population with a Disability, Clovis



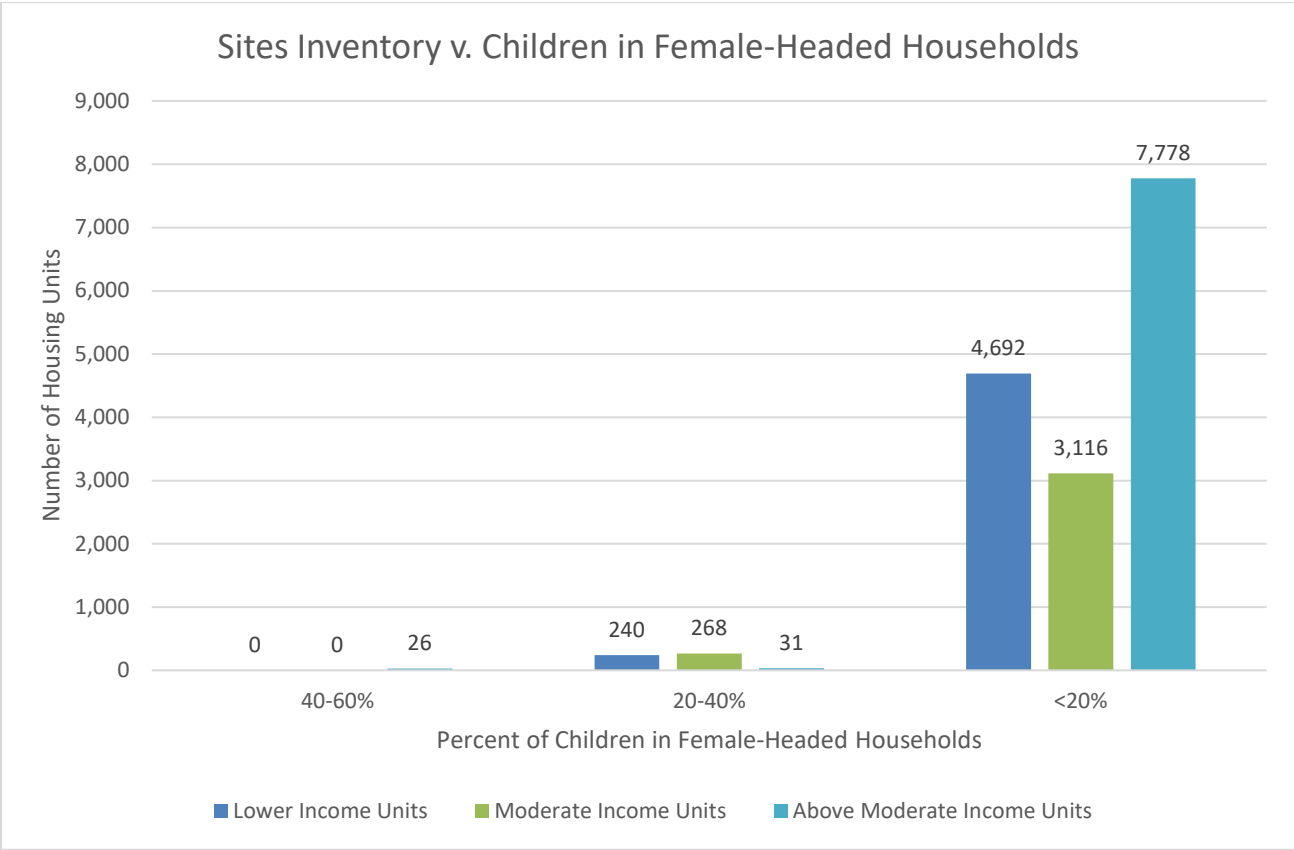
Source: Ascent, 2023. Data downloaded from HCD AFFH Data and Mapping Tool in 2022.

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Familial Status

Most areas of the City have less than 20 percent of children living in single female-headed households. However, census tracts located in the southwest corner of the City, in the Historic Helm Ranch and Cougar Estates neighborhoods, report higher concentrations between 40 and 60 percent. Married-couple households are the predominant family type in the northern and eastern portions of the City. Figures 4-50 and 4-51 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). Only 26 units from the sites inventory, all of which are assumed to develop as above moderate income housing, are located 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.

Figure 4-50 Sites Inventory and Distribution of Female-Headed Households with Children



Source: Ascent, 2023.

City Limits
Sphere of Influence
Percent of Children in Female Households, No Spouse/Partner Present Households
 40% - 60%
 20% - 40%
 < 20%

Pipeline Project
RHN Site
Lower-Income Site
Moderate-Income Site
Above Moderate-Income Site
Mixed-Income Site
Plan Area

1 Heritage Grove City Center Villages Master Plan
2 Heritage Grove Specific Plan
3 Central Clovis Specific Plan
4 Loma Vista Community Centers Master Plan
5 Loma Vista Specific Plan

Map Labels:
 E Copper Ave, E International Ave, E Behrmer Ave, E Teague Ave, W Shepherd Ave, N Minnewawa Ave, N Willow Ave, N Peach Ave, W Sierra Ave, N Thompson Ave, E Shepherd Ave, N Minnerance Ave, N Fowler Ave, N Alluvial Ave, Herndon Ave, Armstrong Ave, Bullard Ave, Barstow Ave, Shaw Ave, Gettysburg Ave, Ashlan Ave, De Wolf Ave, N McCall Ave, N Sunnyside Ave, N Clovis Ave, N Minecave Ave, W Willow Ave, N Buchanan Ave, N Wawona Ave, N Dry Creek Ave, N Deauville Circle, N Harlan Ranch, N Valencia Grove, N Central Clovis, N Old Town Clovis, N Stanford Addition, N Historic Helm Ranch, N Cougar Estates, N Loma Vista.

City of Fresno

Scale: 0 0.5 1 Miles

North Arrow

20200215.01 GIS 066

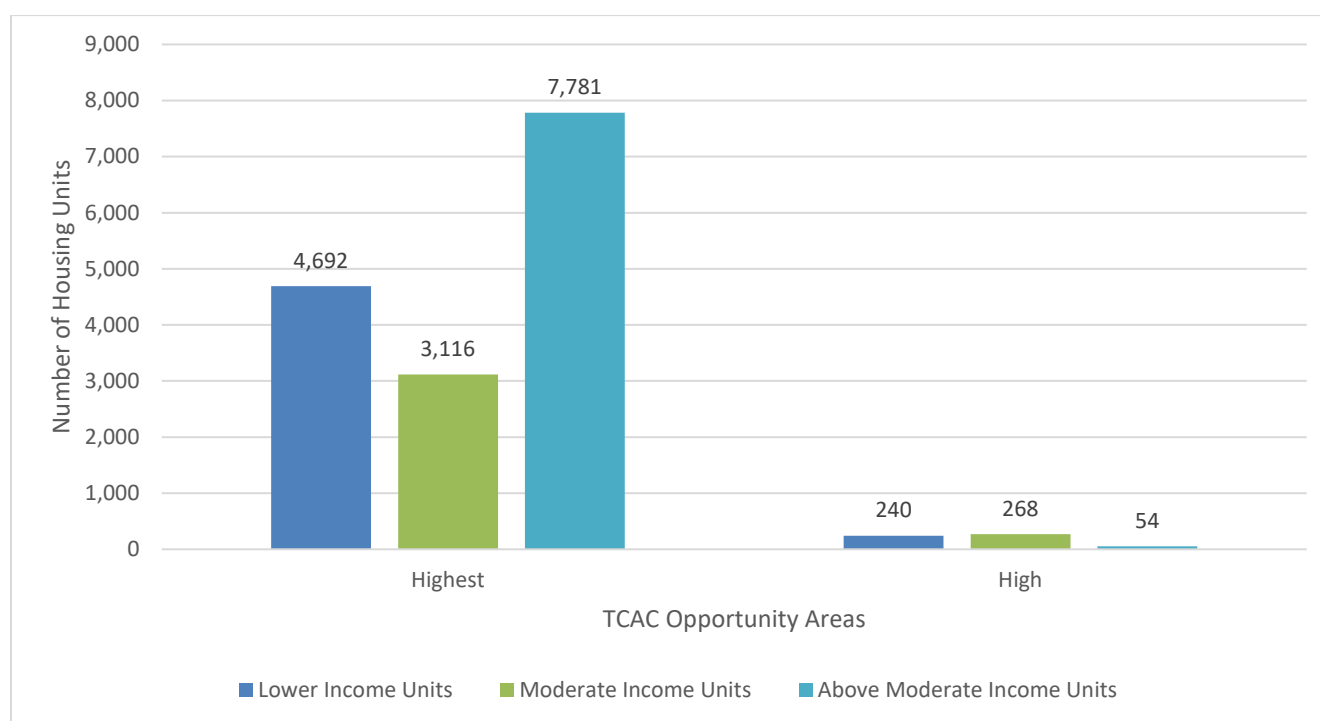
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Potential Effects on Access to Opportunity

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 4-52 and 4-53 present the sites inventory in relation to the 2022 TCAC opportunity areas. As shown in Figure 4-52, 97 percent of the total sites inventory (15,589 units) is located in highest resource areas.

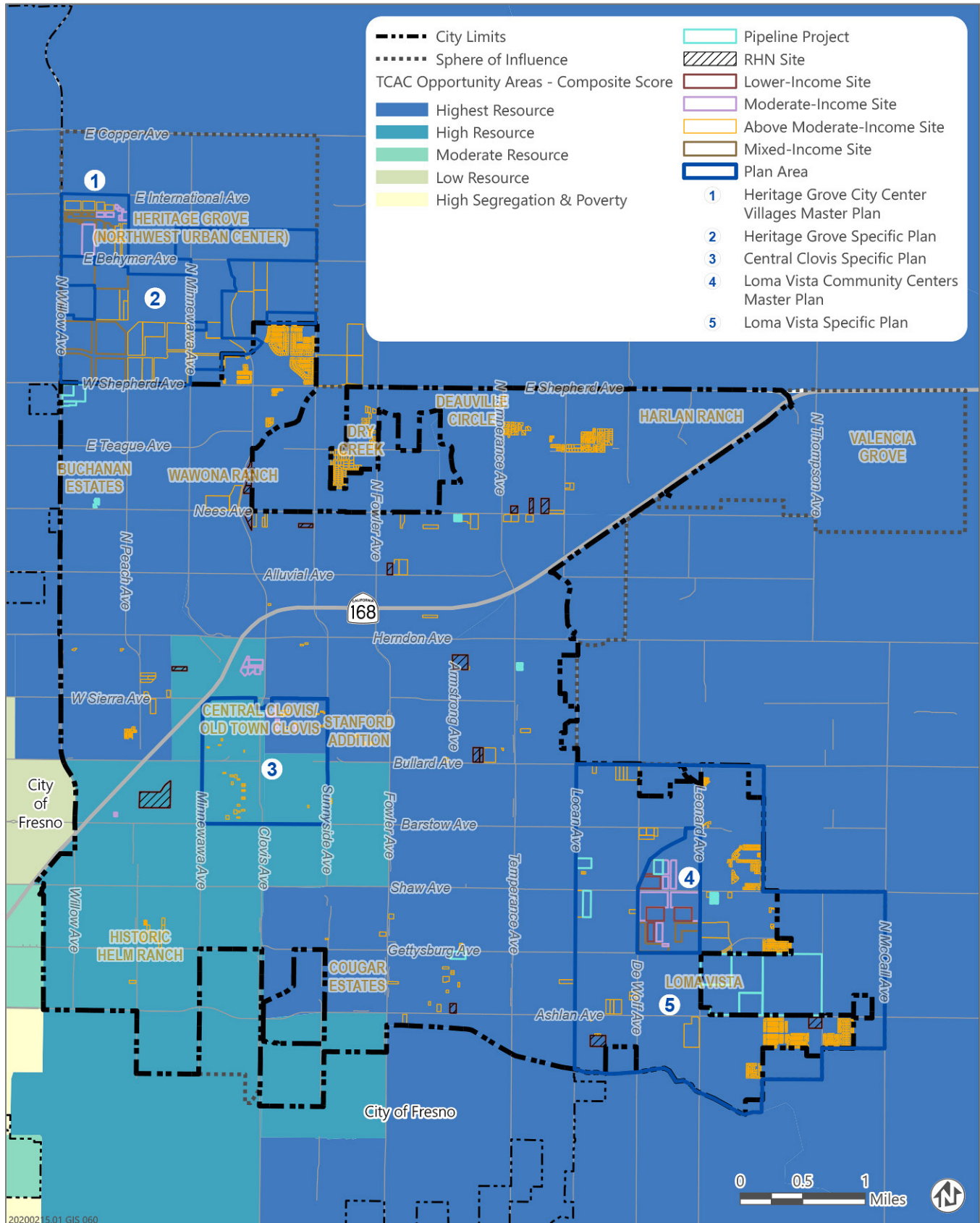
Figures 4-54 through Figure 4-59 present the sites inventory in relation to TCAC economic, environmental, and educational opportunity scores. The sites inventory identifies almost all of its total capacity in areas providing most optimal access to educational and economic opportunity (97 and 96 percent, respectively). The City as a whole scores relatively lower on environmental opportunity index, reflecting regional environmental challenges. However, most of the inventoried capacity across all income levels is located in areas with environmental index scores greater than 0.50.

Figure 4-52 Sites Inventory and Distribution of TCAC Opportunity Index Composite Scores



Source: Ascent, 2023.

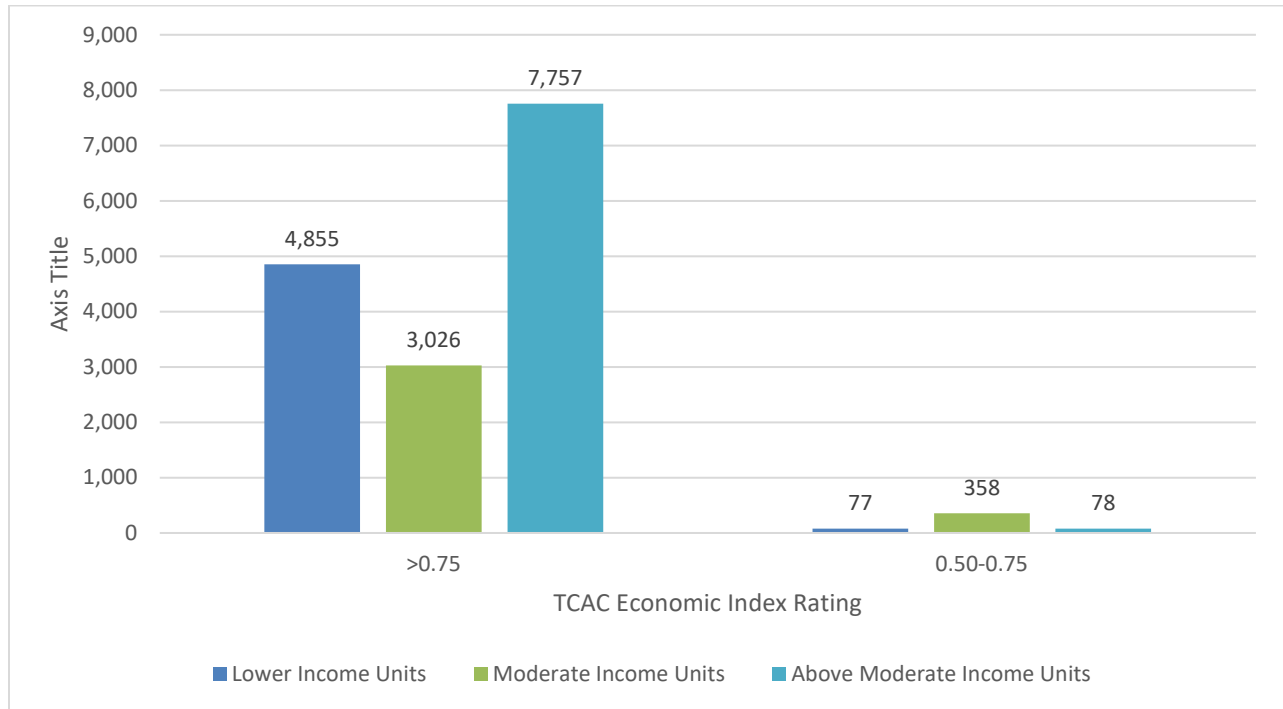
Figure 4-53 Sites Inventory and TCAC Opportunity Index Composite Scores



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

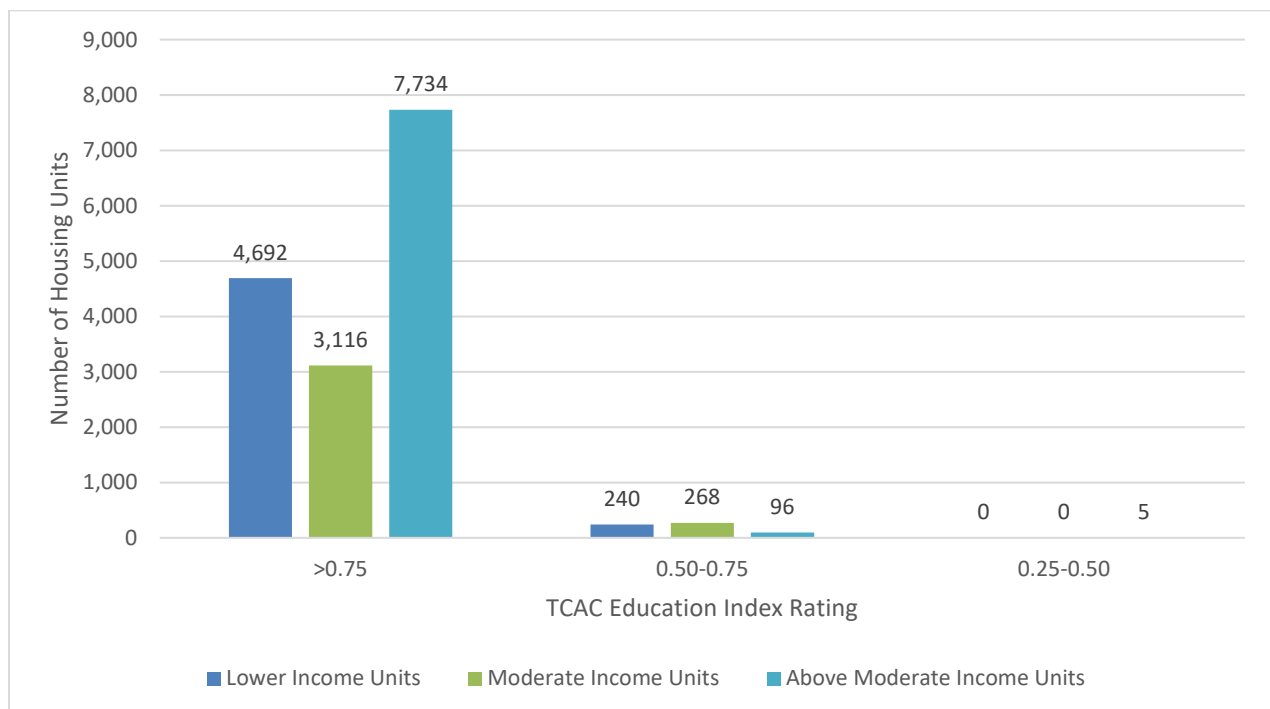
Assessment of Fair Housing

Figure 4-54 Sites Inventory and Distribution of TCAC Opportunity Index Economic Domain Scores



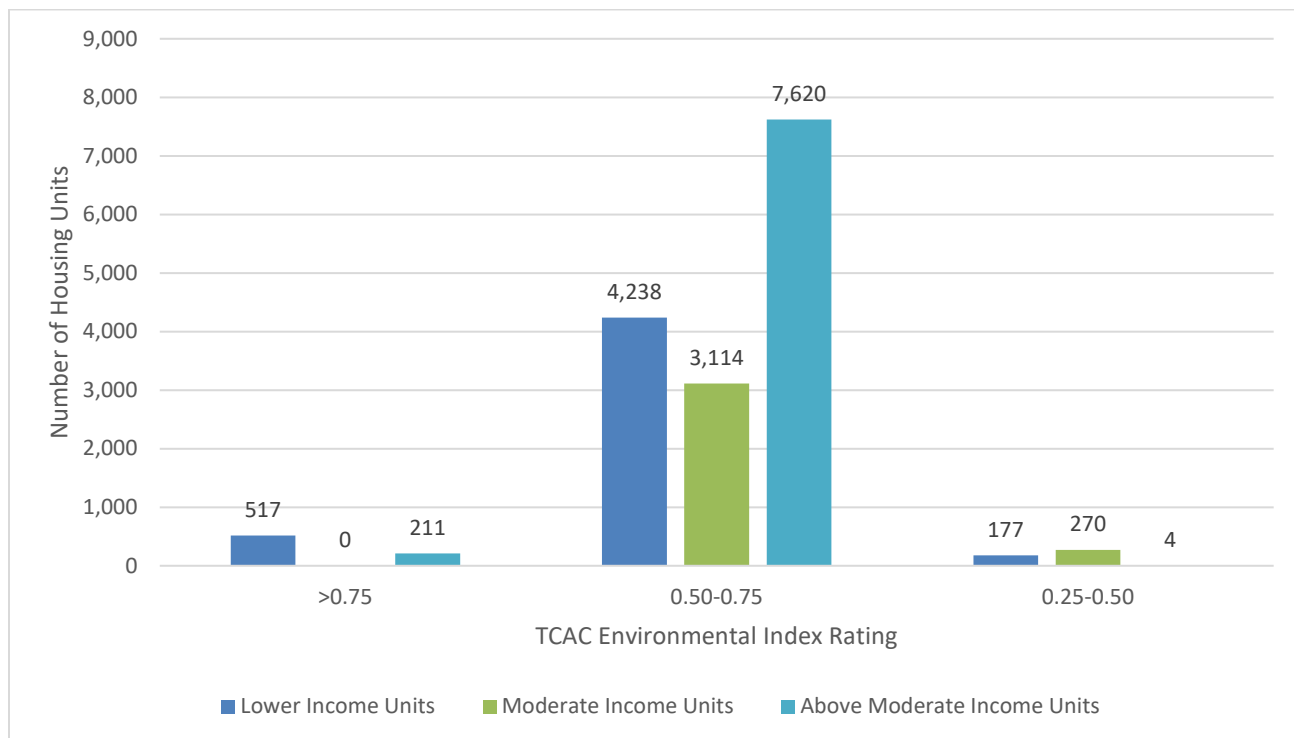
Source: Ascent, 2023.

Figure 4-55 Sites Inventory and Distribution of TCAC Opportunity Index Education Domain Scores



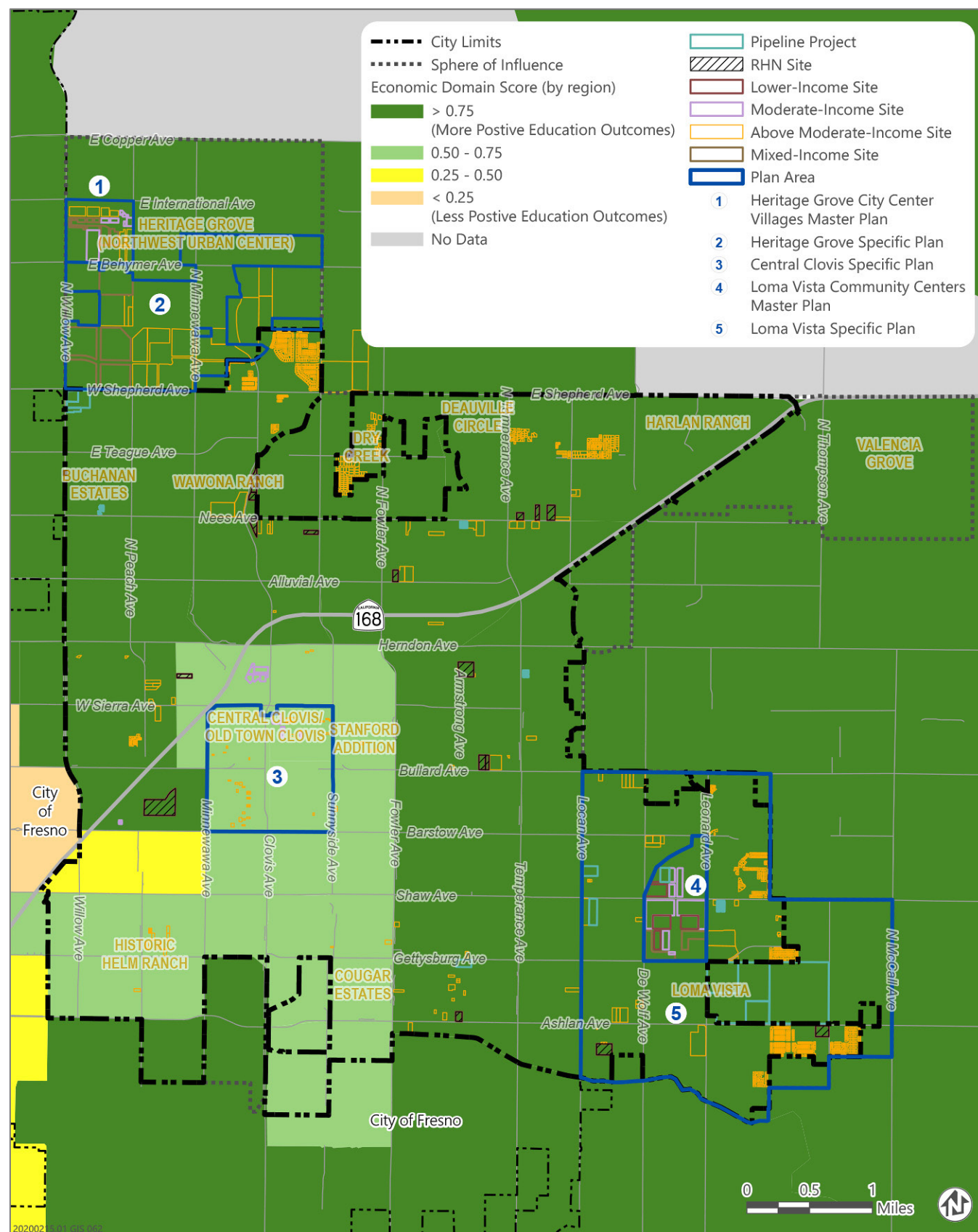
Source: Ascent, 2023.

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



Source: Ascent, 2023.

Figure 4-57 Sites Inventory and TCAC Opportunity Index Economic Domain Scores



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

City Limits
Sphere of Influence
Elementary School
Middle School
High School
Private School
Alternative School
Pipeline Project
RHN Site
Lower-Income Site
Moderate-Income Site
Above Moderate-Income Site
Mixed-Income Site
Plan Area

Education Domain Score (by region)
 > 0.75 (More Postive Education Outcomes)
 0.50 - 0.75
 0.25 - 0.50
 < 0.25 (Less Postive Education Outcomes)
 No Data

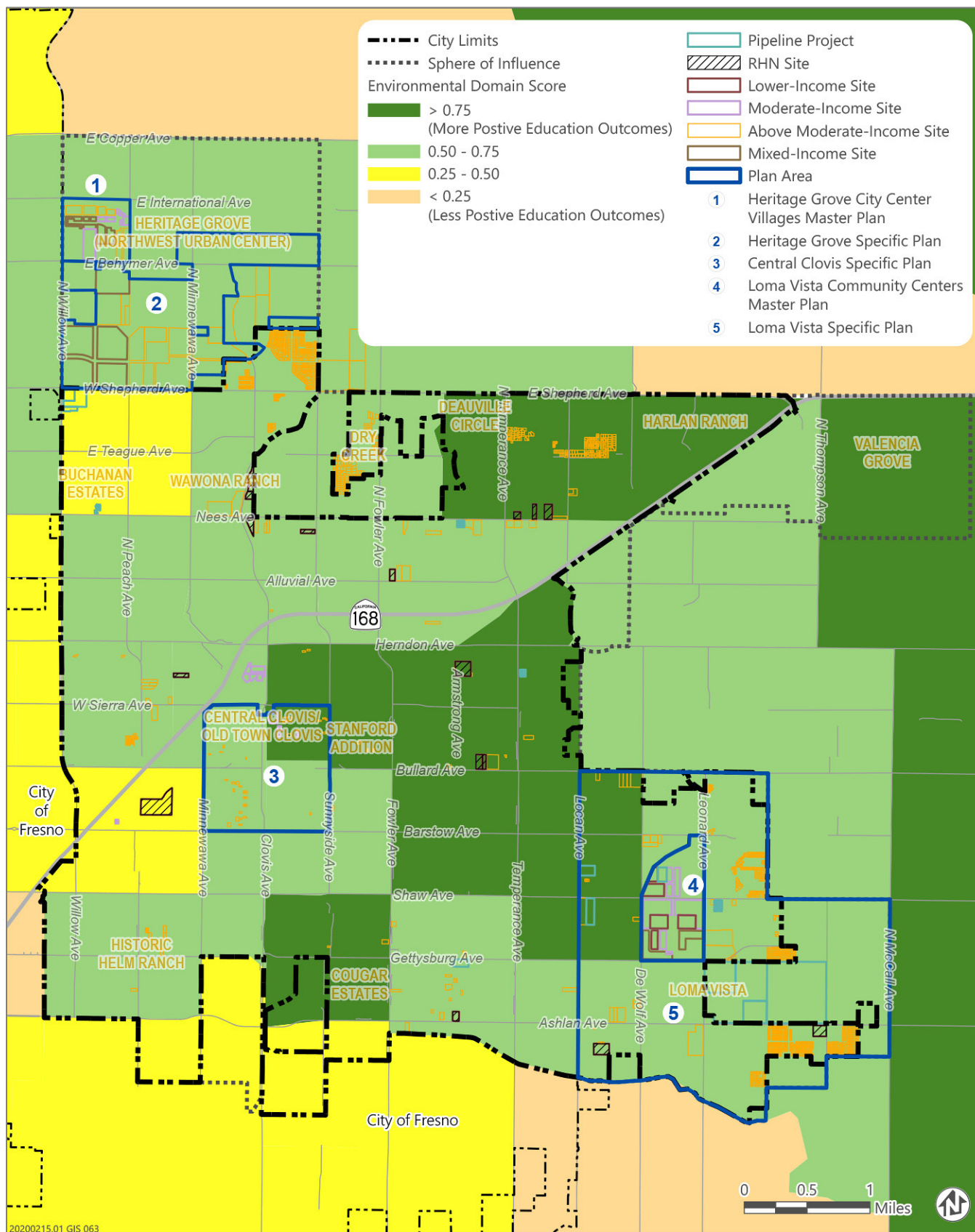
1 Heritage Grove City Center Villages Master Plan
2 Heritage Grove Specific Plan
3 Central Clovis Specific Plan
4 Loma Vista Community Centers Master Plan
5 Loma Vista Specific Plan

0 0.5 1 Miles

20200215.01 GIS 061

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Figure 4-59 Sites Inventory and TCAC Opportunity Index Environmental Domain Scores



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

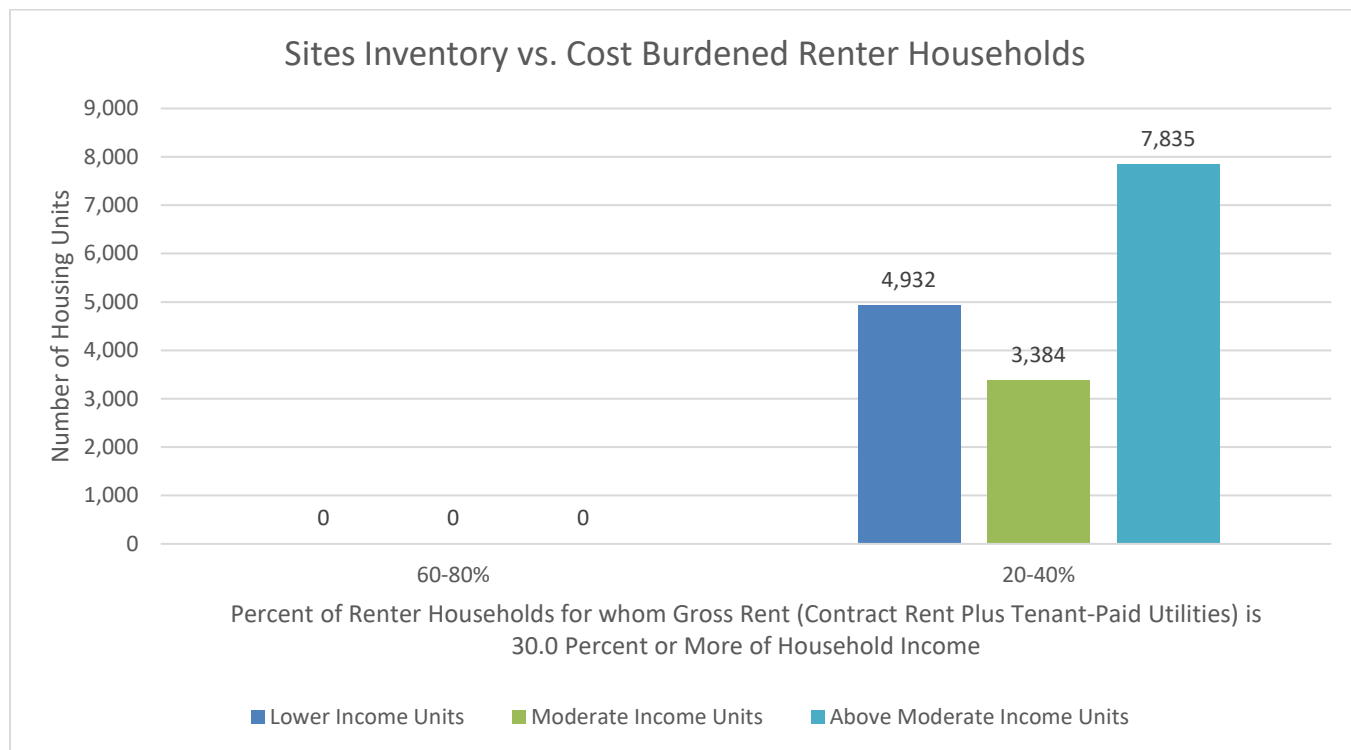
Potential Effects on Disproportionate Housing Needs

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

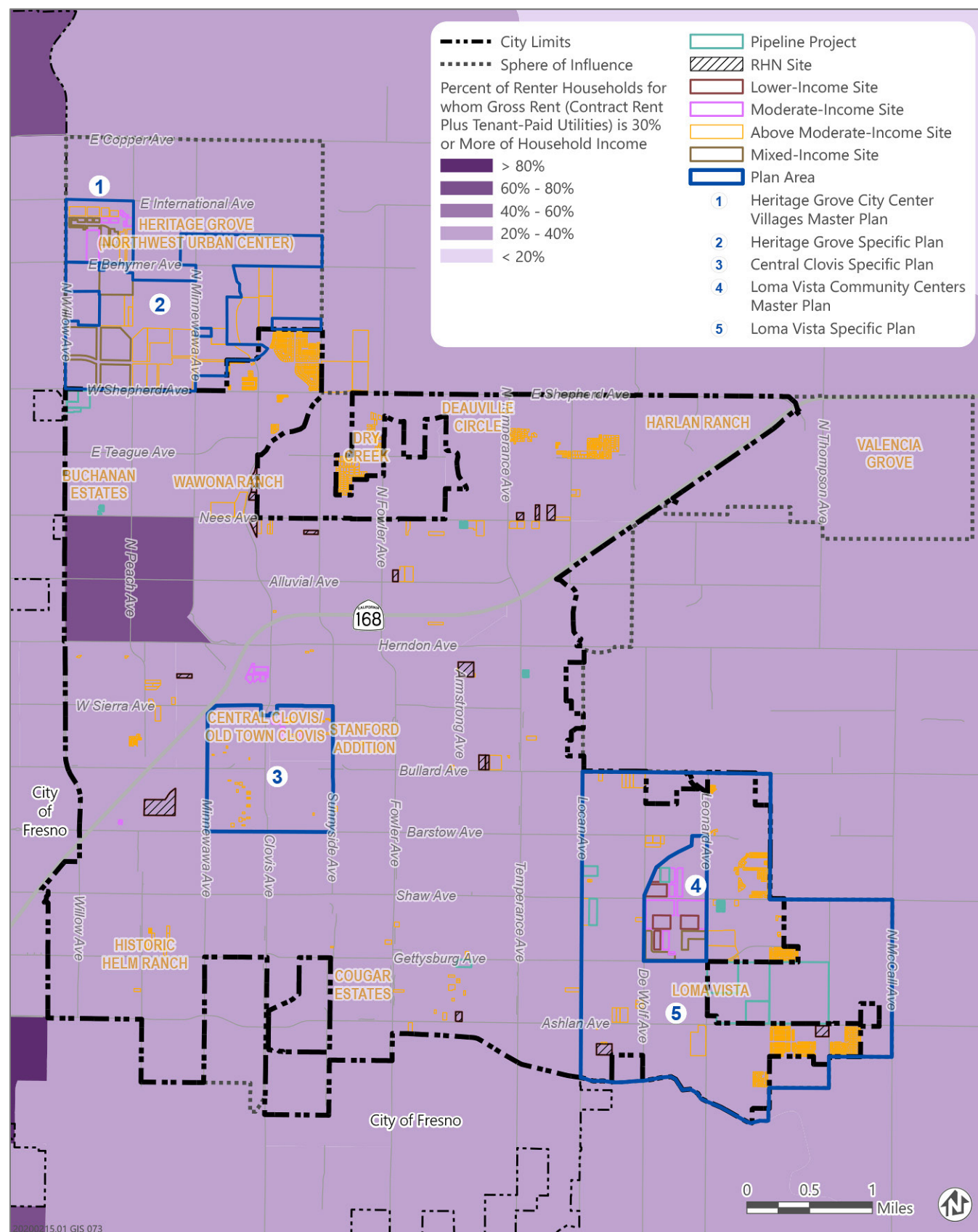
As described above, overpayment among Clovis renters has generally declined over time with most areas of the City reporting between 20 and 40 percent of renters paying more than 30 percent of their monthly income on housing costs. Figures 4-60 and 4-61 present the sites inventory relative to overpayment rates among renter households. All of the inventoried housing capacity identified in the sites inventory is located in areas of the City with overpayment rates between 20 and 40 percent, including 4,932 lower-income units. 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 4-60 Sites Inventory Distribution by Cost-Burdened Renter Households



Source: Ascent, 2023.

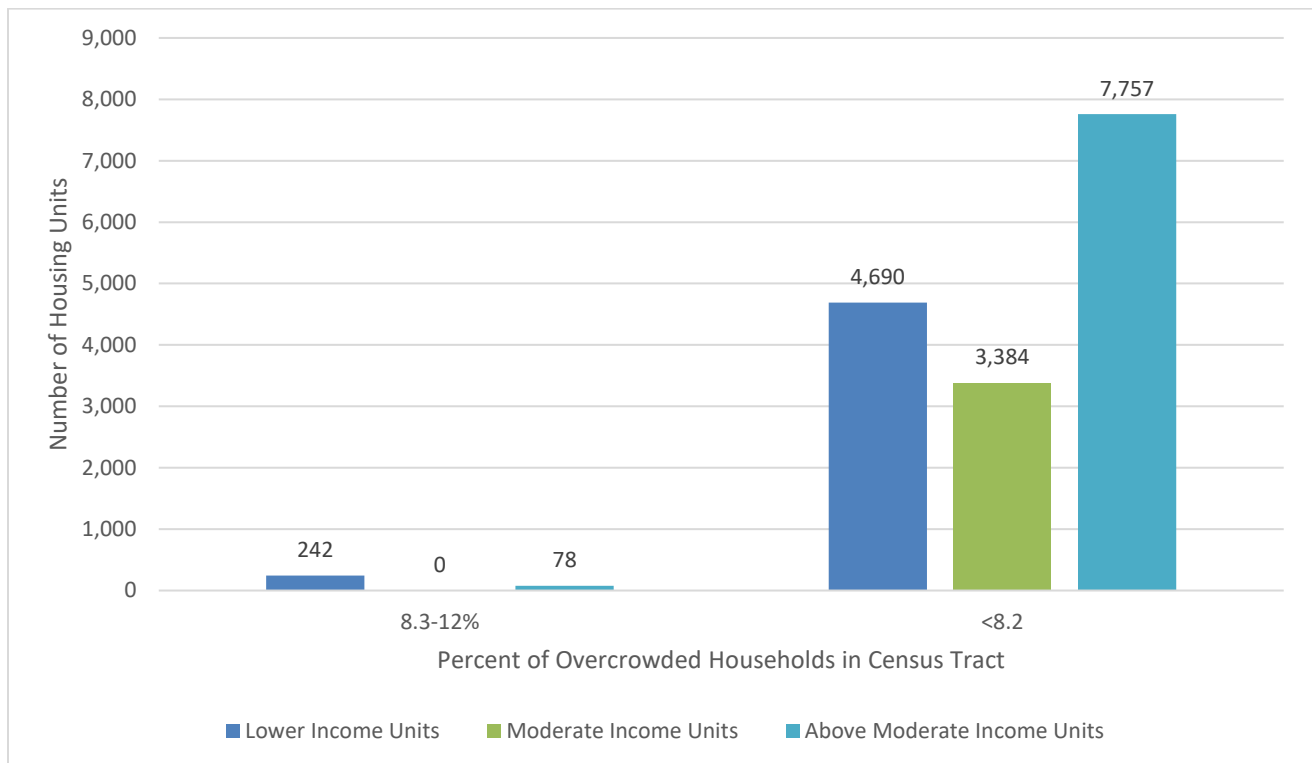
Figure 4-61 Sites Inventory and Distribution of Overpayment by Renters



Overcrowding

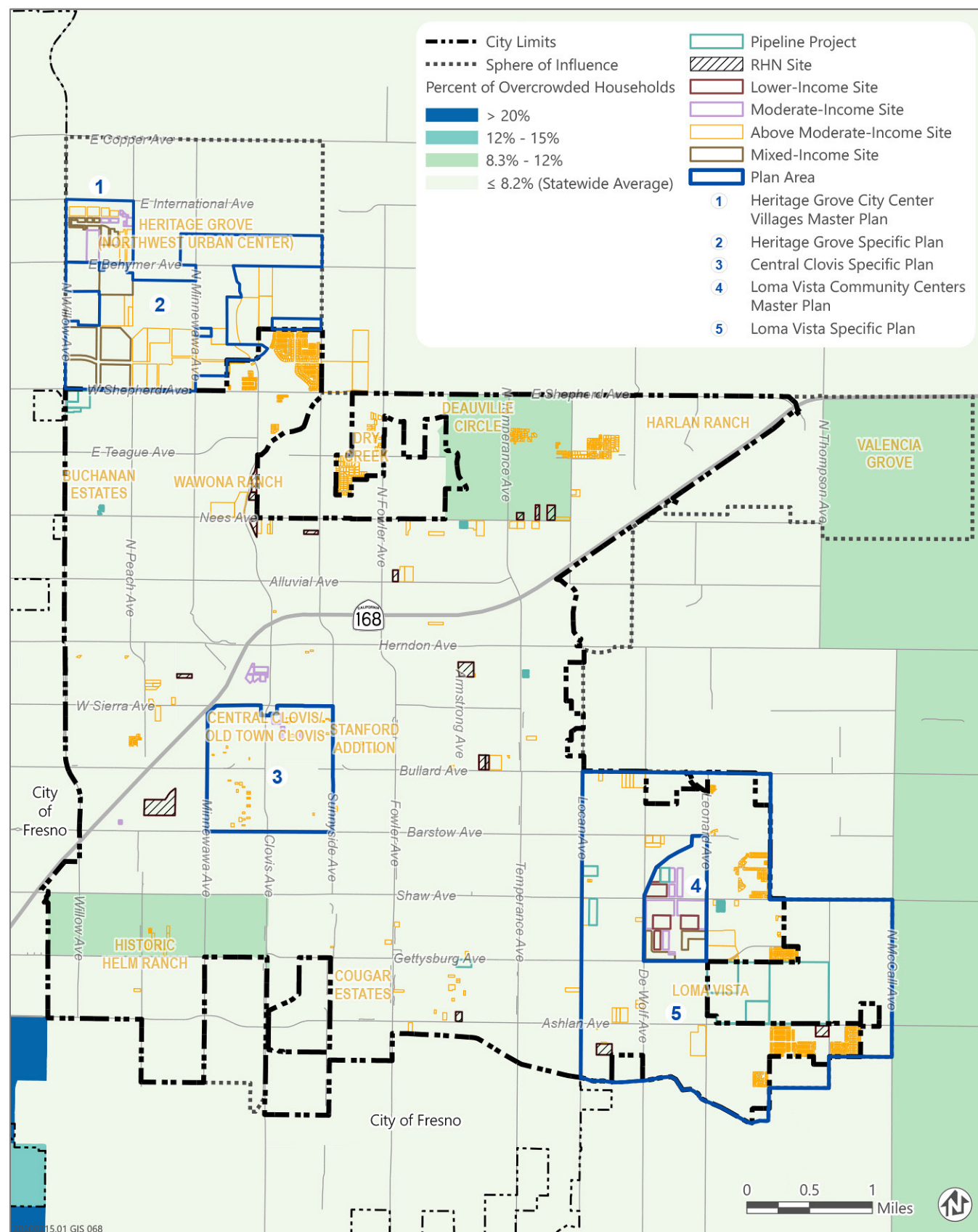
Almost all census tracts in Clovis report less than 8.2 percent of households as overcrowded, with the exception of pockets located in Historic Helm Ranch and Deauville Circle along the northern border reporting rates between 8.3 and 12 percent. Figures 4-62 and 4-63 show the sites inventory relative 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 4,690 lower-income units and 3,394 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 (see Figure 4-63) which together provide capacity for 242 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 4-62 Sites Inventory Distribution by Overcrowded Households



Source: Ascent, 2023.

Figure 4-63 Sites Inventory and Distribution of Overcrowded Households



Source: Ascent, 2023. 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 4-64). Most of the inventoried residential capacity (98.7 percent) is located on sites outside of these vulnerable areas, including 96.4 percent of the lower-income capacity (or 4,755 units) as shown in Figure 4-65. There is one RHN overlay site located in an area with elevated displacement risk that provides capacity for 244 lower income housing units. Additional affordable housing capacity identified in the sites inventory could provide more options to mitigate displacement for residents.

Figure 4-64 Sites Inventory and Displacement Risk

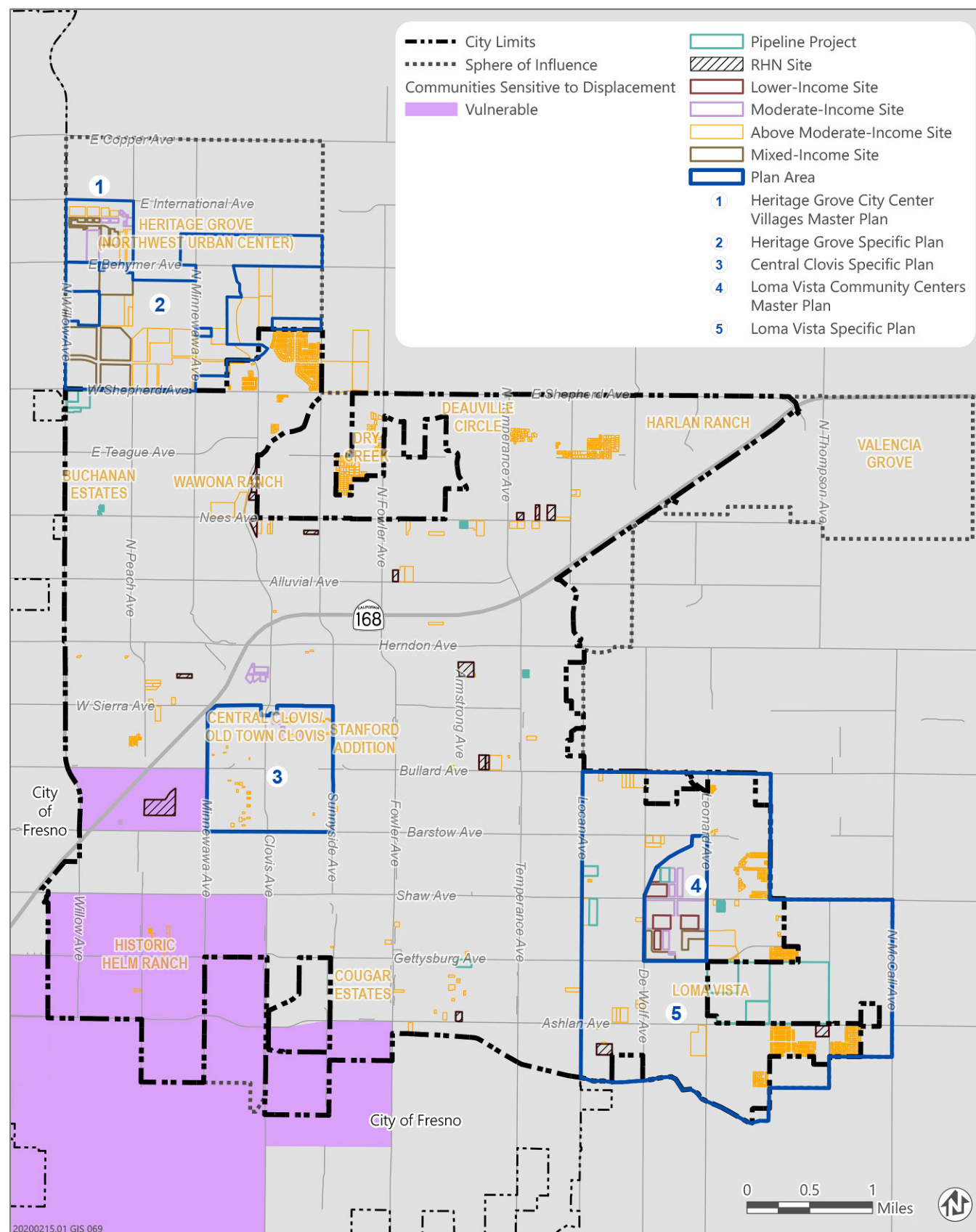
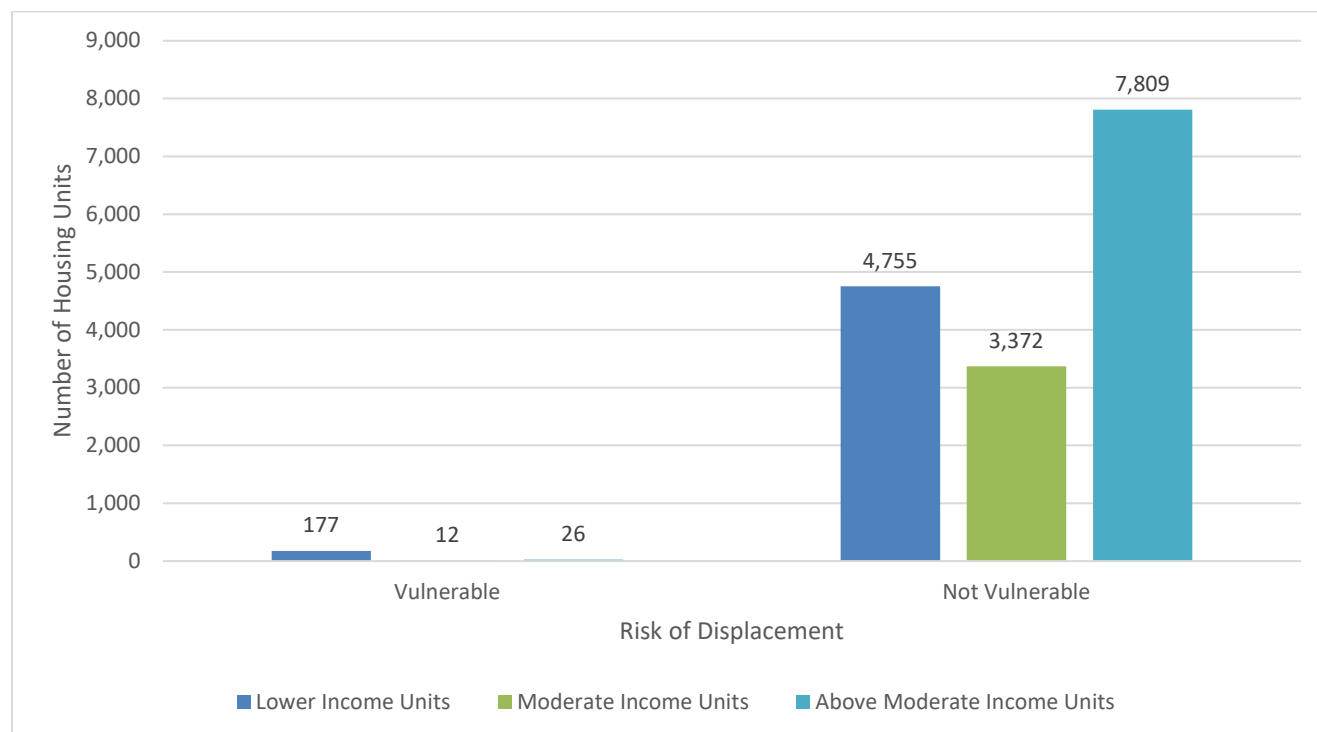


Figure 4-65 Sites Inventory Distribution by Displacement Risk



Source: Ascent, 2023.

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 segregation by income and race as compared to the greater 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 4-15 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.

Assessment of Fair Housing

Table 4-15 Fair Housing Issues, Contributing Factors, and Meaningful Actions			
<i>Assessment of Fair Housing Identified Issue</i>	<i>Contributing Factors</i>	<i>Meaningful Actions</i>	<i>Targets and Timeframes</i>
Regional segregation/integrations patterns by race and income	<p>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.</p> <p>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.</p>	<p>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)</p> <p>Prioritize funding to affordable housing developments in high or highest resource areas or developments that include permanent supportive housing (Program H5)</p>	<p>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)</p> <p>Provide fee reductions in support of 350 affordable housing units during the planning period (Program H4)</p>
		Prioritize review of surplus public land for sale/lease for development of affordable housing in high and highest resource areas (Program H3)	One publicly-owned site to declare surplus public lands in high and highest resource areas (Program H3)
		Encourage and facilitate "missing middle" housing in existing single-family neighborhoods (Policy H-1.5)	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)
Disproportionate housing problems in Central Clovis and southwest Clovis	<p>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.</p>	<p>Encourage use of code enforcement processes and housing rehabilitation assistance programs to bring substandard housing units into compliance. (Program H11)</p> <p>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 H12)</p>	<p>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 H12).</p>
		Prioritize capital improvement projects that provide improvements or amenities in older, low-income neighborhoods with limited existing amenities (Program H23)	Establish a capital planning prioritization process to guide an objective methodology used to produce equal and equitable outcomes. Review funding priorities annually. (Program H23)

Table 4-15 Fair Housing Issues, Contributing Factors, and Meaningful Actions

<i>Assessment of Fair Housing Identified Issue</i>	<i>Contributing Factors</i>	<i>Meaningful Actions</i>	<i>Targets and Timeframes</i>
		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 H20)
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 H9)	Preserve 260 publicly-assisted rental units. (Program H9)
		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 H15)	Assist 100 extremely-low income households with targeted outreach efforts in high poverty areas (Program H15).
		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 H20)
		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 H24)
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 H10)	Conserve 867 mobile homes within five existing mobile home parks, distribute educational materials in multiple languages to residents twice a year, beginning 2024 (Program H10)
		Promote Home Rehabilitation Program at mobile home park residents to assist with necessary health and safety repairs (Program H12)	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 H12).

Assessment of Fair Housing

Table 4-15 Fair Housing Issues, Contributing Factors, and Meaningful Actions			
<i>Assessment of Fair Housing Identified Issue</i>	<i>Contributing Factors</i>	<i>Meaningful Actions</i>	<i>Targets and Timeframes</i>
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 H19)	Encourage FHCC to conduct 8 to 10 fair housing tests, beginning in 2024. (Program H19)
		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 H18)	Distribute fair housing information annually through the City, begin offering translated materials in December 2024. (Program H18)
		Increase availability of information about affordable housing opportunities and programs in the City and ensure that information is available in multiple languages (Program H21)	Prepare outreach materials in 2025 and conduct 8 community workshops during the planning period. (Program H21)
		Collaborate with the Fresno Housing Authority to launch an educational campaign encouraging landlords to actively participate in the HCV program (Program H16)	Increase HCV participation and usage by 10 households in highest resource neighborhoods, initiate educational campaign in 2024, host first workshop in April 2025 (Program H16)

CHAPTER 5 | Sites Inventory and Funding Resources

5.1 Regional Housing Needs Allocation

The California Department of Housing and Community Development (HCD) determines state-wide projected housing needs and allocates new housing unit targets to regional council 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. For Clovis, the Fresno Council of Governments (FCOG) developed a Regional Housing Needs Plan (RHNP) to determine each jurisdiction's fair share, or Regional Housing Needs Allocation (RHNA).

On June 30, 2022, the FCOG Board approved the Final RHNA Methodology, which allocated 8,977 housing units to the City of Clovis; just over 15 percent of the total countywide RHND. 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)					
	<i>Very Low Income (<50% of AMI)</i>	<i>Low Income (50%-80% of AMI)</i>	<i>Moderate Income (80%-120% of AMI)</i>	<i>Above Moderate Income (>120% of AMI)</i>	<i>Total</i>
Housing Units	2,926	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.

Source: Fresno Council of Governments, July 2022.

5.2 Residential Sites Inventory

As part of the housing element update, each jurisdiction 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 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;
- 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.

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- sites within the Central Clovis Specific Plan and Loma Vista Specific Plan;
- sites within the Northwest Urban Center that are included in the Willow Corridor RHNA Annexation, including the Heritage Grove City Center Villages Master Plan, the “Urban Center” portion of the Heritage Grove Specific Plan, and one other site outside of those plan areas;
- near-term annexation areas, which include areas within the Northwest Urban Center, including in-progress and future phases of the Heritage Grove Specific Plan that are anticipated to initiate the annexation process in 2024, and one other site, TM6205 – Shepherd North, located outside the Northwest Urban Center, where annexation 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 multi-family 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 only allows for 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 (2021) – which requires that at least 25 percent of the 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 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. 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. Sites included in this analysis include larger sites that meet the default density of 30 units per acre for lower-income housing; however, on many of these sites it is assumed only 50 percent of the capacity on these sites 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 20 sites were identified in the moderate-income category that allow at least four units per parcel, with an overall capacity of 2,378 units, or 164% of the moderate-income RHNA. Of those sites, there are 11 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 766 units or 25% of the above-moderate income RHNA.

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 the table, 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 maximum allowable density. However, this calculation is based on a maximum density of 25 units per acre. The City is proposing to increase the maximum density in the R-3 zone to 30 units per acre, which would allow for increased density of multifamily developments in the R-3 zoning district (more discussion below). Very little multifamily development has occurred in the R-4 zoning district. Only one project was constructed at 64 percent of the maximum allowable 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 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 is calculated using an assumed realistic density of 24 units per acre, which is 80 percent of the maximum allowable density of 30 du/ac.
- **R-4 Zoning District.** Residential capacity on sites within the R-4 zoning is calculated using an assumed realistic density equal to minimum allowable density, or 25 units per acre.

<i>Project Name/Location¹</i>	<i>Zoning District</i>	<i>Maximum Allowed Density</i>	<i>Site Size (Acres)</i>	<i>Number of Units</i>	<i>Built Density</i>	<i>Percent of Maximum Allowed Density</i>
SPR2016-05	P-C-C	n/a ²	12	216	18	
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%
<i>SPR2018-29, Solavita</i>	<i>R-2</i>	<i>15</i>	<i>4.18</i>	<i>60</i>	<i>14.35</i>	<i>96%</i>
SPR2018-30	R-2	15	0.75	6	8.00	53%
R-2 Average					12.53	84%
SPR2008-13A2	R-3	25	0.41	10	24.27	97% / 81%
SPR2021-001	R-3	25	2.6	60	23.08	92% / 77%
SPR2018-25	R-3	25	6.43	158	24.57	98% / 82%
R-3 Average³					23.97	96% / 80%
SPR2018-11A2, Matharu	R-4	43	11.67	321	27.51	64%
R-4 Average					27.51	64%
<i>Butterfly Gardens</i>	<i>RHN</i>	<i>43</i>	<i>1.82</i>	<i>75</i>	<i>41.2</i>	<i>96%</i>
RHNA2022-001	RHN	43	7.92	279	35.2	82%
RHN Overlay Average					38.2	89%

¹ All projects are market-rate except SPR2018-29, Solavita 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 plan, residential may be included as an allowed use in the P-C-C District.

³ The City is proposing to increase 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 percentage calculations are shown for both the 25 u/a and 30 u/a maximum density standard.

Source: City of Clovis 2022.

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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 Regional Housing Needs (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 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. Other sites in the RHN Overlay are within the P-F base zoning district, which allows for the development of public facilities and utilities.

Since the RHN Overlay was adopted on November 5, 2018, two affordable multifamily developments have been approved and/or built on RHN overlay sites. 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, 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 P-12, Table 5-3).

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. In addition, to account for the potential for non-residential or low density residential development, the inventory only counts 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.

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.

Two adjacent parcels 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 (< 0.5 acre) and are included in the moderate-income inventory due to their size. One R-3 site is larger than half

an acre (> 0.5 acre) and was included in the lower-income inventory. One parcel within the RHN Overlay (RHN-13) totals 22.5 acres and is identified in the lower-income inventory. The base zoning for this parcel is P-F (public facilities) and the site is partially developed with a park and animal shelter. The inventory assumes only 30 percent of the site (or 6.8 acres) would redevelop for residential uses. Therefore, the site size is not considered to be a restraint on affordable housing development.

There are several sites within the Loma Vista Community Center Master Plan that are on larger parcels and have R-3 or R-4 zoning and meet the lower-income default density standard. The Loma Vista Community Center Master Plan will be within mixed-income neighborhoods, near commercial services, parks, and other amenities. Based on the site concepts identified in the master plan, Planning Areas 2-1, 2-2, 6-1, 6-2, 7, 8, and 8a are considered suitable for lower-income housing. The Loma Vista Community Master Plan streamlines lot reconfigurations and supports multifamily housing development, by identifying new lot configurations, facilitating lot consolidation, and completing environmental review for all planning areas.

Sites that are larger than half an acre and less than 10 acres that meet the default density standard include Planning Areas 2-1 (3.7 acres) and 2-2 (9.5 acres), which are designated as High Density Residential, and Planning Areas 6-2 (9.6 acres) and 8 (4.8 acres), which are designated Very High Density Residential.

One site within Planning Area 6-1 of the Loma Vista Community Center Master Plan is within a 35-acre parcel, and the planned reconfiguration of the lot results in a 9.56 acre site designated Very High Density Residential. In addition, Planning Area 8A (10.4 acres), is larger than 10 acres but is made up of three parcels, each between 2.5 and 6 acres in size. As such, both Planning Area 6-1 and 8A would be suitable for lower-income housing. Planning Area 7 is 13.9 acres and is designated for High Density Residential; although this site meets the default density standard it is larger than 10 acres.

Although Planning Area 7 and Planning Area 8A meet the default density of 30 units per acre for lower-income housing, these sites are larger than 10 acres; however, the City assumes that development will occur in smaller areas through lot reconfiguration and that mixed-income housing will be developed in these areas. Given the existing single-family homes on some of the parcels in these planning areas, it is assumed that only 50 percent of the areas will develop, resulting in developable areas of 7.0 acres for Planning Area 7 and 5.2 acres for Planning Area 8A; in addition only 50 percent of the capacity on these sites is counted toward the lower-income RHNA, with the remaining capacity allocated to the moderate- and above moderate-income housing need. The Housing Element includes a program 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.

There are three sites within the Heritage Grove City Center Villages Master Plan (PA-1, PA-5, PA-8) that meet the default density of 30 units per acre, but are greater than 10 acres in size. However, these development areas shown in the Heritage Grove City Center Villages Master Plan are part of the vision for developing a main street, with a mix of residential, retail, and office uses. The Heritage Grove City Center Villages Master Plan streamlines lot reconfigurations and supports multifamily housing development, by identifying new lot configurations, facilitating lot consolidation, and completing environmental review for all planning areas. Development in the Heritage Grove City Center Villages Master Plan will be through subsequent development steps that will identify smaller mixed-income neighborhoods, near commercial services, parks, and other amenities. Based on the site concepts identified in the master plan and the allowed densities of at least 30 units per acre, Planning Areas PA-1, PA-5, PA-8 are considered suitable for lower-income housing. However, to address AB 725 requirements and avoid an overconcentration of the lower-income RHNA in this specific plan area, the sites inventory only assumes 50 percent of capacity toward the lower-income RHNA, with the remaining capacity allocated to the moderate- and above moderate-income housing need. The Housing Element includes a program 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.

Four sites within the Heritage Grove Development Co. Specific Plan (PA-1, PA-2, PA-4, PA-5) are currently within one parcel (APN 55602029S) that is 170 acres in size, and the planned reconfiguration of the lot still results in planning areas that are between 30 and 40 acres in size. All these planning areas are greater than 10 acres in size and are proposed for high density housing. The Specific Plan will facilitate the reconfiguration and subdivision of parcels into

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planning areas; and individual development applications will further identify smaller development areas with mixed-income housing in these areas. Although these sites meet the default density of 30 units per acre for lower-income housing, the sites inventory assumes a range from 10 to 80 percent of development potential for high density residential development based on preliminary concepts for the "Urban Center" portion of the Heritage Development Co. Specific Plan. Furthermore, to address AB 725 and avoid an overconcentration of lower-income sites in the specific plan area, the inventory assumes only 50 percent of the capacity toward the lower-income RHNA, with the remaining capacity allocated to the moderate- and above moderate-income housing need. The Housing Element includes a program 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.

Sites Identified in Previous Housing Elements

Per statute (Government Code Section 65583.21), 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. These sites are identified in the inventory table included in Appendix B. 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.

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. These sites currently contain a variety of uses, including agriculture, residential, parks, utilities, parking, or other non-residential uses. 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. The City approved 33 residential development projects including the removal of existing rural residential properties from 2013 through May 2021, and it is anticipated that lots will continue to be sold for residential redevelopment, consistent with planned land use designations and zoning. In consideration of recent redevelopment trends, existing rural residences and agricultural uses are not considered an impediment to new residential development. In addition, the City has analyzed sites in the sites inventory and determined that less than 50 percent of the City's projected lower-income capacity is accommodated on nonvacant sites.

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.

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 identified as Planning Areas. Both plans provide additional detail and standards to guide development of these Planning Areas and the plans 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 Planning Areas detailed 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 not considered a constraint on residential development on these sites.

The Mixed Use Village designation is also applied to sites in the Heritage Grove Development Co. Specific Plan. 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 only assumes 50 percent capacity for residential uses. This assumption is consistent with the draft concepts proposed for the plan area.

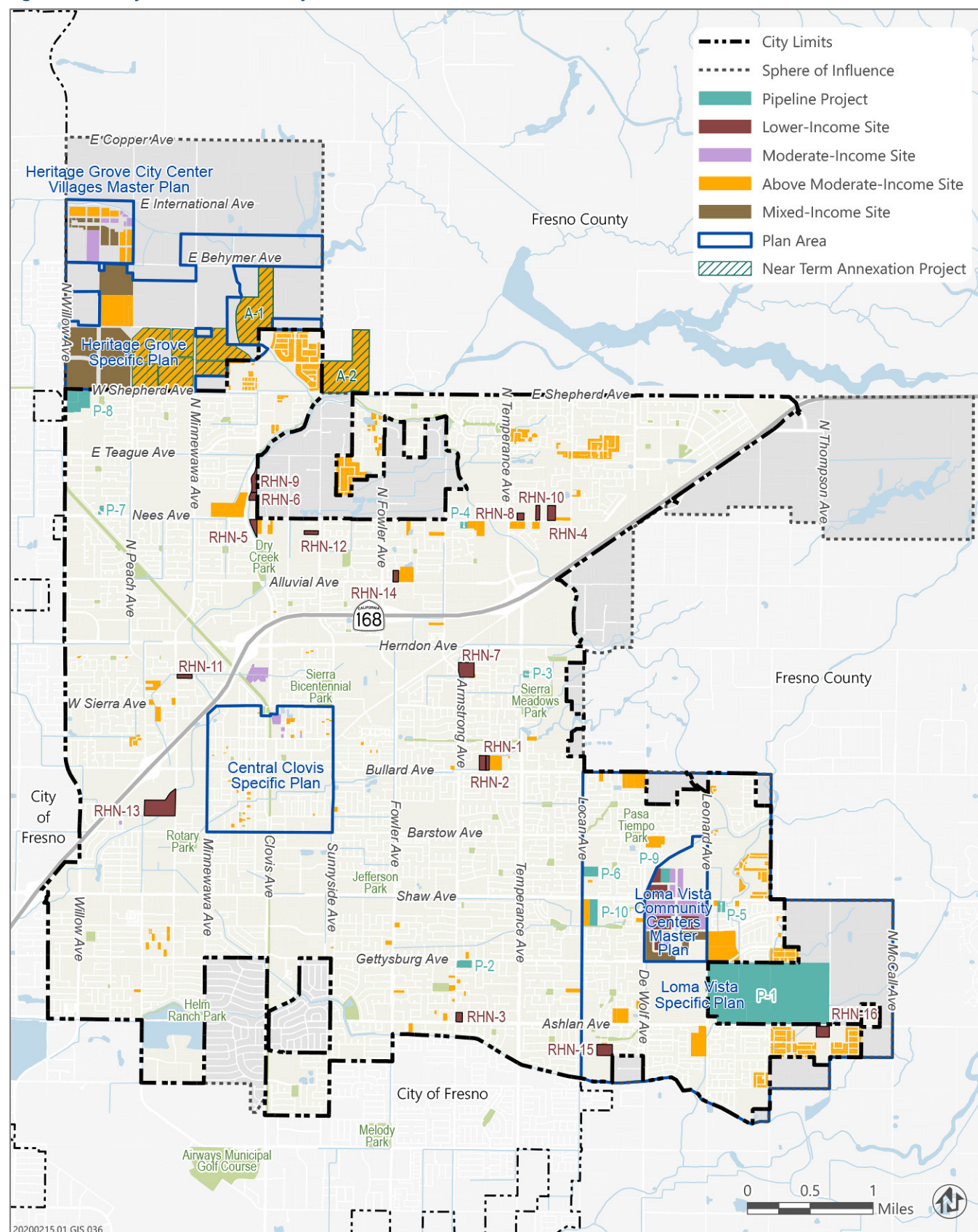
Several sites within the City Center Villages Master Plan are designated as Urban Village which allows for both non-residential and residential uses. The master plan includes concepts for each describing the specific uses proposed on each site. The inventory calculates residential capacity based on the master plan site concepts and the minimum allowable residential density. Therefore, the potential for non-residential development is considered and is not a barrier to the development of housing capacity identified in the sites inventory.

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 5-3 shows these approved projects and planned projects. For each project, the table includes the assessor parcel number (APN), address, site acreage, number of units by income category, and project status. Figure 5-1 shows the city-wide inventory, including all approved projects. As shown in Table 5-3, there are 10 projects in the pipeline that will provide a total of 2,057 units including: 279 deed-restricted lower-income units, 535 moderate-income units, and 1,243 above moderate-income units.

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 5-4. The lower-income units are all deed-restricted affordable units.

Figure 5-1 Citywide Sites Inventory



Source: Adapted by Ascent in 2022.

Table 5-3 Approved Projects, Clovis, September 2022

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
P-1	TM6364 - Homeplace	555-050-21, -41, -42; 571-011-07, -08, -39	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. Outside city limits; but included as part of Loma Vista Specific Plan. Annexation by Fresno LAFCO is underway (see more notes below) ¹
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
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
P-4	TM 6367 – Gary McDonald	564-080-17	2350 Nees	2.0	L	R-1-7500	8	0	0	8	Approved 8/26/2021	8-lot single family subdivision
P-5	TM63–7 - DeYoung	555-362-27	Leonard / Shaw	4.0	M	R-1	18	0	0	18	Approved 10/18/2021	18-lot single family subdivision
P-6	TM6349 – De Young	554-040-20	Whitemore / Keats	3.5	P	P-F	17	0	0	17	Approved 7/19/2021	17-lot single family subdivision
P-7	TM6348 – Gary McDonald	560-170-21, -24; 560-020-43	Cindy / Nees	3.6	L	R-1-7500	4	0	0	4	Approved 3/25/2022	4-lot single family subdivision
P-8	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
P-9	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
P-10	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
TOTAL				359.3			2,057	279	535	1,243		

¹ P-1 (Homeplace): The City submitted for the annexation of this project site with LAFCo in January 2023. The annexation process with the Fresno LAFCo typically take up 90 days to completion and another 30 days for recordation. Annexation could occur by May of 2023. The developer is expected to submit for construction plan review by March 2023. This process can take up to 120 days. The developer expects to proceed with construction immediately after annexation has occurred and plan review is completed. Construction could begin by June of 2023.

Source: City of Clovis 2022.

Table 5-4 Recent Market-Rate Rents

<i>Development</i>	<i>Bedrooms/ Bathrooms</i>	<i>Rent</i>	<i>Max Rent Able to Pay¹</i>
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 16 sites within the RHN Overlay, which are summarized in Table 5-5 and described in more detail in Appendix B. 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 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.

Infrastructure Availability

Several of the fee categories within the City Development Impact Fee program are established to reduce the burden of infrastructure by sharing the costs with all development within the area of the fee category. Some examples are the Sewer Oversize and the Water Oversize fee. The City's master planning efforts are conservative in anticipation of providing flexibility to accommodate Land Use changes with increased demands for services.

<i>Site Number</i>	<i>APN</i>	<i>Total Acres</i>	<i>Maximum Density (du/ac)</i>	<i>Realistic Density (du/ac)</i>	<i>Lower-Income Units*</i>
RHN-1	55026019S	2.1	43	35	55
RHN-2	55026018	3.9	43	35	101
RHN-3	55222081	2.4	43	35	64
RHN-4	55908025	4.8	43	35	126
RHN-5	56201047T	3.1	43	35	80
RHN-6	56005124	2.2	43	35	59
RHN-7†	55002018	4.5	43	35	118
RHN-8	55908013	2.0	43	35	53
RHN-9	56005119	4.3	43	35	114
RHN-10	55908017	2.4	43	35	62
RHN-11	49134043	2.4	43	35	62
RHN-12	56201016T	2.2	43	35	57
RHN-13‡	49702034T	6.8	43	35	178
RHN-14	56303206	2.5	43	35	66
RHN-15	31079524	6.9	43	35	181
RHN-16	30902128	5.8	43	35	152
		58.3			1,529

† RHN-7 is a 9.0 acre site that is nonvacant; 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 base zoning for RHN-13 is P-F (public facilities) and the 22.5 acre site is partially developed with a park and animal shelter and is traversed by a drainage canal. The inventory assumes only 30 percent of the site (or 6.8 acres) would redevelop for residential uses.

* The lower-income Unit capacity is further reduced to reflect a 75% likelihood assumption.

Sites Outside of Plan Areas

The inventory includes 870 sites located outside of specific plan or master plan areas designated and zoned for residential uses, which are summarized in Table 5-6 and described in more detail in Appendix B.

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.

As shown in Table 5-6, the inventory includes capacity for 1,350 units, including 268 moderate-income units and 1,082 above moderate-income units.

Infrastructure Availability

All of the sites described in this section are within Clovis City 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.

<i>General Plan Land Use Designation</i>	<i>Allowed Density Range (du/ac)</i>	<i>Number of Sites</i>	<i>Total Acres</i>	<i>Realistic Density (du/ac)</i>	<i>Total Units</i>	<i>Moderate-Income Units</i>	<i>Above Moderate-Income Units</i>
Very Low Density Residential	0.6-2	14	13.8	1.6	20		20
Low Density Residential	2-4	280	138.0	3.2	437		437
Medium Density Residential [†]	4-7	544	80.0	12 / 5.6	592		592
Medium High Density Residential	7-15	22	3.4	12	33		33
High Density Residential	25-43	2	0.5	25	12	12	
General Commercial*	15-25	7	10.8	23	256	256	
TOTAL		870	248.0		1,350	268	1,082

[†] Realistic density assumptions for Medium Density Residential sites vary based on underlying zone; sites with R-2 zoning are assumed to have an realistic density of 12 du/ac, all other sites are assumed at 5.6 du/ac.

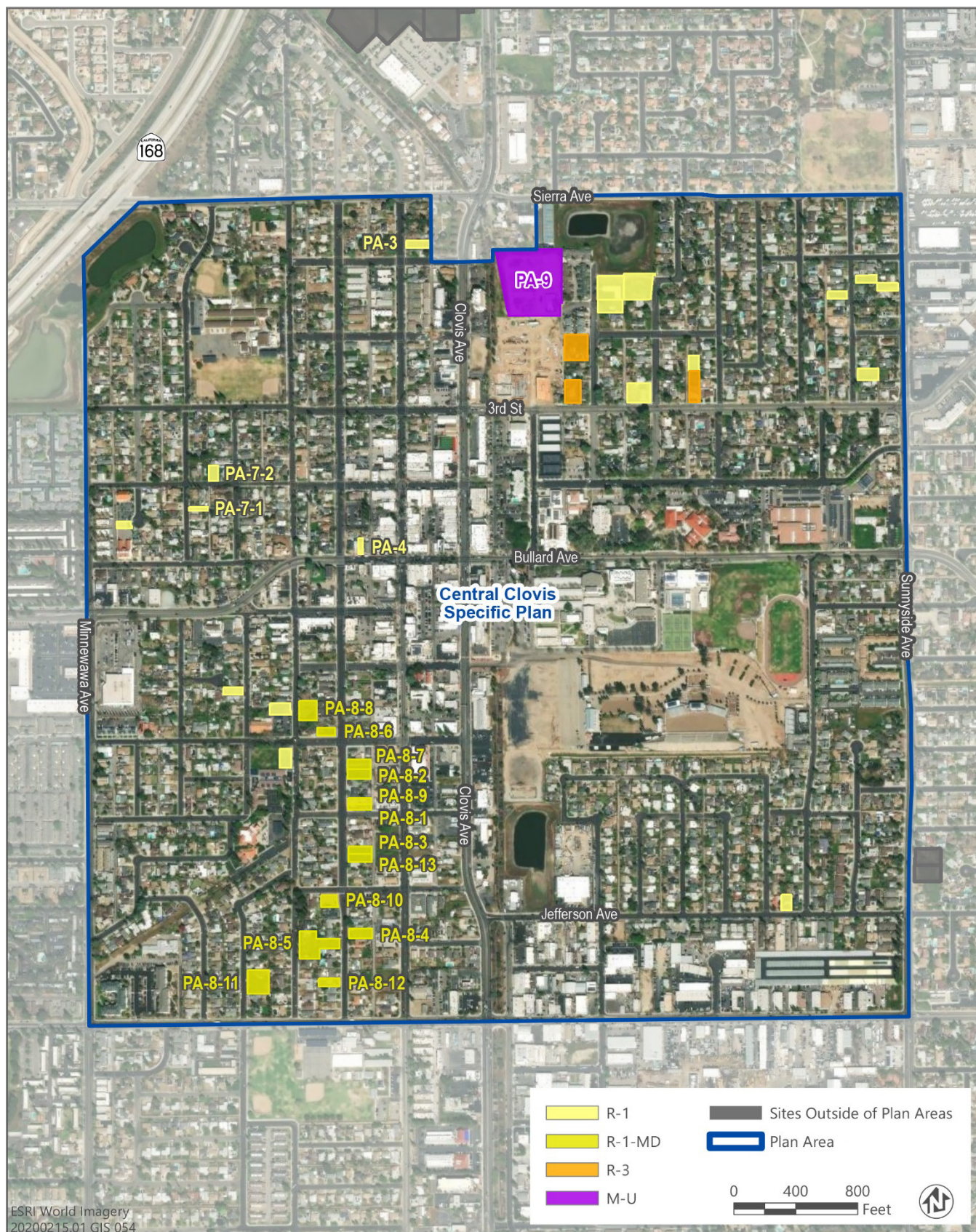
* Includes seven sites within Focus Area 2 zoned as P-C-C that allow high-density residential as part of vertical mixed-use with a maximum of 4 stories.

Central Clovis Specific Plan

The Central Clovis Specific Plan was adopted by the Clovis 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 are only allowed up to 25 units per acre. Although affordable developments could occur within the Central Clovis area, the inventory only assumes moderate- and above moderate-income capacity, since the allowable residential density is lower than the default density standard. In addition, all land designated as Mixed Use Village is identified within a Planning Area. The Planning Area development standards consider the potential for both non-residential and residential development. As such, the potential for non-residential development in the Mixed Use Village designation is not a constraint on residential development potential. 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.

As shown in Figure 5-2 and Table 5-7, the inventory includes capacity for 155 units, including 14 lower income units, 102 moderate-income units, and 39 above moderate-income units.

Figure 5-2 Sites Inventory - Central Clovis Specific Plan



Source: Adapted by Ascent in 2022 from data received from the City of Clovis in 2022.

Table 5-7 Central Clovis Specific Plan Sites Inventory Summary

<i>Zoning Designation</i>	<i>Allowed Density Range (du/ac)</i>	<i>Number of Sites</i>	<i>Total Acres</i>	<i>Realistic Density (du/ac)</i>	<i>Total Units</i>	<i>Income Level</i>
R-1/R-1 MD	2-7	14	3.4	5.6	18	Above Moderate
R-1	4-7	17	4.0	5.6	21	Above Moderate
R-3 (small sites)	15-30*	2	0.7	24	12	Moderate
R-3 (larger than ½ acre)	15-30*	1	0.6	24	14	Lower
M-U	15-25	1	3.8	23.75	90	Moderate
TOTAL		35	12.5		155	

* The City is proposing to increase the maximum density of the R-3 Zone from 25 to 30 prior to adoption of the Housing Element.

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 Fresno Metropolitan Flood Control District (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.

Loma Vista

Loma Vista Specific Plan

The Loma Vista Specific Plan was adopted by the Clovis 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.

Sites Inventory and Funding Resources

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 (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 above. The capacity identified is consistent with the target range of units identified in the master plan but is lower than the maximum of 4,747 residential units identified. 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.

Summary of Loma Vista Capacity

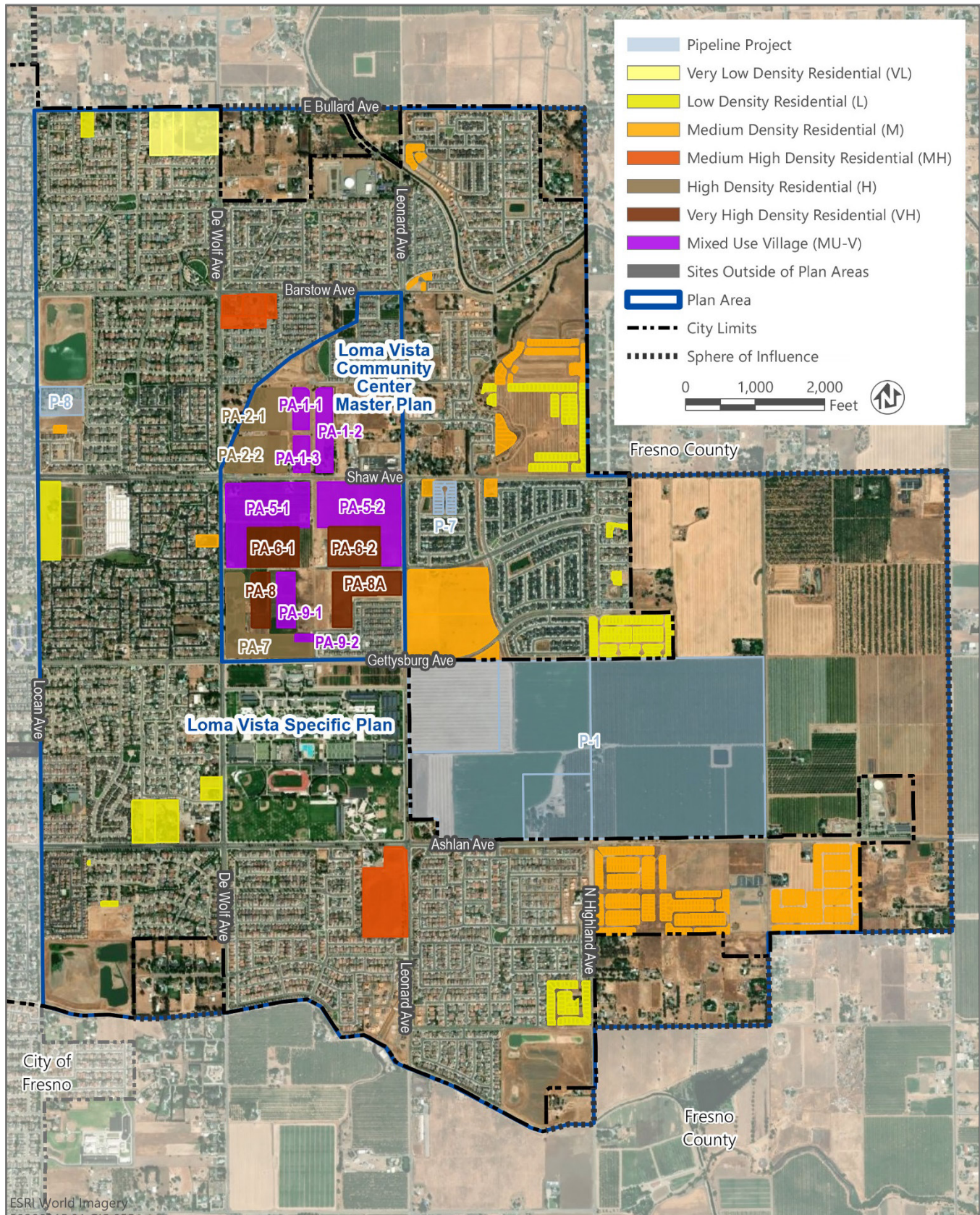
As shown in Table 5-8 and Figure 5-3, the inventory includes capacity for 3,622 units in the Loma Vista Specific Plan (including the Loma Vista Community Centers North and South Master Plan): including 981 lower-income units, 1,377 moderate-income units, and 1,264 above moderate-income units.

Table 5-8 Loma Vista Specific Plan Sites Inventory								
Planning Area	General Plan Land Use Designation	Total Acres	Allowed Density Range	Realistic Density	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
Loma Vista Community Centers North and South Master Plan Area								
PA-1	Mixed-Use Village	12.2	7-25	23.75	181	0	181	0
PA-2^	High Density Residential	13.3	15-30*	24	239	239	0	0
PA-5	Mixed-Use Village	42.6	7-25	23.75	1,011	0	1,011	0
PA-6	Very High Density Residential	19.1	25-43	25	478	478	0	0
PA-7	High Density Residential	13.9	15-30*	24	167	100	34	33
PA-8	Very High Density Residential	15.2	25-43	25	251	199	26	26
PA-9	Mixed-Use Village	5.3	7-25	23.75	125	0	125	0
Subtotal		121.6			2,452	1,016	1,377	59
Other Sites within the Loma Vista Specific Plan, Outside of Planning Areas								
	Very Low Density Residential	14.1	0.6-2	1.6	12	0	0	12
	Low Density Residential	51.5	2-4	3.2	248	0	0	248
	Medium Density Residential	95.3	4-7	5.6	693	0	0	693
	Medium-High Density Residential	24.7	7-15	12	248	0	0	248
Subtotal		185.6			1,201	0	0	1,260
TOTAL		307.2			3,653	1,016	1,377	1,261

^ Does not include approved project MFDR2022-002 which is a part of PA-2 and included as an approved project.

* The City is proposing to increase the maximum density of the R-3 Zone from 25 to 30 prior to adoption of the Housing Element.

Figure 5-3 Sites Inventory - Loma Vista Specific Plan and Loma Vista Community Center Master Plan



Source: Adapted by Ascent in 2022 from data received from the City of Clovis in 2022.

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 Fresno Metropolitan Flood Control District (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.

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 Fresno Metropolitan Flood Control District (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.

Northwest Urban Center

The Northwest Urban Center, just outside the current (2022) city limits, 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.

Phasing and Annexation of Northwest Urban Center

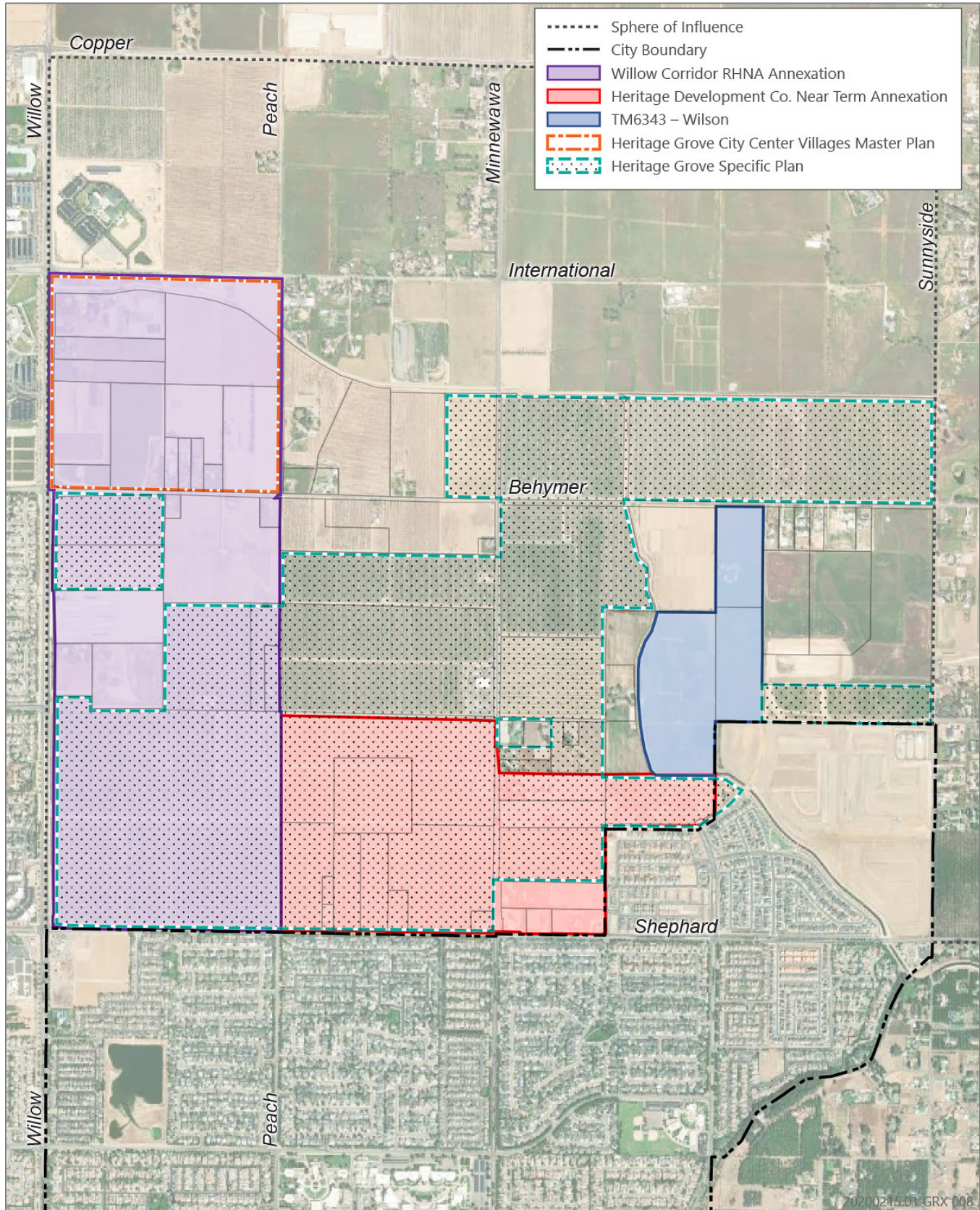
A summary of the known development phasing and annexation within the Northwest Urban Center is shown in Figure 5-4. The sites inventory includes the following areas within the Northwest Urban Center: Willow Corridor RHNA Annexation; "Heritage Grove Development Co. – Phase 1"; and TM6343 - Wilson (Project A-1).

Other future phases of development in the Northwest Urban Center are not included in the sites inventory. Development within the "Heritage Grove Development Co. – Phase 1" and any future phases of development in the Northwest Urban Center would be included as part of a program has been added to the Housing Element to continue to ensure adequate sites are available for affordable housing through the annexation process.

Willow Corridor RHNA Annexation

The Willow Corridor RHNA Annexation includes approximately 480 total acres located just east of Willow Avenue, north of Shepherd Avenue, south of International Avenue, and west of Peach Avenue. Annexation of this area has been initiated and is expected to be completed by the end of the 2023, prior to the start of the sixth cycle planning period (December 31, 2023) and is anticipated for development within the planning period. The Willow Corridor RHNA Annexation includes the entire Heritage Grove City Center Villages Master Plan; the "Urban Center" portion of the Heritage Grove Development Co. Specific Plan; and one other site with R-3 zoning that is outside of those two plan areas.

Figure 5-4 Planned Annexation and Phasing of Development in the Northwest Urban Center



Source: Adapted by Ascent in 2022 from data received from the City of Clovis in 2022.

Sites Inventory and Funding Resources

Heritage Grove City Center Villages Master Plan. The Heritage Grove City Center Villages Master Plan was adopted by the Clovis 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.

"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," is included as part of the Willow Corridor RHNA Annexation and is anticipated for development during the planning period. The area includes approximately 250 acres south of Behymer Avenue, north of Shepherd Avenue, east of Willow Avenue, and west of Peach Avenue.

Other Sites. There is one other property outside the Heritage Grove City Center Villages Master Plan and outside the Heritage Grove Development Co. Specific Plan that is included as part of the Willow Corridor RHNA Annexation. This includes one property south of Behymer Avenue, north of Shepherd Avenue, east of Willow Avenue, and west of Peach Avenue that is rezoned with R-3 zoning and is included in the inventory. Assumptions for this site are described later in this section.

Heritage Grove City Center Villages Master Plan

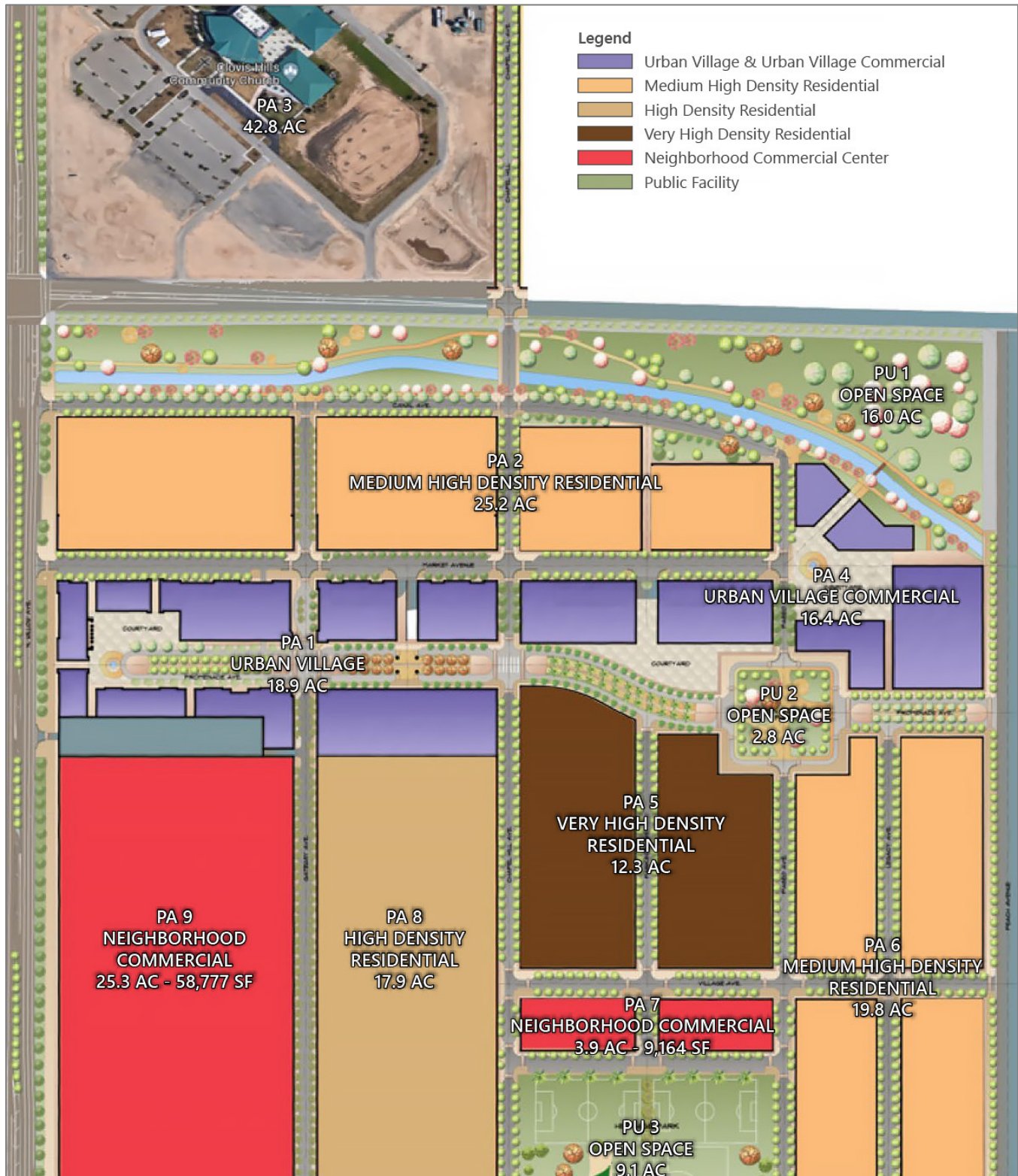
Overview

The Heritage Grove City Center Villages Master Plan was adopted by the Clovis 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. The area will be included as part of the Willow Corridor RHNA Annexation prior to the start of the sixth cycle planning period (December 31, 2023), and it is anticipated that it will be developed during the planning period.

Inventoried Capacity

As shown in Figure 5-5 and Table 5-9, the inventory includes capacity for 2,143 units, including 728 lower-income units, 633 moderate-income units, and 782 above moderate-income units. The Urban Village & Urban Village Commercial designation on the Main Street Promenade is proposed for vertical mixed use development with retail and restaurant uses at the street level and residential condominiums or apartments above. Residential densities of 25.1 to 43 units per acre are permitted in this designation and are suitable to meet the lower-income housing need. However, similar to the Heritage Grove Development Co. Specific Plan, the City anticipates that this area will be developed with mixed-income residential. In addition, Planning Area 6 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 such, and to not reflect an overconcentration of lower-income housing and consistent with the City's RHNA income distribution, the inventory assumes 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 on sites designated Urban Village and High Density Residential.

Figure 5-5 Heritage Grove City Center Villages Master Plan Land Use Plan



Source: City of Clovis Heritage Grove City Center Villages Master Plan, 2019

Planning Area	General Plan Land Use Designation	Total Acres	Allowed Density Range	Realistic Density	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
CCV-PA-1	Urban Village	18.9	25-43	25	474	285	95	94
CCV-PA-2	Medium High Density Residential	25.2	7.1-15	12	302	0	0	302
CCV-PA-4	Urban Village Commercial	16.4	15.1-25	23.75	390	0	390	0
CCV-PA-5	Very High Density Residential	12.3	25.1-43	25	309	185	62	62
CCV-PA-6	Medium High Density Residential	19.8	7.1-15	12	238	0	0	238
CCV-PA-8	High Density Residential	17.9	15.1-30*	24	430	258	86	86
TOTAL		110.5			2,143	728	633	782

* The City is proposing to increase the maximum density of the R-3 Zone from 25 to 30 prior to adoption of the Housing Element.

Infrastructure Availability

All designated sites within the Heritage Grove City Center Villages Master Plan area are included as part of the Willow Corridor RHNA 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 Fresno Metropolitan Flood Control District (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. 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 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 capital investment program 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. The plan 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. 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 Corridor RHNA Annexation, which is planned for annexation into the city 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 another Heritage Grove Development Co. – Phase 1 near-term annexation area as well as TM6343 – Wilson (Project A-1), both of which are assumed to be annexed early in the planning period and are described in Program H1 as near-term annexations. Other future phases of the Heritage Grove Development Co. Specific Plan 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 planned for completion before the start of the planning period. The area includes land designated as Mixed Use Village (allowing residential development at 25 – 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 1” Portion of Heritage Grove Development Co. Specific Plan (Near-term Annexation)

In addition, the sites inventory includes the Heritage Grove Development Co. – Phase 1 along Shepherd Avenue within the Heritage Grove Development Co. Specific Plan. This near-term annexation area that is planned for annexation into the city in 2024 and includes 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 5-6 and Table 5-10, the inventory of the Heritage Grove Development Co. Specific Plan reflects both the “Urban Centers” portion and “Phase 1” portion, and includes a combined capacity for 3,637 units: including 1,123 lower-income units, 376 moderate-income units, and 2,138 above moderate-income units. This includes sites within both the “Urban Centers” portion of the Specific Plan (available in 2023) and the Phase 1 Portion, which will be annexed in the near-term. 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 and consistent with the City’s RHNA income distribution, the inventory within the Heritage Grove Development Co. Specific Plan assumes 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 on sites designated Mixed Use Village. All other areas designated Medium High Density Residential and Medium Density Residential are assumed to accommodate above moderate-income housing.

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 Fresno Metropolitan Flood Control District (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

Sites Inventory and Funding Resources

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.

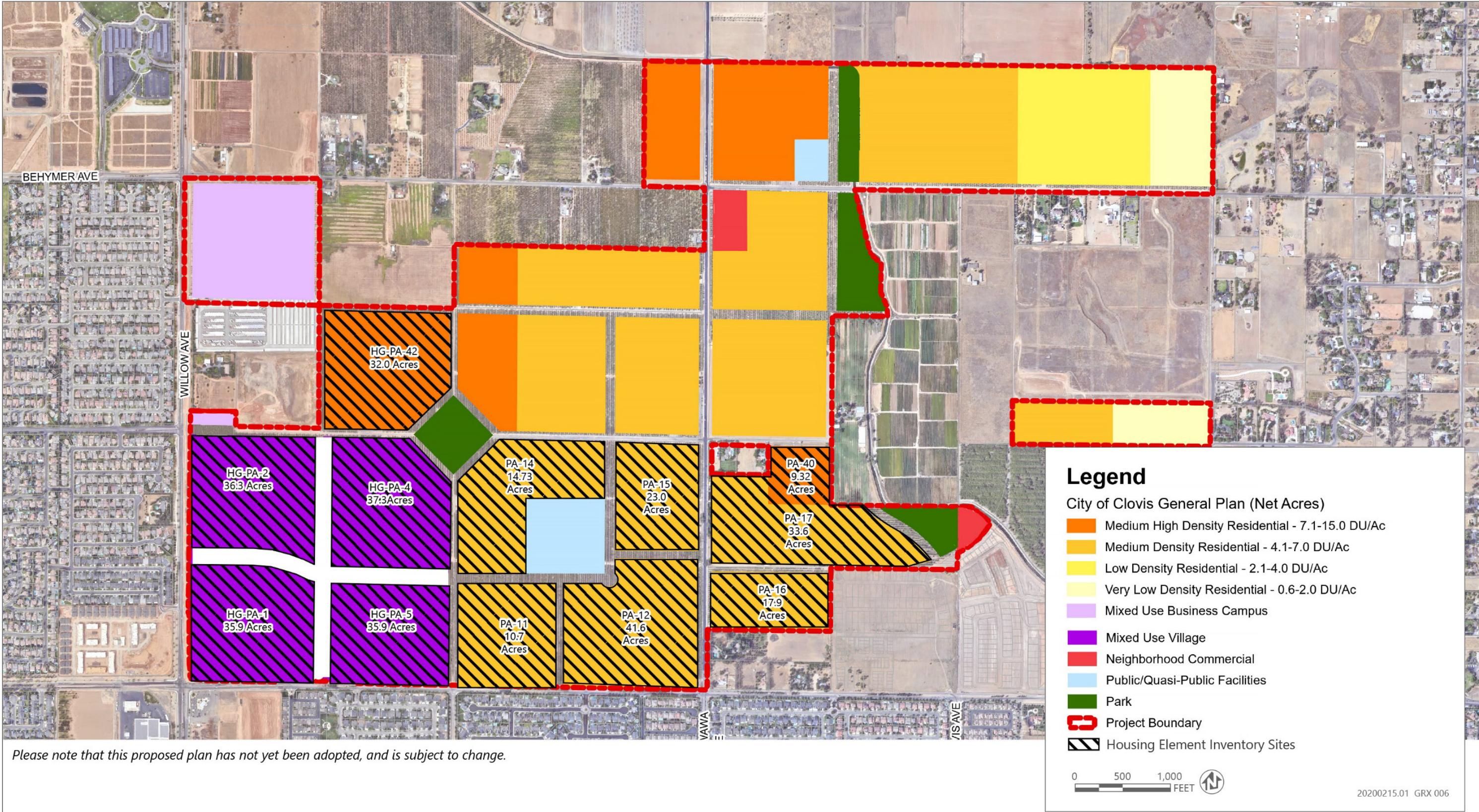
Storm drain: Storm drainage service will be provided for initial phases of development with a combination of existing permanent pipe and basin facilities. As development proceeds, an internal network of storm drain lines will be constructed connecting to the existing pipe facilities at Shepherd and Sylmar Avenues.

Table 5-10 Sites Inventory - Heritage Grove Development Co. Specific Plan Sites								
Planning Area	General Plan Land Use Designation	Total Acres	Allowed Density Range	Realistic Density	Total Units	Lower-Income Units	Moderate-Income Units	Above Moderate-Income Units
"Urban Center" Portion of Heritage Grove Specific Plan¹								
HG-PA-1	Mixed Use Village	36.44	15-43	25	501	301	100	100
HG-PA-2	Mixed Use Village	36.69	15-43	25	92	55	18	18
HG-PA-4	Mixed Use Village	36.11	15-43	25	677	406	135	135
HG-PA-5	Mixed Use Village	30.13	15-43	25	603	362	121	121
HG-PA-26	Medium High Density Residential	35.21	7.1 - 15	12	422	0	0	422
Subtotal		174.5			2,294	1,123	376	795
"Heritage Grove Development Co. – Phase 1" Portion of Heritage Grove Specific Plan²								
HG-PA-9	Medium High Density Residential	17.8	7.1-15	12	214	0	0	214
HG-PA-10	Medium High Density Residential	15.1	7.1-15	23.75	181	0	0	181
HG-PA-11	Medium Density Residential	10.5	4.1-7	25	63	0	0	63
HG-PA-12	Medium Density Residential	40.7	4.1-7	12	244	0	0	244
HG-PA-14	Medium Density Residential	14.7	4.1-7		88	0	0	88
HG-PA-15	Medium Density Residential	22.7	4.1-7	12	136	0	0	136
HG-PA-16	Medium Density Residential	17.6	4.1-7		106	0	0	106
HG-PA-17	Medium Density Residential	33.1	4.1-7	12	199	0	0	199
HG-PA-40	Medium High Density Residential	9.3	7.1-15		112	0	0	112
Subtotal		181.5			1,343	0	0	1,343
TOTAL		356.0			3,637	1,123	376	2,138

Notes: ¹ The Urban Center portion of the Heritage Grove Specific Plan is being annexed in 2023 as part of the Willow Corridor RHNA 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.

Figure 5-6 Heritage Grove Development Co. Specific Plan Proposed Land Use Plan



Source: City of Clovis Heritage Grove Master Plan Draft, 2021.

Other Sites within the Willow Corridor RHNA Annexation

The Willow Corridor RHNA Annexation also includes one other site that is included in the sites inventory and is described in Table 5-11. 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 Corridor RHNA Annexation. The site was designated as High Density Residential (15.1 – 25 du/ac) in the General Plan and has R-3 rezoning, which allows 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. 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 60 percent of residential capacity on this site would be 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.

<i>APN</i>	<i>General Plan Land Use Designation</i>	<i>Total Acres</i>	<i>Allowed Density Range</i>	<i>Realistic Density</i>	<i>Total Units</i>	<i>Lower-Income Units</i>	<i>Moderate-Income Units</i>	<i>Above Moderate-Income Units</i>
55601032	High Density Residential	38.6	15-30*	24	463	278	93	92
TOTAL		38.6			463	278	93	93

* The City is proposing to increase the maximum density of the R-3 Zone from 25 to 30 prior to adoption of the Housing Element.

Other Near Term Annexations

In addition, TM6343 - Wilson (Project A-1) and TM6205 - Shepherd North (Project A-2), described in Table 5-12 and shown on Figure 5-1, are both currently undergoing environmental review and are anticipated to go before the City Council for consideration in Summer/Fall 2023. 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 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, City staff expects that construction could begin in 2024. 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 H1 has been added to the Housing Element to continue to ensure adequate sites are made available through the annexation process.

Table 5-12 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 5-13 shows the total number of ADU building permits issued by year since 2018, which equates to an average of 16 ADUs per year.

Table 5-13 ADU Building Permits, Clovis (2018-2022)	
<i>Year</i>	<i>ADU Permits Issued</i>
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 (8.5-year 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 16,284 units within planned and approved projects, vacant and underutilized sites, additional planned annexations, and projected ADUs. As shown in Table 5-14, based on the methodology and assumptions used in the sites inventory, the City has sites to provide capacity for 5,012 lower-income units, resulting in a 537 unit surplus in capacity for the City's lower-income RHNA. The City has sufficient capacity for 3,424 moderate-income units and 7,848 above moderate-income units, exceeding both the moderate-income and above moderate-income RHNA.

Sites Inventory and Funding Resources

Table 5-14 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	535	1,243	2,057
RHN Overlay Sites	0	1,529	0	0	1,529
Other Sites Outside of Plan Areas	0	0	268	1,082	1,350
Central Clovis Specific Plan	0	14	102	39	155
Loma Vista Specific Plan	0	981	1,377	1,264	3,622
Heritage Grove City Center Villages Master Plan	0	728	633	782	2,143
Heritage Grove Development Co. Specific Plan “Urban Center”	0	1,123	376	795	2,294
Heritage Grove Development Co. Specific Plan – Phase 1	0	0	0	1,343	1,343
Willow Corridor Outside of Plan Areas	0	278	93	92	463
Other Near Term Annexation Projects	0	0	0	1,195	1,195
ADUs	40	40	40	13	133
	5,012		3,424	7,848	16,284
Surplus/Shortfall	537		1,976	4,794	7,307

CHAPTER 6 | Constraints to the Development of Housing

The provision of adequate and affordable housing opportunities is an important goal of the City. 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. 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 Clovis 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 below presents the General Plan land use categories permitting residential uses, and correlates these with the associated implementing zoning categories.

Constraints to the Development of Housing

<i>General Plan Land Use Designation</i>	<i>Density (Units per Gross Acre)</i>	<i>Residential Use Types</i>	<i>Corresponding Zoning District(s)</i>
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, R4, 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	R4
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

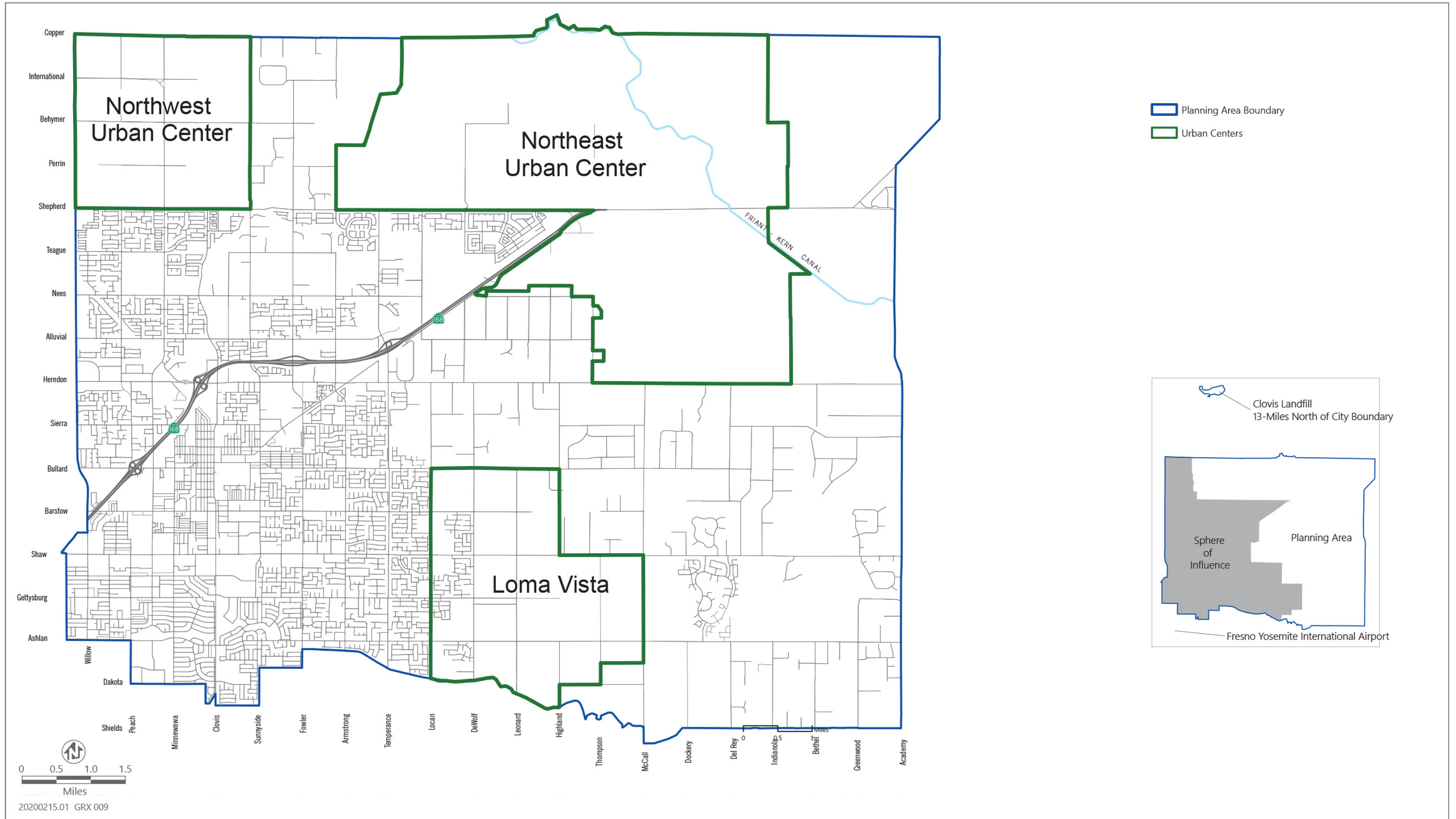
Source: City of Clovis General Plan, August 2014.

Note: * The City is proposing to increase the maximum density in the High Density designation from 25 du/ac to 30 du/ac in order to meet the default density standard for lower-income housing.

Urban Centers

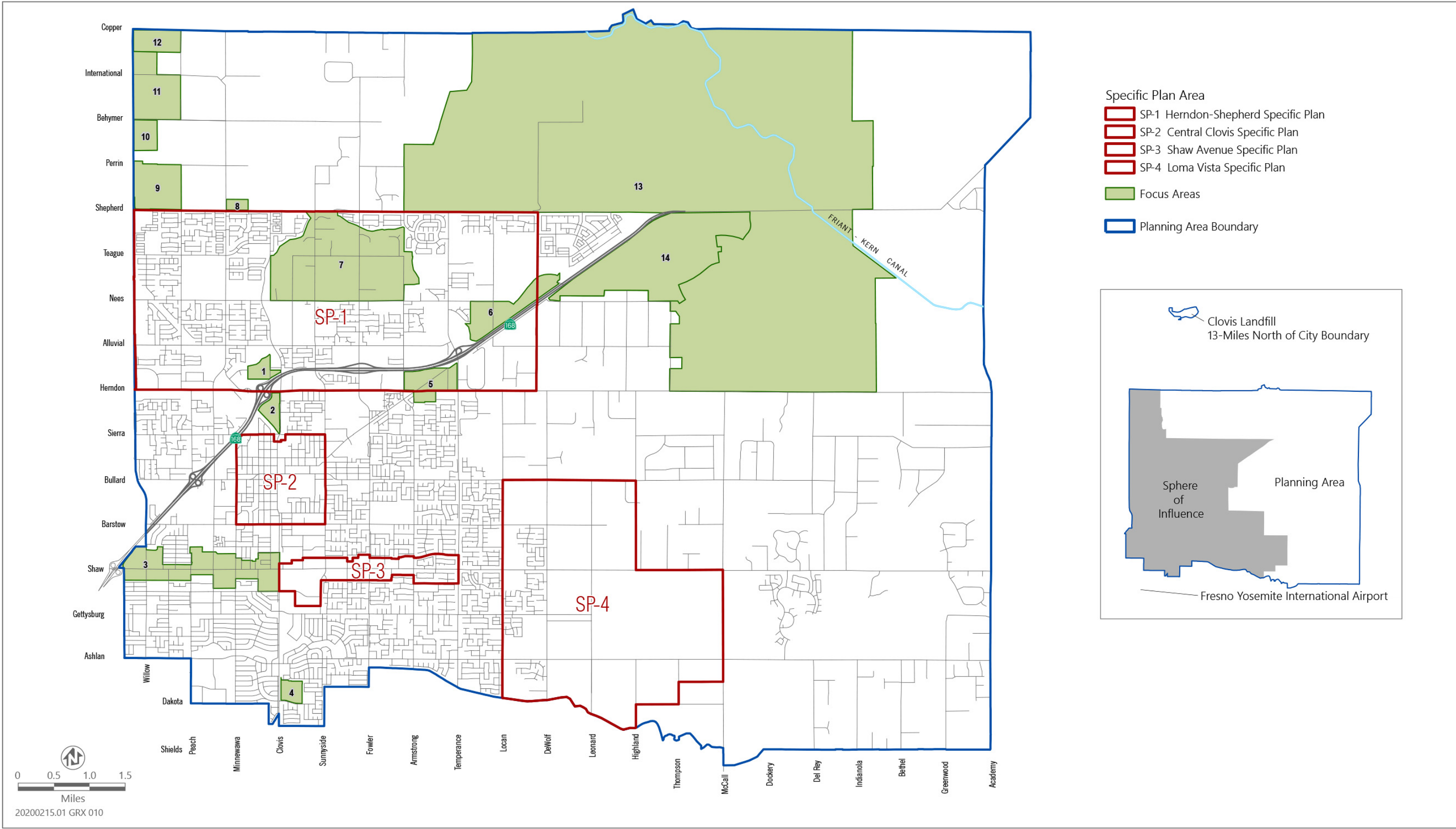
The General Plan also identifies three growth areas, referred to as Urban Centers, which provide longer term residential development opportunities. These include the Loma Vista Urban Center, the Northwest Urban Center (Heritage Grove), and the Northeast Urban Center shown in Figure 6-1. Both the Northwest 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. A master planning effort for the Northeast Urban Center is also underway and is anticipated for adoption 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 (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.

<i>Focus Area Number</i>	<i>Primary Land Uses</i>	<i>Additional Uses Allowed</i>	<i>Design Requirements and Other Direction</i>
1	Industrial	<ul style="list-style-type: none"> Office Medium High Density Residential (limited to 20% of focus area acreage) 	<u>Dry Creek Trail:</u> <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> High Density Residential Mixed Use 	<ul style="list-style-type: none"> 4-story building maximum <u>Residential Uses:</u> <ul style="list-style-type: none"> Only permitted 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	<ul style="list-style-type: none"> High Density Residential Live/Work Mixed-Use 	<ul style="list-style-type: none"> Subject to Shaw Corridor Overlay Zone and Commercial Corridors Pattern Book
4	Business Park, Commercial, Specialty Retail, Office	<ul style="list-style-type: none"> Medium High Density Residential (limited to 60% of the focus area acreage) 	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Medium High Density Residential (limited to 25% of the focus area acreage) 	<ul style="list-style-type: none"> Master plan required
6	Research and Technology Business Park Phase 3	<ul style="list-style-type: none"> Live/Work Existing residential uses 	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Neighborhood Commercial 	<ul style="list-style-type: none"> Master plan required Future development shall respect the rural residential character of the focus area
8	Commercial	<ul style="list-style-type: none"> High Density Residential Senior Housing Mixed Use Office 	<ul style="list-style-type: none"> Master plan required Retail space shall not exceed 130,000 square feet (non-retail commercial space is unrestricted)
9	Commercial	<ul style="list-style-type: none"> Office Residential 	<ul style="list-style-type: none"> Master plan required Retail space shall not exceed 400,000 square feet (non-retail commercial space is unrestricted)
10	Office	<ul style="list-style-type: none"> Medium Density Residential (limited to 25% of the focus area acreage) 	<ul style="list-style-type: none"> Master plan required

Constraints to the Development of Housing

Table 6-2 Focus Areas			
Focus Area Number	Primary Land Uses	Additional Uses Allowed	Design Requirements and Other Direction
11	Office, Business Incubator	<ul style="list-style-type: none"> Medium Density Residential (10 net acres max) 	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Office Residential 	<ul style="list-style-type: none"> 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 City's Development Code is adopted as Chapter 9.10 of the Clovis 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 multi-family housing are permitted in the Medium Density Multi-family (R-2), Multi-family High Density (R-3), and Very High Density Multi-family (R-4) districts with maximum densities ranging in total from 7.1-25 units per acre. In addition, development greater than 25 units per acre is allowed in the R-4 district, which allows higher density multi-family 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 multi-family housing is also permitted in the Urban Center (UC) zone district up to 43 units per acre in the areas designated as urban centers. Multi-family residential is permitted in the Public Facility (PF) zone district per the R-4 development standards and multi-family design guidelines.

A discussion of zoning for a variety of housing types (e.g., emergency shelters, supportive housing, group homes) is included later in this chapter.

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 multi-family residential zoning districts. Building height maximum is 35 feet or 2 ½ stories in all residential zones except 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. A 35 feet or 2 ½ story limitation in zones that allow multi-family housing (R-2 and R-3 zones) may constrain housing projects from developing at the maximum permitted density.

Constraints to the Development of Housing

<i>Use</i>	<i>Residential Zoning Districts</i>								<i>Commercial Zoning Districts</i>				
	<i>A</i>	<i>R-R</i>	<i>R-A</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>MHP</i>	<i>C-P</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>C-4</i>
Accessory Dwelling Units	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					
Multi-family 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

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	18,000 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 – 25.0 du/acre	45%	35 ft./2	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

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.).

Constraints to the Development of Housing

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)**, which is an overlay that can be 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 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

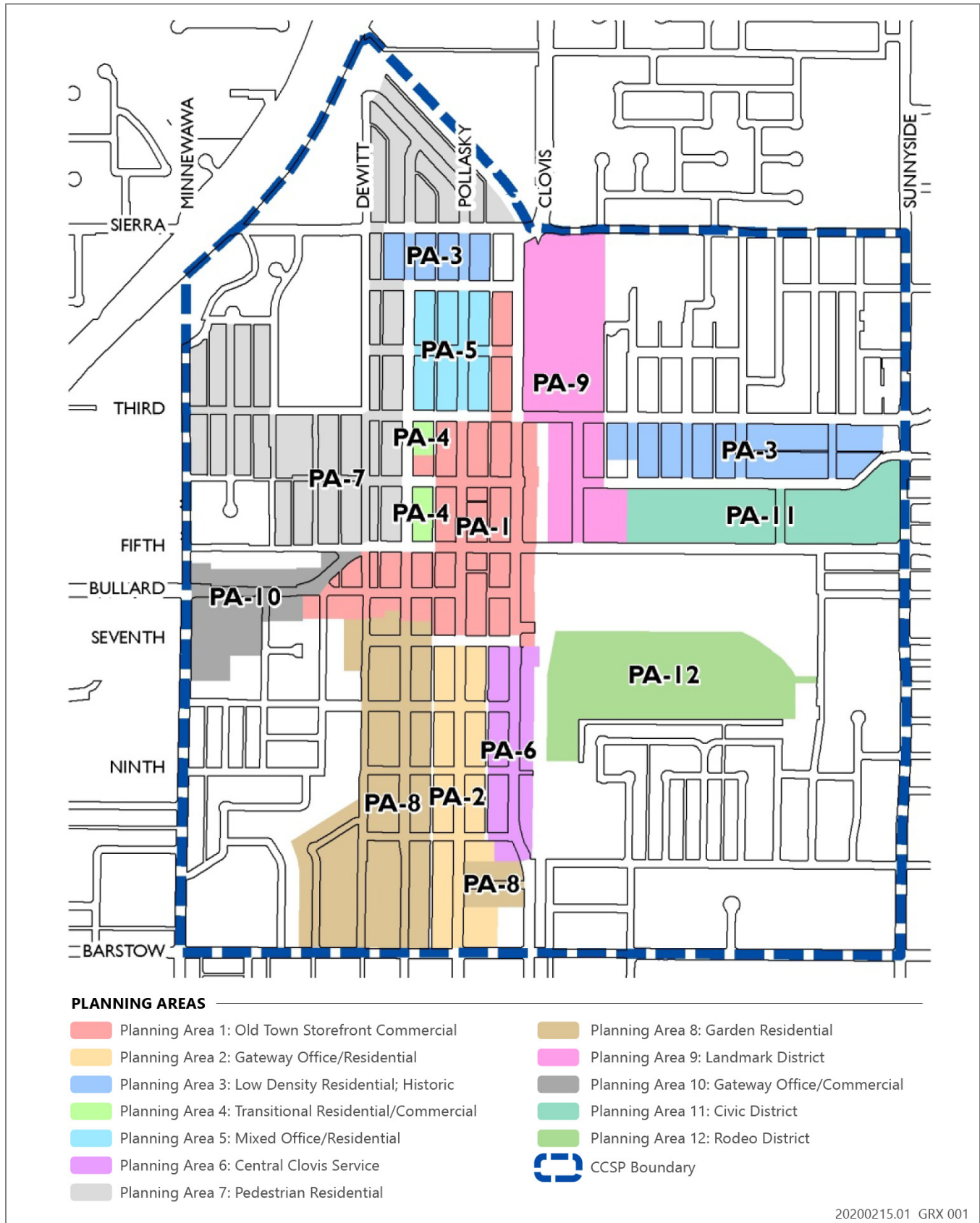
The City has adopted specific plans to promote unique land use districts and guide future development in key areas of the city. Both the Central Clovis Specific Plan and Loma Vista Specific Plan support the development of additional residential capacity. Development of both these plan areas is currently 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 Clovis 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 6-5, with their corresponding zoning, typical maximum density based on the General Plan land use designation and permitted housing types.

Figure 6-3 Central Clovis Specific Plan Planning Areas



Source: City of Clovis, Central Clovis Specific Plan, 2016.

Constraints to the Development of Housing

<i>PA Number</i>	<i>Planning Area Name</i>	<i>Corresponding Zoning District(s)</i>	<i>Typical Maximum Density (based on General Plan designation)</i>	<i>Residential Use Types</i>
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 multi-family 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 multi-family 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.

The development standards identified in the CCSP are consistent with or less restrictive than those of the applicable zoning district, as shown in Table 6-5. The CCSP provides for additional maximum lot coverage and reduced setbacks in the R-1 district. The CCSP also 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 multi-family development at 43 dwelling units per acre.

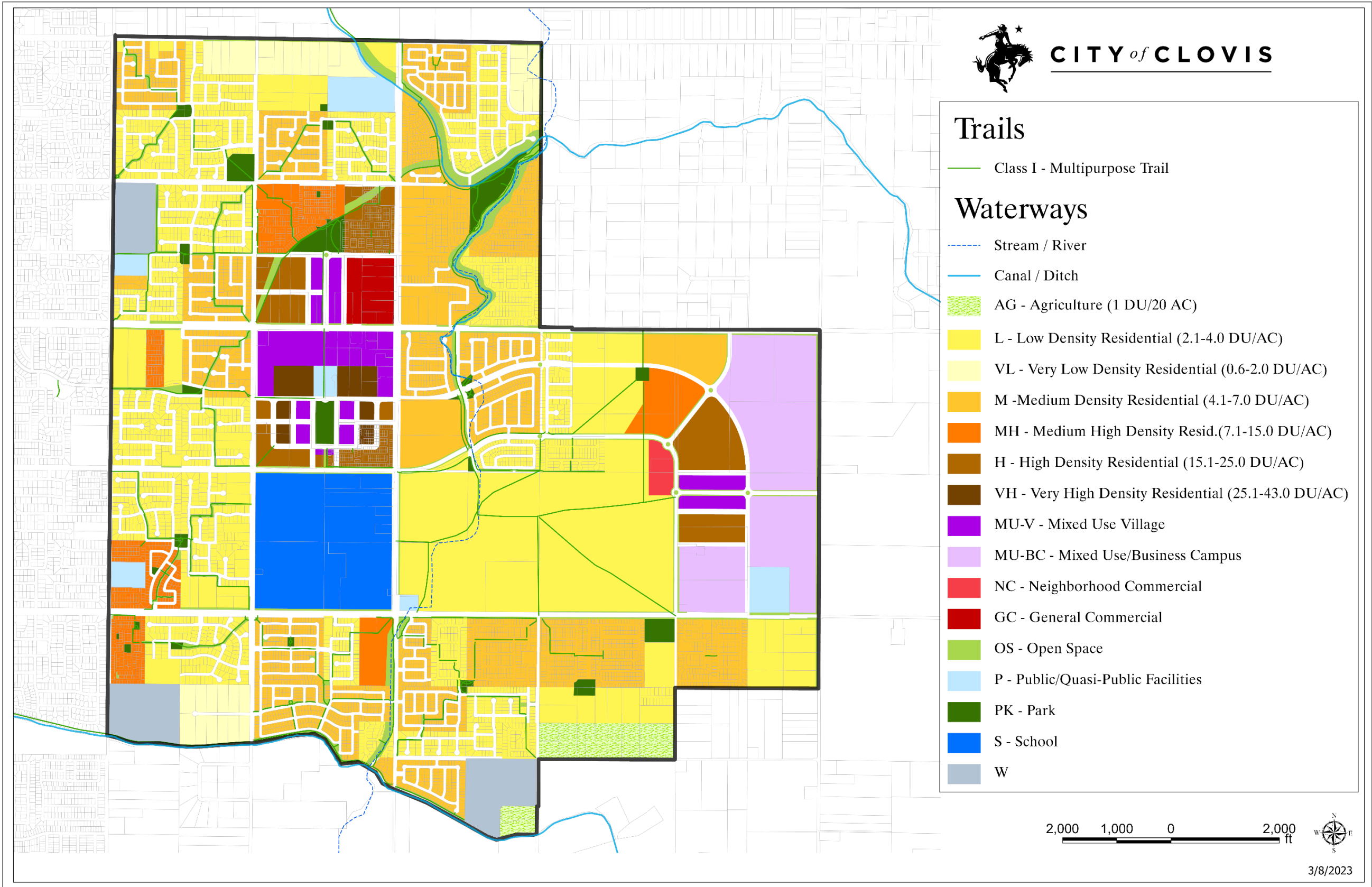
The land uses identified in the Loma Vista Specific Plan are consistent with the General Plan. The land use diagram is shown in Figure 6-4 and the land use designations are described in Table 6-6. The Specific Plan generally relies on the standards identified in the Zoning Code but provides reduced setbacks in the residential districts.



Constraints to the Development of Housing

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Figure 6-4 Loma Vista Specific Plan Land Use Plan



Source: City of Clovis, Loma Vista Specific Plan, 2015

Constraints to the Development of Housing

<i>Specific Plan Land Use Designation</i>	<i>Description</i>	<i>Allowable Density/Intensity</i>	<i>Corresponding Zoning District(s)</i>	<i>Exceptions to City Development Standards</i>
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	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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 multi-family 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	<ul style="list-style-type: none"> • Front yard setbacks for unenclosed front porches may be reduced to 10 feet.
Very High Density Residential	Provides for the development of multi-family apartments and condominiums. This includes for-sale and rent apartments, duplexes, townhomes, and condominiums.	25.1 – 43 du/acre	R-4	None.

Table 6-6 Residential Land Use Designations within Loma Vista Specific Plan				
<i>Specific Plan Land Use Designation</i>	<i>Description</i>	<i>Allowable Density/Intensity</i>	<i>Corresponding Zoning District(s)</i>	<i>Exceptions to City Development Standards</i>
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.	<ul style="list-style-type: none"> • 1,306 units • 108,900 square feet of neighborhood serving commercial uses. 	Regulations for planned unit developments.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • 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 annexation is pending. 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

Constraints to the Development of Housing

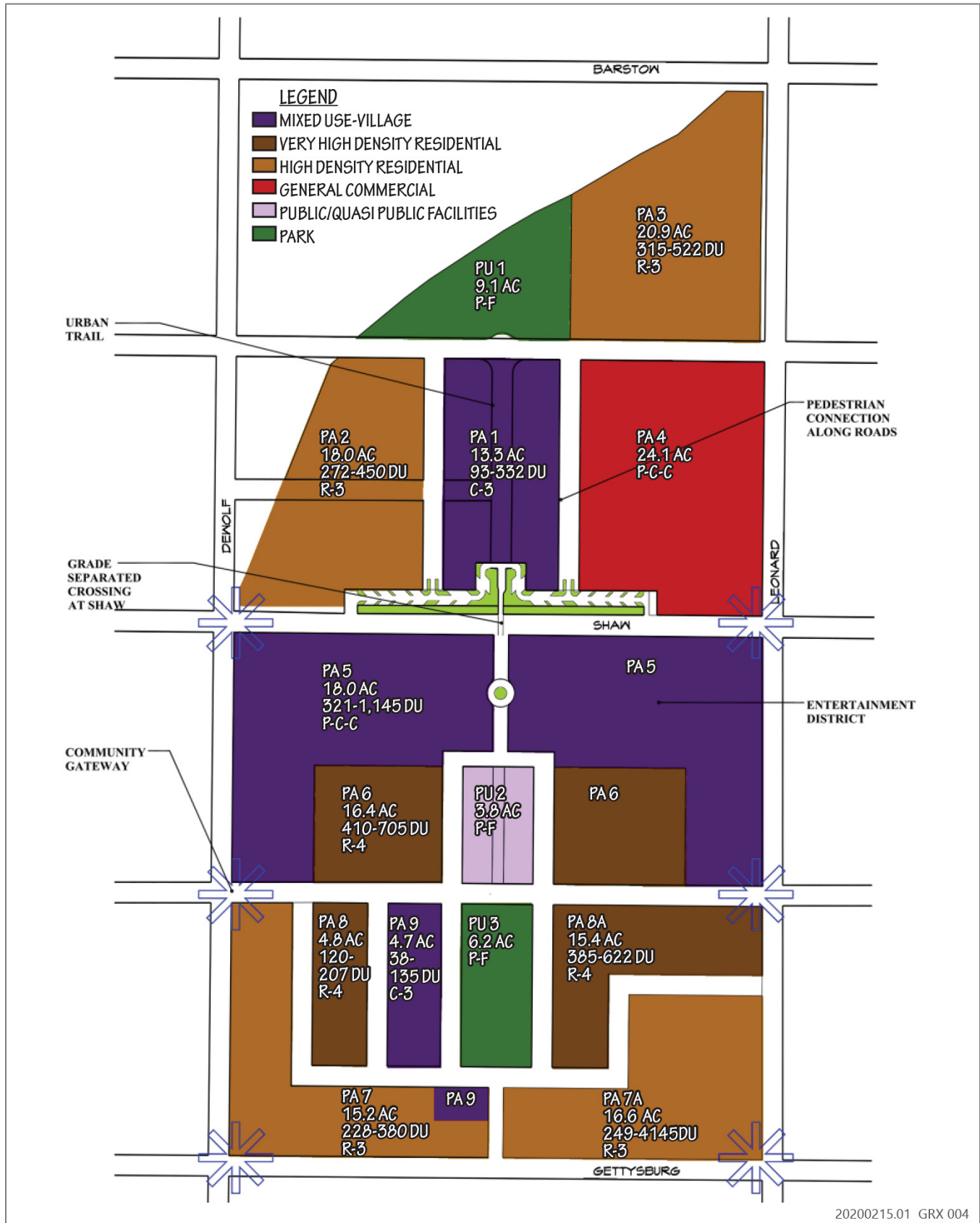
around a 24-acre commercial plaza and will accommodate up to 1,304 residential units. Community Center South will be anchored by a "Village Green" concept with mixed-use development surrounding a central park, and will accommodate up to 3,443 residential units.

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 6-7 below. The Master Plan also establishes development standards specific to each PA as shown in Table 6-8 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 6-8.

<i>PA</i>	<i>General Plan Land Use Designation</i>	<i>Base Zoning District</i>	<i>Residential Density Range</i>	<i>Total Residential Units (maximum)</i>	<i>Residential Use Types</i>
1	Mixed Use Village	C-3	7 – 25 du/acre	332 units	Vertical mixed-use (residential on the 2 nd or 3 rd 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 2 nd or 3 rd 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 2 nd or 3 rd 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.

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Table 6-8 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	2,100	N/A	N/A	2,100	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

Source: Loma Vista Community Centers Master Plan, 2019.

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.

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 multi-family units as well as neighborhood commercial uses and open space amenities integrated with Dog Creek and its tributaries. The City submitted for the annexation of this project site with LAFCo in January 2023. The annexation process with the Fresno LAFCo typically take up 90 days to completion and another 30 days for recordation. Annexation could occur by May of 2023. The developer is expected to submit for construction plan review by March 2023. This process can take up to 120 days. The developer expects to proceed with construction immediately after annexation has occurred and plan review is completed. Construction could begin by June of 2023. 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 6-9. 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. Multi-family and commercial uses will be subject to applicable standards identified in the Loma Vista Specific Plan and Clovis Development Code.

<i>Proposed Development</i>	<i>Description</i>	<i>Proposed Zoning District / Land Use</i>	<i>Residential Density</i>
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 Multi-Family Units	Comprised of 22 6-Plexes.	High Density Multi-Family (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); Medium High Density Residential (7.1 – 15.0 du/ac); and includes planning areas designated Mixed Use Village which allows residential up to 43 du/ac.

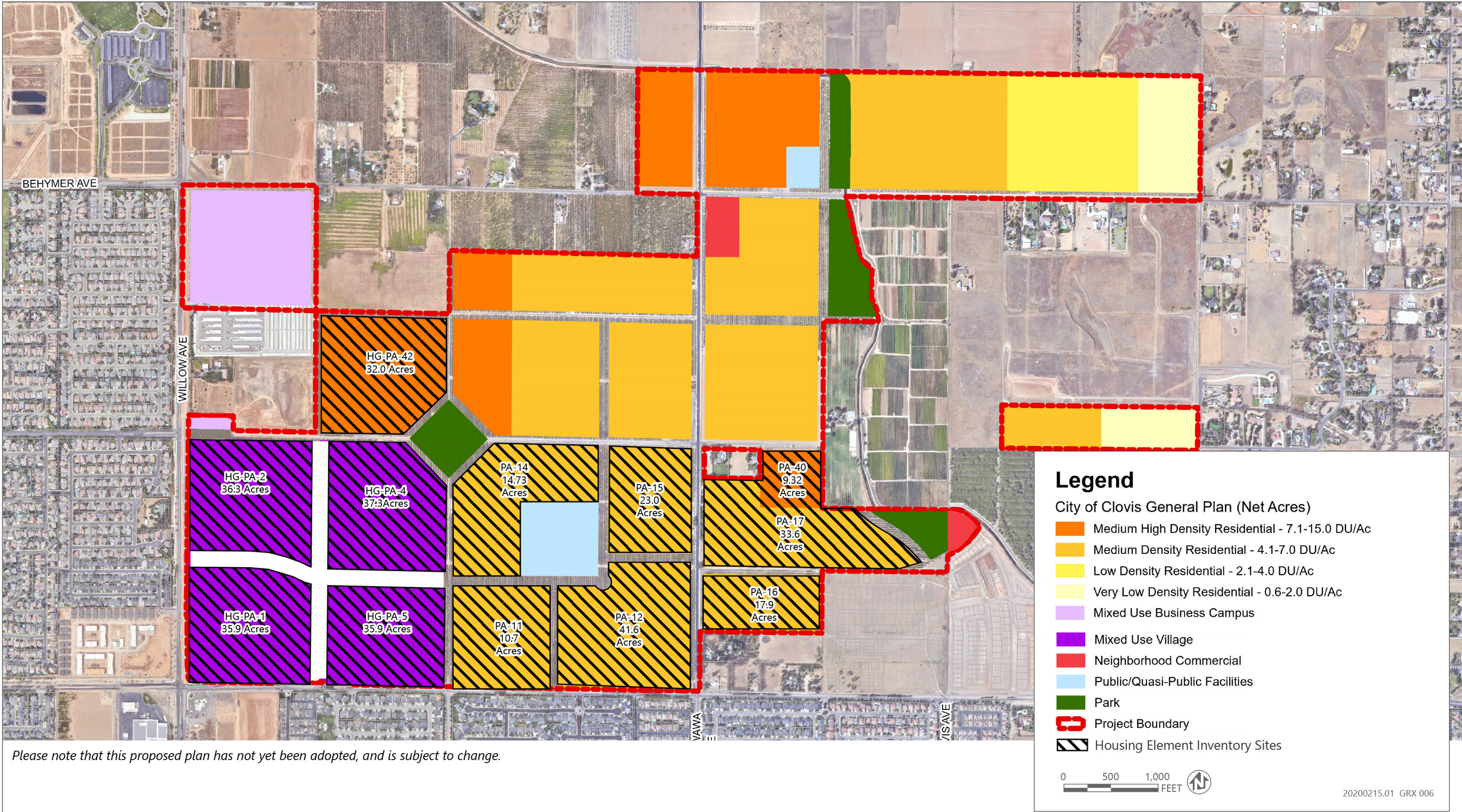
The sites inventory includes the “Urban Center” portion of the Heritage Grove Development Co. Specific Plan that is included in the Willow Corridor RHNA Annexation, which is planned for annexation into the city in 2023, prior to the start of the planning period, and is within the Heritage Grove Development Co. Specific Plan area. In addition, the sites inventory includes another Heritage Grove Development Co. – Phase 1 near-term annexation area 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 Master Plan Proposed Land Use Plan



Please note that this proposed plan has not yet been adopted, and is subject to change.

Source: City of Clovis Heritage Grove Master Plan Draft, 2021

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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 a master plan, is rezoned, 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 multi-family development in medium to high density zoning districts. However, building height maximums in the R-2 and R-3 zones may pose a constraint to multi-family housing development by limiting the achievable density on smaller sites. The Housing Element includes a program to further review maximum height requirements and modify standards to remove any identified barriers.

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

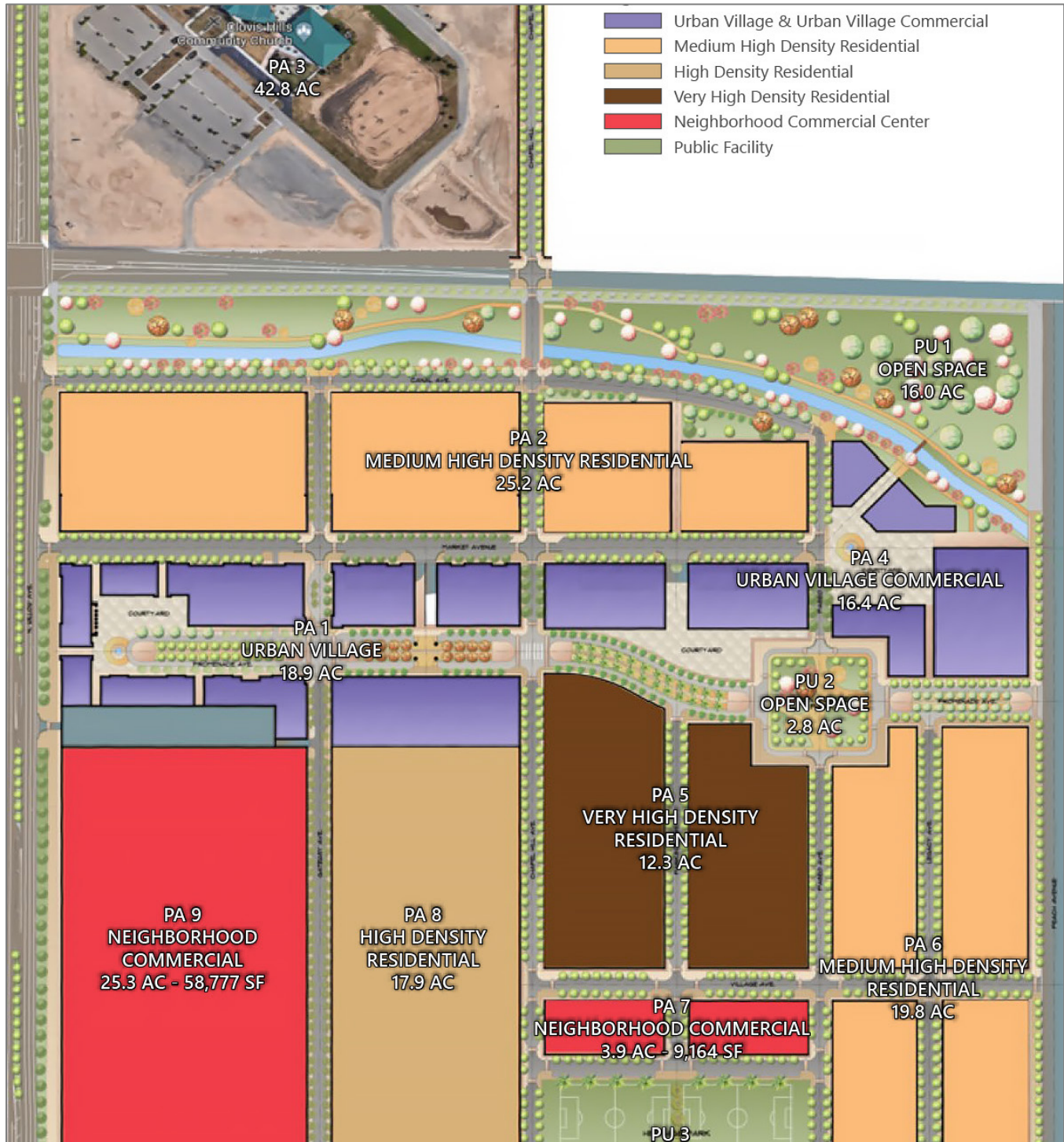
The Development Code outlines citywide parking requirements for residential development as well as specific parking requirements applicable to residential and mixed-use development within the Central Clovis Specific Plan and Loma Vista Specific Plan, which contain unique parking standards.

Citywide Parking Requirements

The citywide residential parking requirements vary by housing type and number of bedrooms for multi-family 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.
- 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 multi-family 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.

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- 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 6-10 shows the parking requirements for special housing developments.

Table 6-10 Parking for Special Housing Developments	
<i>Type of Housing</i>	<i>Required Parking Spaces</i>
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, plus 1 guest parking space for each 10 units. At least half of total spaces must be covered.
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 6-11. 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 6-11 Statewide Parking Standards for Affordable Housing	
<i>Number of Bedrooms</i>	<i>Number of On-Site Parking Spaces</i>
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 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 only required to provide 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 multi-family residential. Although this amendment reduced multi-family 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 as a barrier to achieving the maximum densities. The Housing Element includes a program to further review residential parking standards and modify standards to remove any identified barriers.

Site Improvements

The Clovis 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 multi-family units, developers are also required to provide trash enclosures for solid waste storage and collection.

Chapter 9.110 of the Clovis 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 6-12
- street lighting, street signs, and street names;

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- 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.

Table 6-12 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.

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.

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. However, the development of private streets results in increased project costs. The Housing Element includes a program to further review minimum street width requirements and consider possible modifications to remove barriers.

Open Space Requirements

The City's 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 Multi-family 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. Multi-family 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 one that meets the community's expectations. Before development can occur, it is necessary to obtain certain permits and approvals. However, excessive processing time may act as a constraint on the production of housing because it increases carrying costs for 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 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 (DRC) 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, details 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, at single 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

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streamline the approval of multi-family housing. Section 9.77.050 of the Development Code specifies that all multi-family projects and the multi-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 multi-family objective standards. Minor deviations from development standards may also be granted at staff-level, as described below. Accessory dwelling units and 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

Senate Bill (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, multi-family 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 multi-family projects. The City has also developed a streamlined, ministerial review process for eligible housing projects consistent with SB35.

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 of Clovis 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.

Multi-family Residential Design Review

The City's Multi-Family Residential Design Review (MFRDR) provides objective standards for streamlined review of multi-family 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 multi-family 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 multi-family residential development standards;
- In compliance with all other applicable provisions of the Clovis 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;

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- 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. Multi-family 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 same vicinity 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 vicinity and zoning district in which the property is located; and
 - 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; and
- 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 multi-family 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,

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- Gates and vehicle access,
- Minimum yard areas,
- Space between structures,
- Undergrounding of utilities, and
- Establishment of an owners' association for the purpose of maintaining common areas and enforcing 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 6-13 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 6-13 Local Development Processing Times	
<i>Item</i>	<i>Approximate Length of Time to Public Hearing</i>
Conditional Use Permit	9 to 15 Weeks to Commission 13 to 19 Weeks to Council
Site Plan Review	6 Weeks
Tentative Parcel Map	8 Weeks
Tentative Tract Map	9 to 15 Weeks
Variance	9 to 15 Weeks
Zoning Amendments or Zone Change	13 to 19 Weeks
Environmental Document (Not including EIRs)	4 to 10 Weeks (average 8 weeks)
General Plan Amendment	13 to 19 Weeks

Source: City of Clovis, 2022.

Typical Single Family and Multi-Family 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.

Multi-family developments in the R-2, R-3, and R-4 zoning district may also be processed through a Multi-family Development Design Review (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 6-14.

Table 6-14 Typical Processing Procedures by Project Type			
<i>Development Type</i>	<i>Typical Approval Requirement</i>	<i>Approving Authority</i>	<i>Total Typical Processing Time</i>
Accessory Dwelling Unit.	Building Permit	Building Department	30 Business Days
Single Family Unit	Building Permit	Building Department	30 Business Days
Multi-family	Multi-family 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 multi-family 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 multi-family residential developments, providing ministerial approval of any multi-family development that is consistent with objective standards. Ministerial approval of multi-family 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 6-15 summarizes the building permit fees and Table 6-16 summarizes the planning fees applicable to housing construction.

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Table 6-15 Building Permit Fees, 2022	
<i>Permit Type</i>	<i>Fee</i>
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 6-16 Planning Permit Application Fees	
<i>Permit Type</i>	<i>Fee</i>
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 Multi-family Residential Units	\$4,125 + \$55/unit
Site Plan Review – 5+ Multi-family Residential Units	\$5,725 + \$55/unit
Site Plan Review – Multi-family 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
Multi-Family 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

Table 6-16 Planning Permit Application Fees	
Permit Type	Fee
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	\$45,25
Rezone/Prezone	\$13,050 + \$55/acre
Mixed Use Zone	\$14,800 + \$55/acre
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

Source: City of Clovis, 2022.

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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 6-17 below, and are publicly available on the City's website.

Table 6-17 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	Per Unit
Single family lot	\$481
Multi-family/non-residential	\$396
Library Facilities Impact Fee	Per Unit
Single family lot	\$760
Multi-family, assisted living/group homes	\$621
Loma Vista Specific Plan Impact Fees:	
Neighborhood Park Deposit	\$5,395 per unit
Community Centers Master Plan Zone District Program Fee	\$1,591 per net acre
Growth Area Impact Fees	
Fire Department Fee	\$2,347 per unit
Police Department Fee	\$1,134 per unit
Infrastructure Fees	
Water Major Facilities	Per Unit
• Low density single family (less than 4.5 units per unit)	\$8,580
• Low/medium density single family (7.1-7.5 units per acre)	\$5,445
• Low/medium density multi-family (14.6-15 units per acre)	\$4,058
• Medium density multi-family (19.6 to 20 units per acre)	\$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	Each
¾"	\$341
1"	\$424
1 ½"	\$1,227
2"	\$1,391
3"	\$1,919
4"	\$2,993
6"	\$5,220
Water Supply (Inside Fresno Irrigation District):	Per Gross Acre
• Low density residential (2.1-4.0 units per acre)	\$9,100
• Medium high density residential (7.1-15.0 units per acre)	\$13,540
• High density residential (15.1-25.0 units per acre)	\$21,310

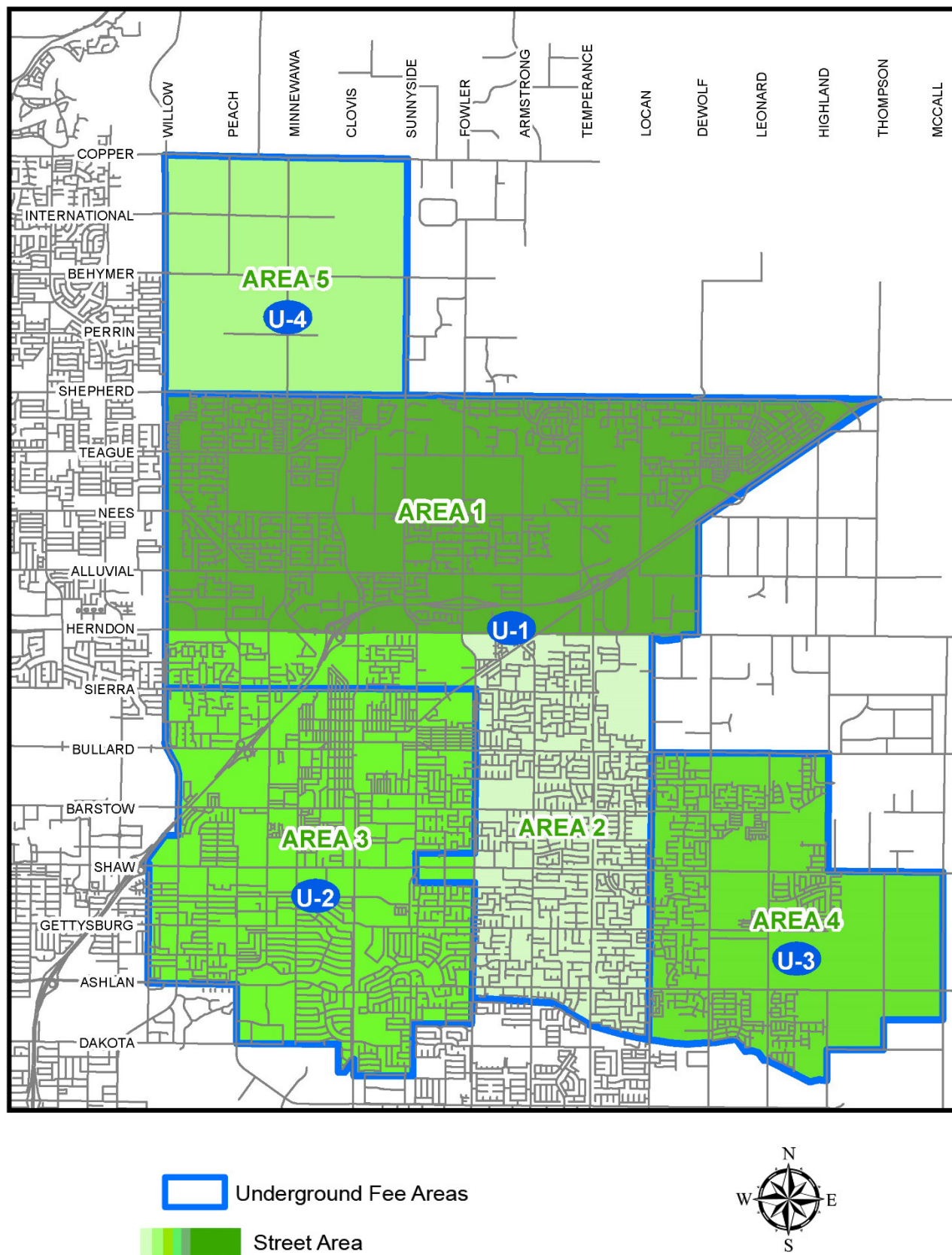
Table 6-17 Development Impact Fees, 2022	
Type	Fee
<ul style="list-style-type: none"> Very high density residential (25.1-43.0 units per acre) 	\$35,740
Water Supply (Outside Fresno Irrigation District)	
<ul style="list-style-type: none"> Low density residential (2.1-4.0 units per acre) 	\$13,880
<ul style="list-style-type: none"> Medium high density residential (7.1-15.0 units per acre) 	\$18,320
<ul style="list-style-type: none"> High density residential (15.1-25.0 units per acre) 	\$26,090
<ul style="list-style-type: none"> Very high density residential (25.1-43.0 units per acre) 	\$40,520
Sewer Major Facilities	Per Unit
<ul style="list-style-type: none"> Single family residential 	\$9,325
<ul style="list-style-type: none"> Multi-family residential 	\$7,554
Sewer oversize	\$1,190 per gross acre
Sewer front frontage	\$22.64 per linear foot
Sewer house branch connection	Per Linear Foot
4" lateral	\$136
6" lateral	\$138
Utility Undergrounding (See Figure 6-9 for Area Map)	Per Gross Acre
Area 1	\$8,692
Area 2	\$0
Area 3	\$8,268
Area 4	\$7,960
Area 5	\$0
Administrative Fee (All Areas)	+1.5% total fee
Street Fees ^{1,2} (See Figure 6-9 for Area Map)	
Area 1:	Per Unit
Low/medium density single family residential (2.1-7 units per acre)	\$9,281
Multi-family residential (7.1-43 units per acre)	\$5,563
Area 2:	Per Unit
Low/medium density single family residential (2.1-7 units per acre)	\$592
Multi-family residential (7.1-43 units per acre)	\$351
Area 3:	Per Unit
Low/medium density single family residential (2.1-7 units per acre)	\$189
Multi-family residential (7.1-43 units per acre)	\$110
Area 4:	Per Unit
Low/medium density single family residential (2.1-7 units per acre)	\$9,374
Multi-family residential (7.1-43 units per acre)	\$5,619
Area 5:	Per Unit
Low density single family residential (2.1-4 units per acre)	\$4,894
Medium density single family residential (4.1-7 units per acre)	\$4,890
Multi-family residential (7.1-43 units per acre)	\$2,932

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 6-18 shows the assessed fees for two examples of typical residential developments, including an 18-lot single family subdivision and a 216-unit multi-family housing development. Fees for the 18-lot single family subdivision total \$901,237 (\$50,069 per unit); fees for the 216-unit multi-family 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 multi-family 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.

<i>Fee Type</i>	<i>Sample 18-lot Single Family Subdivision¹</i>	<i>Sample 216-unit Multi-Family Project²</i>
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 multi-family 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.

Constraints to the Development of Housing

Conclusion

According to local developers, development fees in Clovis are high in comparison to other jurisdictions in Fresno County. 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. Feedback from local developers during stakeholder workshops indicates that the City's impact fees add significant costs to housing projects relative to surrounding jurisdictions, which may serve as a constraint to the development of affordable housing in particular. The Housing Element includes a program to review residential impact fees and consider a fee deferral program for affordable housing projects.

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. Municipal Code Chapter 9.26 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 multi-family 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 multi-family 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.

Multi-Family Rental Housing

The City's Development Code allows development of multi-family housing developments in the R-2, R-3, and R-4 zoning districts as shown in Table 6 (Land Use Types). Multi-family 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). Multi-family 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 multi-family rental housing where multi-family 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 multi-family lots with a proposed or existing dwelling. JADUs are only allowed 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 multi-family residential development or up to 25 percent of the existing multi-family 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 50percent 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.

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- 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 units 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

Senate Bill (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 multi-family 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.

Chapter 5.13 of the Clovis 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.

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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 U.S. 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 multi-family housing projects and standard findings for approval identified in the Development Code for conditional use permits.

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 multi-family housing is permitted. This means that such supportive housing is exempt from CEQA and may only be 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 multi-family 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 multi-family 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. 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 Clovis 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 only allows 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 2022 Fresno Madera Point in Time Count identified 541 individuals experiencing homelessness in Fresno County, outside of the city of Fresno. 39 individuals experiencing homelessness were identified in Clovis, 23 of whom were unsheltered. There are no existing emergency shelters within Clovis. However, 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, a housing development for individuals with disabilities and at-risk of homelessness. Butterfly Gardens opened in 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 6-19). 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, with close proximity 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 49 individuals.

Assembly Bill 139, passed in 2019, revised state housing element law by requiring that emergency shelters only be required to 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 a zone where residential uses are permitted to comply with AB 2339.

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Table 6-19 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

Assembly Bill 101, passed in 2019, requires that Low Barrier Navigation Center development be a use by right in mixed-use zones and nonresidential zones permitting multi-family uses if it meets specified requirements. A Low Barrier Navigation Center is a housing-first, low-barrier, temporary, service-enriched shelter focus on helping homeless individuals and families obtain permanent housing. The City adopted an ordinance in 2021 to comply with AB 1010. 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 multi-family 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 purposes of 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 multi-family 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, 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 to comply with the City’s obligation to affirmatively further fair housing.

¹ HCD Group Home Technical Advisory: www.hcd.ca.gov/sites/default/files/docs/planning-and-community/group-home-technical-advisory-2022.pdf.

Other Group Housing

The City's 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 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

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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, and that treat unrelated groups differently from “families,” violate California law.

The Clovis 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 common 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 State law.

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 finding of whether alternative accommodations could provide an equivalent level of benefit could be considered a constraint if the burden is on the person requesting the accommodation. The Housing Element includes a program directing the City to review and update the reasonable accommodation findings to remove any constraints to housing 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.

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 multi-family 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 Turner 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

² The Costs of Affordable Housing Production: Insights from California's 9% Low-Income Housing Tax Credit Program | Carolina Reid | March 2020 | See: https://turnercenter.berkeley.edu/wp-content/uploads/2020/08/LIHTC_Construction_Costs_2020.pdf.

Constraints to the Development of Housing

According to the Turner Center, hard construction costs comprise approximately 63 percent of total development costs for multi-family projects statewide.³ Rising construction costs are identified as the primary driver behind rising development costs statewide; costs for constructing multi-family housing increased 25 percent between 2008 and 2018, from \$177 per square foot to \$222 per square foot. The data presented in the Turner 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 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 multi-family 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 multi-family 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, however, 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. Additionally, for most affordable housing projects, the developer must secure multiple sources of funding, but can only do so after a project receives planning entitlements. This financing process may add months or possibly years between project approval and applications for building permits.

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://turnercenter.berkeley.edu/research-and-policy/hard-construction-costs-apartments-california/>

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. Additionally, 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.

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/cooling needs, and at times may be forced to make choices between basic needs such as housing, food, and energy. Energy efficient housing is also 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 planning period, the 2022 Title 24 standards will apply after January 1, 2023.

Opportunities for Energy Conservation

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.

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.

Opportunities for Energy Conservation

- **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 (ESA CAM) 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

Opportunities for Energy Conservation

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:

- U.S. 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
- U.S. 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

- **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.
- **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 multi-family project, an affordable 59-unit project that is seeking funds from the State for construction.
- **Streamlining Multi-family Housing Approvals.** In 2019, the City amended its Development Code to specify that all multi-family projects and the multi-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).
- **Home Repair Grants.** Staff completed 25 home repair grants in 2021, expending approximately \$140,000 in CDBG funds for the program. In 2020, HCD released a CalHome Program NOFA, and the City submitted an application for \$5,000,000, this was awarded to the City in 2021 and is being expended. 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 the purpose of 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.

8.2 Progress Toward Meeting the RHNA

The City issued 8,990 permits for housing units from the start of the fifth cycle planning period (2015) through the end of 2022. Of the permits issued, 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.

<i>Income Level</i>	<i>RHNA Allocation</i>	<i>Number of Permits Issued as of 2022</i>	<i>Percentage of RHNA met</i>
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 Programs to Address Special Housing Needs

State housing element law requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs (Government Code Section 65588). As shown in Table 8-2, the 2015-2023 Housing Element included programs addressing reasonable accommodations for persons with disabilities and affordable housing, including Programs 6, 7, 9, 11, and 13 through 20.

The City is working on improving and maintaining its building codes to meet accessibility requirements as well as advancing the creation of affordable housing. The City has provided subsidies to affordable housing developments, including a 75-unit permanent supportive housing development (Butterfly Gardens) constructed in 2022 as well as construction of new single-family homes by Habitat for Humanity for low-income households, including veteran households. Fair Housing printed materials are available in both English and Spanish to increase accessibility.

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 <ul style="list-style-type: none"> 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	<p>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.</p> <p>Staff of the participating local governments also met with representatives of HCD to discuss funding opportunities and challenges in implementing their programs.</p> <p>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.</p>	Program was applicable to the Fifth Cycle Housing Element only. Remove program.
Program 2: Review Annexation Standards in Memorandum of Understanding <ul style="list-style-type: none"> 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 purpose of RHNA. The County Board of Supervisors also approved the amendment.	Program completed. Remove program.
Program 3: Provision of Adequate Sites <ul style="list-style-type: none"> 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.

Evaluation of the Previous Housing Element

Program	Target Timeframe	Evaluation	Recommendation
<ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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	<p>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.</p> <p>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.</p>	Program completed. Replace with strategy to meet the Sixth Cycle RHNA.
Program 5: Monitoring of Residential Capacity (No Net Loss) <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> Continue to monitor water and wastewater capacity and make improvements, as appropriate and feasible, to better serve existing development and strive to accommodate the RHNA. Establish procedures by the end of 2016 for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7. 	Ongoing	<p>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.</p> <p>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.</p>	Remove program and add a policy to continue to monitor water and wastewater capacity.
Program 7: Affordable Housing Incentives <ul style="list-style-type: none"> 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	<p>During the planning period, the City provided support in the form of funding, fee reductions, or land donation for the following:</p> <ul style="list-style-type: none"> 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). <p>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.</p> <p>In 2021 the City applied for, was awarded, and committed \$1.2 million in PHLA funds to the Jefferson multi-family project, an</p>	Continue program to expand affordable housing development opportunities.

Evaluation of the Previous Housing Element

Table 8-2 Evaluation of 2015-2023 City of Clovis Housing Element Programs			
<i>Program</i>	<i>Target Timeframe</i>	<i>Evaluation</i>	<i>Recommendation</i>
		<p>affordable 50-unit project that is currently seeking funds from the State for construction.</p> <p>In 2019, the City amended its Development Code to specify that all multi-family projects and the multi-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.</p>	
<p>Program 8: Farmworker Housing</p> <ul style="list-style-type: none"> Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available. Continue to offer incentives such as gap financing, 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	<p>There were no applications for farmworker housing during the planning period. However, the City makes available on the City of Clovis website information about protentional gap financing, density bonus, and streamlined processing.</p>	Continue and modify program to increase outreach and effectiveness.
<p>Program 9: Preserving Assisted Housing</p> <ul style="list-style-type: none"> 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	<p>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.</p>	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) <ul style="list-style-type: none"> 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	<p>Clovis has a Cottage Home Program to encourage infill residential development of 400-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.</p> <p>The City has also adopted an ADU ordinance consistent with state law and offers reduced fees.</p>	Modify program and set new target goal for program
Program 11: Zoning Code Amendments <ul style="list-style-type: none"> 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	<p>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 multi-family housing.</p> <p>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.</p>	Modify program to reflect new state law requirements.
Program 12: Lot Consolidation and Lot Splits <ul style="list-style-type: none"> 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	<p>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. In 2020, the Development Code was amended to establish a ministerial process to subdivide parcels that qualify for development pursuant to the Regional Housing Needs (RHN) Overlay District.</p>	Continue program.

Evaluation of the Previous Housing Element

Table 8-2 Evaluation of 2015-2023 City of Clovis Housing Element Programs			
<i>Program</i>	<i>Target Timeframe</i>	<i>Evaluation</i>	<i>Recommendation</i>
		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 <ul style="list-style-type: none"> Continue to monitor the various fees charged by the city to ensure they do not unduly constrain housing development. As appropriate, consider incentives such as deferred or reduced fees to facilitate affordable housing development. 	Ongoing	<p>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.</p> <p>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.</p>	Continue program.
Program 14: Housing Rehabilitation Program <ul style="list-style-type: none"> 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	<p>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</p> <p>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.</p>	Continue program.
Program 15: Code Enforcement <ul style="list-style-type: none"> 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	<p>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.</p> <p>The City completed a housing conditions survey in 2019, with a final report produced in the Spring of 2020.</p>	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 <ul style="list-style-type: none"> 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 has not started. In May 2021, staff requested a waiver from HCD and HUD but has not received a determination that would allow the program to be feasible. Currently, HUD has put all HOME funded DAP programs on hold statewide.	Modify program to work with HUD and HCD to revise the purchase price limit.
Program 17: First-Time Homebuyer Resources <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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	<p>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.</p> <p>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).</p>	Continue program to promote and support the HERO program and PG&E programs that support energy conservation.

Evaluation of the Previous Housing Element

Table 8-2 Evaluation of 2015-2023 City of Clovis Housing Element Programs			
<i>Program</i>	<i>Target Timeframe</i>	<i>Evaluation</i>	<i>Recommendation</i>
Program 19: Housing Choice Vouchers <ul style="list-style-type: none"> 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 multi-family 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 <ul style="list-style-type: none"> 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



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:

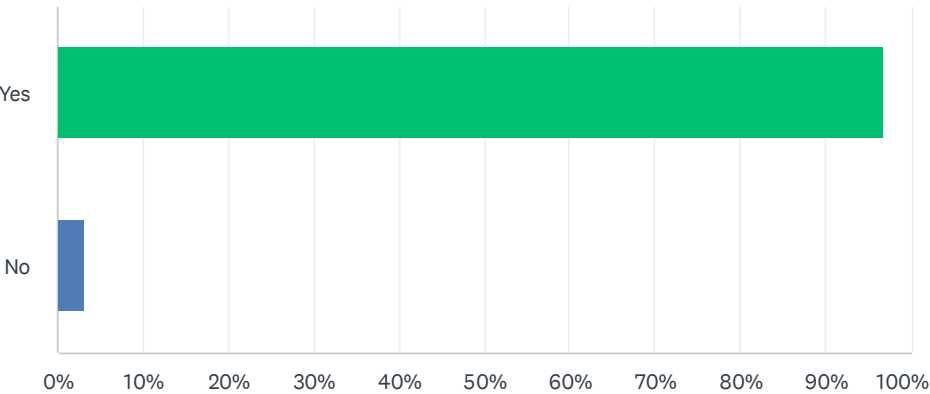
559-324-2335 or

lilyc@cityofclovis.com



Q1 Are you a resident of Clovis? (Choose one)

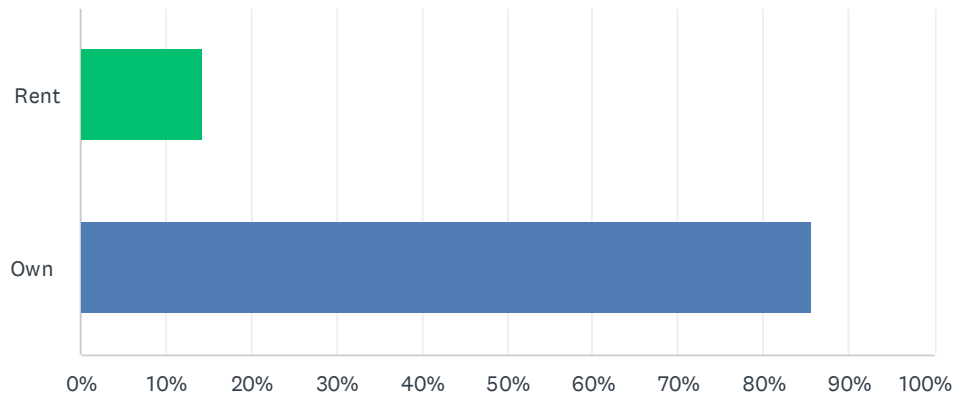
Answered: 182 Skipped: 2



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

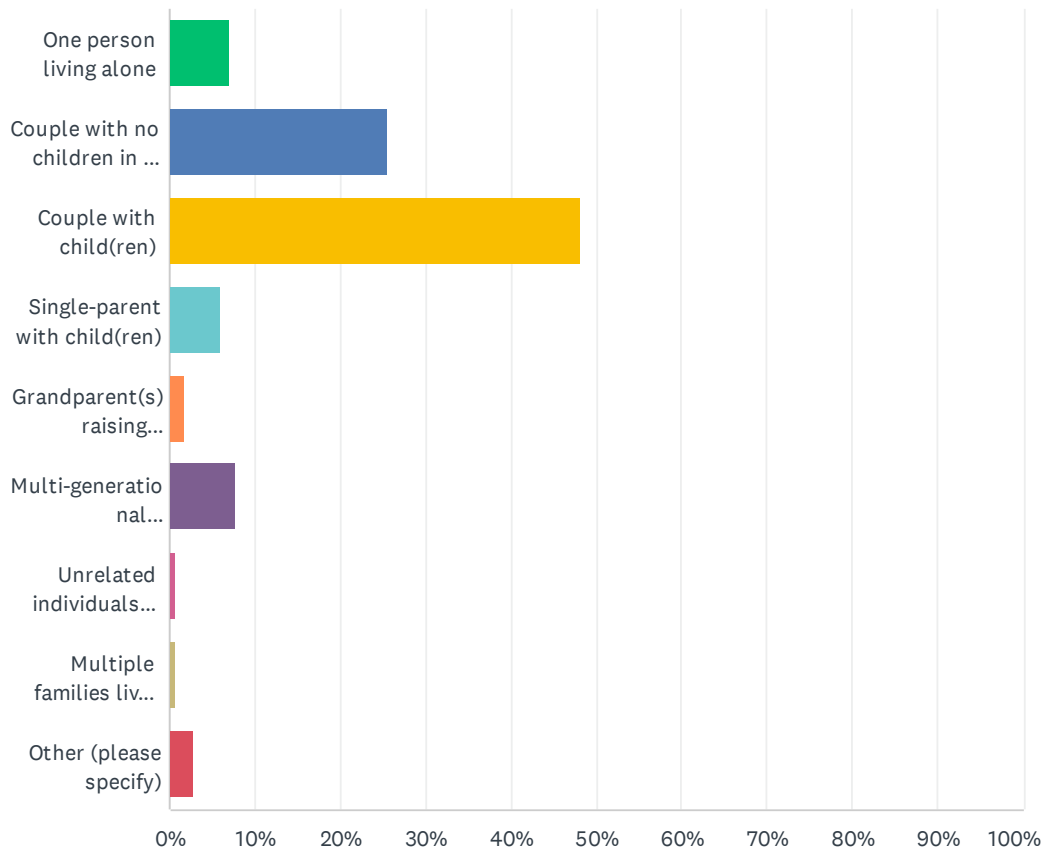


ANSWER CHOICES		RESPONSES	
Rent		14.36%	26
Own		85.64%	155
TOTAL			181

#	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

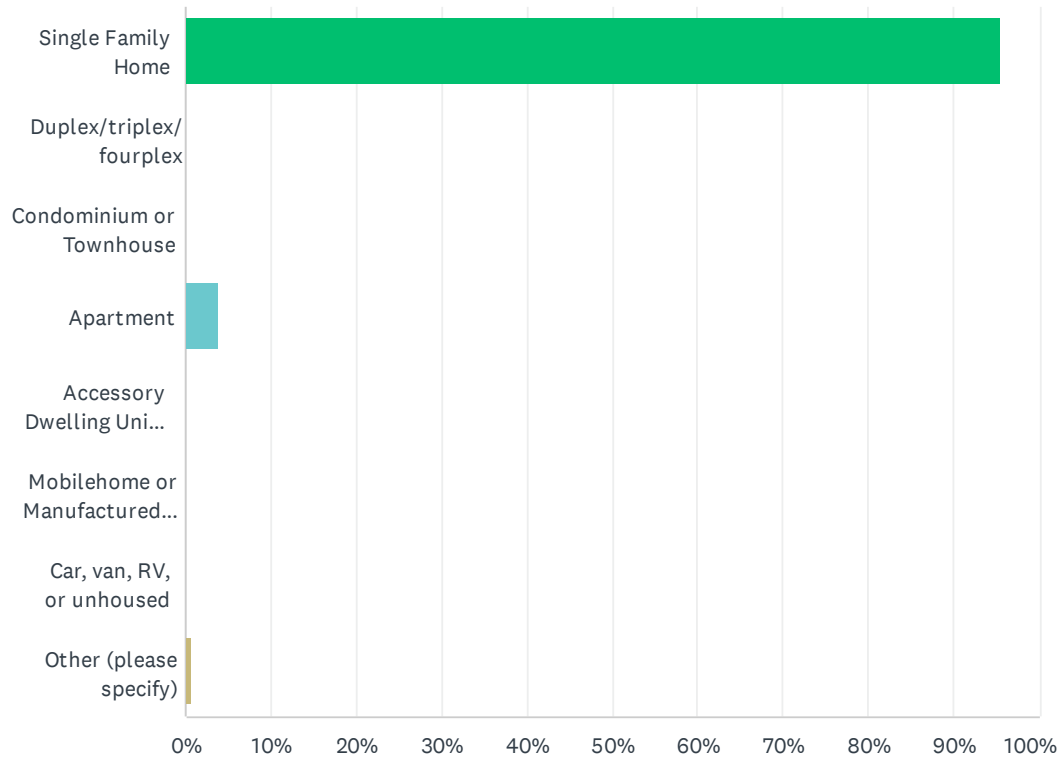
#	OTHER (PLEASE SPECIFY)	DATE
1	Sisters living together	9/2/2022 4:47 PM

Clovis Housing Element Community Survey

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

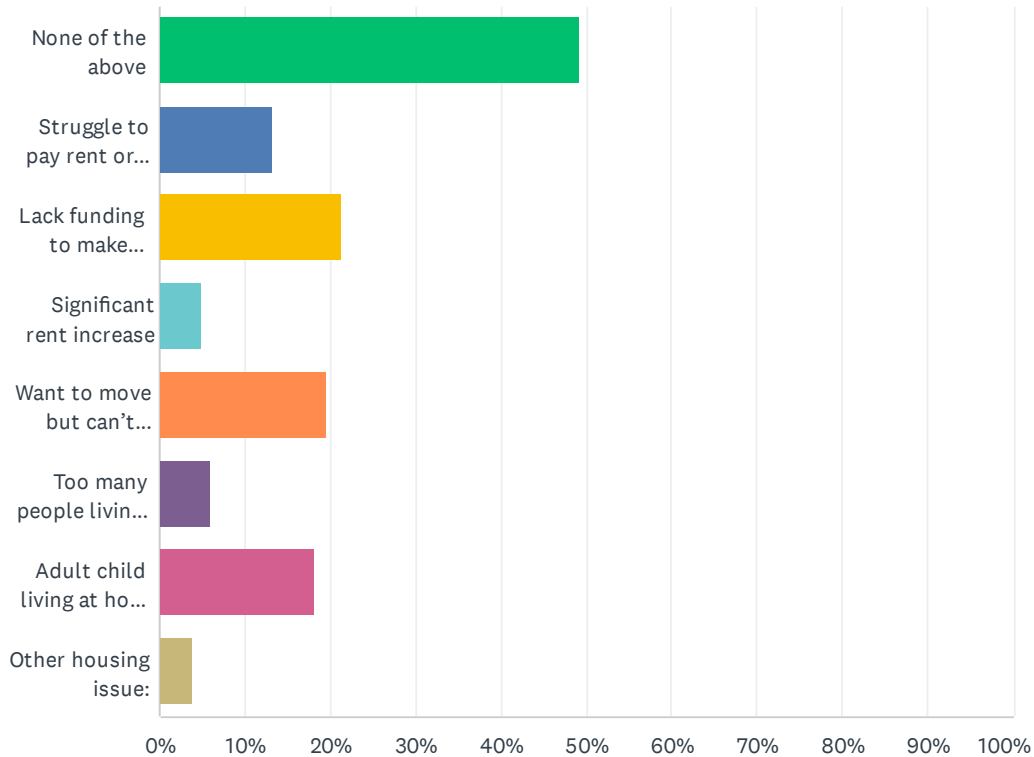


ANSWER CHOICES	RESPONSES	
Single Family Home	95.58%	173
Duplex/triplex/fourplex	0.00%	0
Condominium or Townhouse	0.00%	0
Apartment	3.87%	7
Accessory Dwelling Units (granny flats/second units/guest houses)	0.00%	0
Mobilehome or Manufactured Home	0.00%	0
Car, van, RV, or unhoused	0.00%	0
Other (please 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			

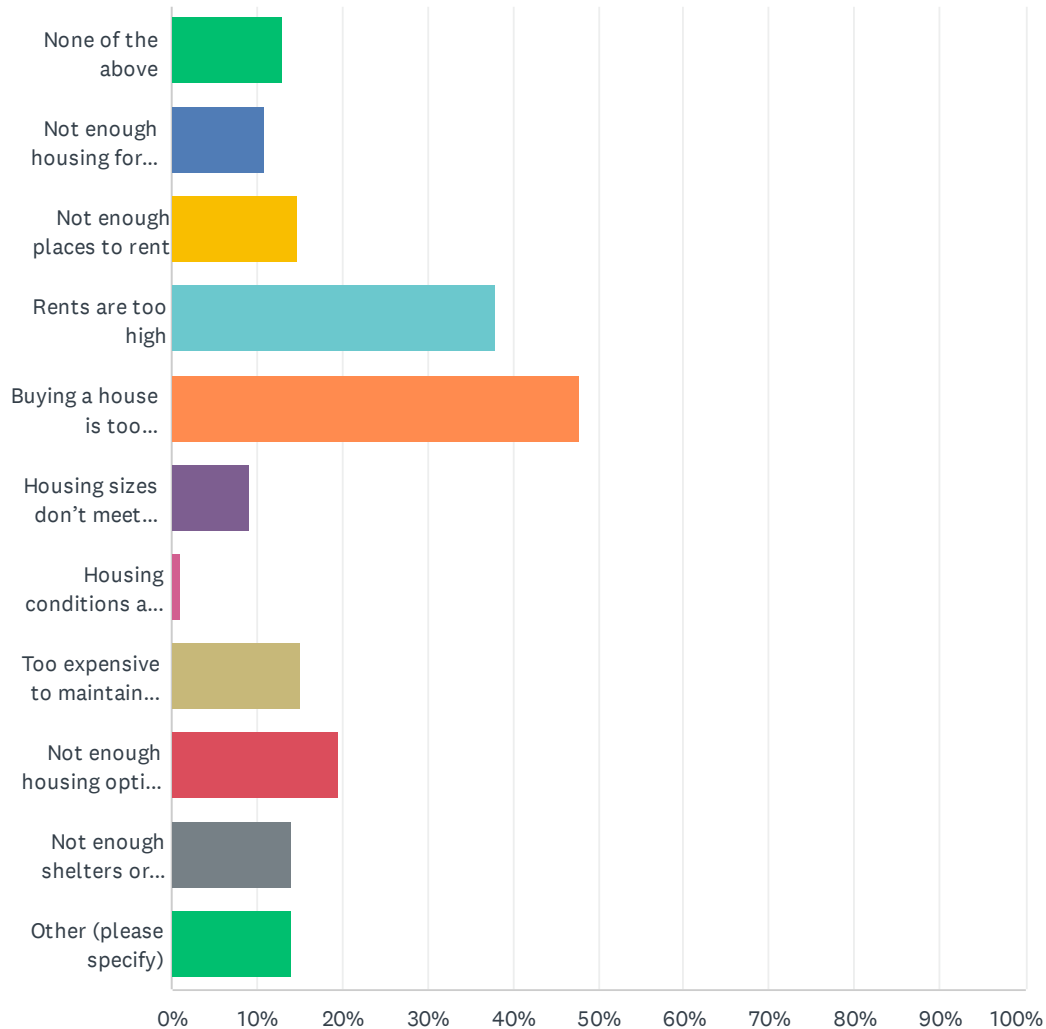
#	OTHER HOUSING ISSUE:	DATE
1	Neighbor has 7 vehicles,	9/9/2022 10:03 AM
2	Don't like HOA but can't afford to move	9/8/2022 8:59 AM

Clovis Housing Element Community Survey

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 affordable 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



Clovis Housing Element Community Survey

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		

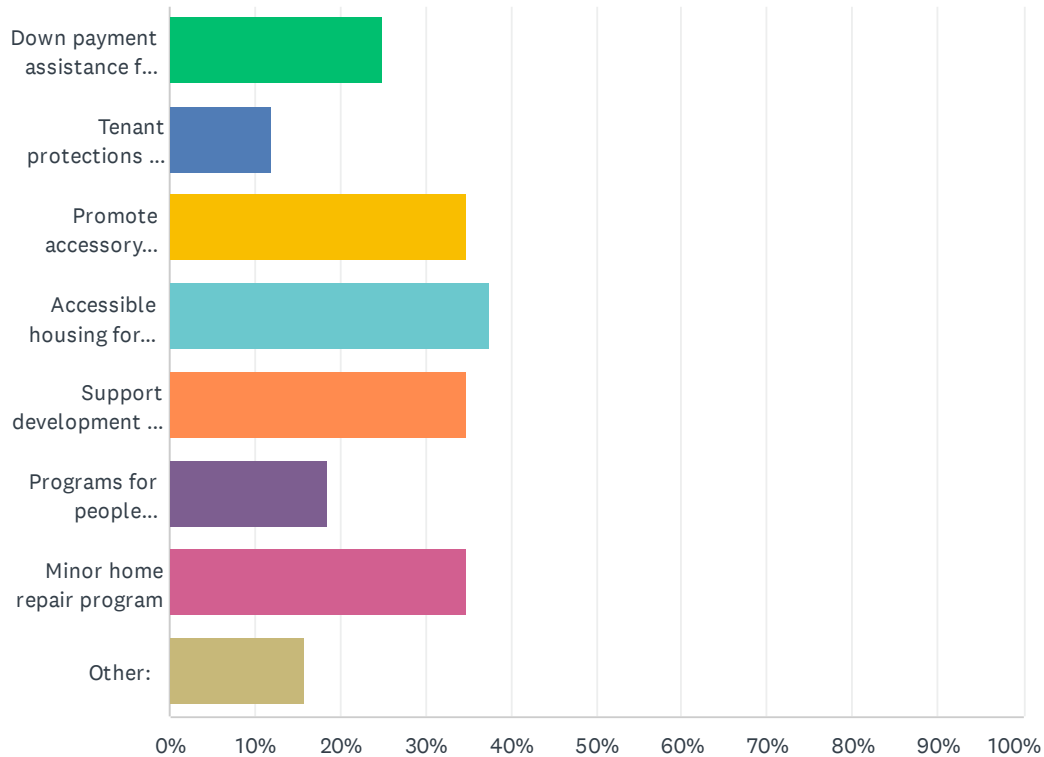
#	OTHER (PLEASE SPECIFY)	DATE
1	Too many new housing. Traffic getting bad, schools are crowding	9/10/2022 6:57 AM
2	Too many new communities	9/10/2022 3:10 AM
3	Fear of getting low income housing to bring down property values.	9/9/2022 10:03 AM
4	Tiny lots	9/8/2022 7:32 PM
5	too many houses being built	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

Clovis Housing Element Community Survey

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	Tooooo 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		

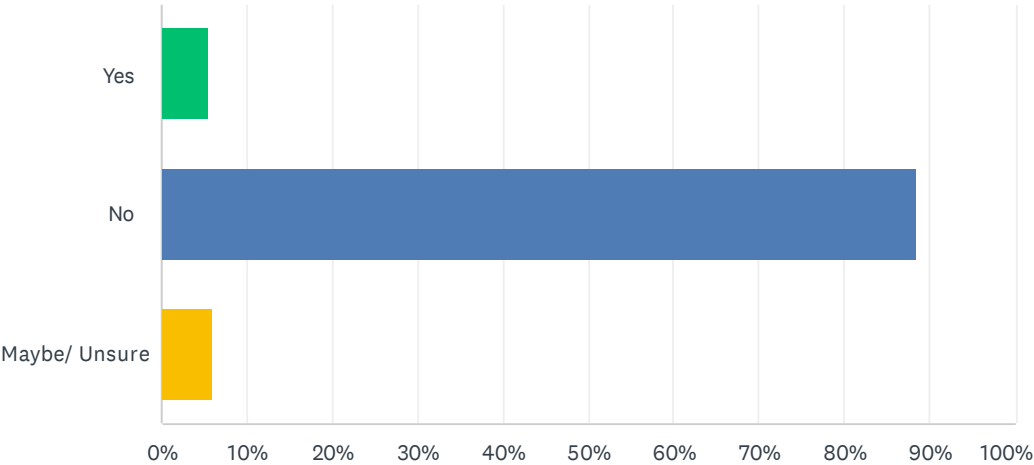
#	OTHER:	DATE
1	Jobs where people work	9/11/2022 5:19 PM
2	Economics	9/10/2022 3:10 AM
3	Keeping affordable housing out of established neighborhoods.	9/9/2022 10:03 AM

Clovis Housing Element Community Survey

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?

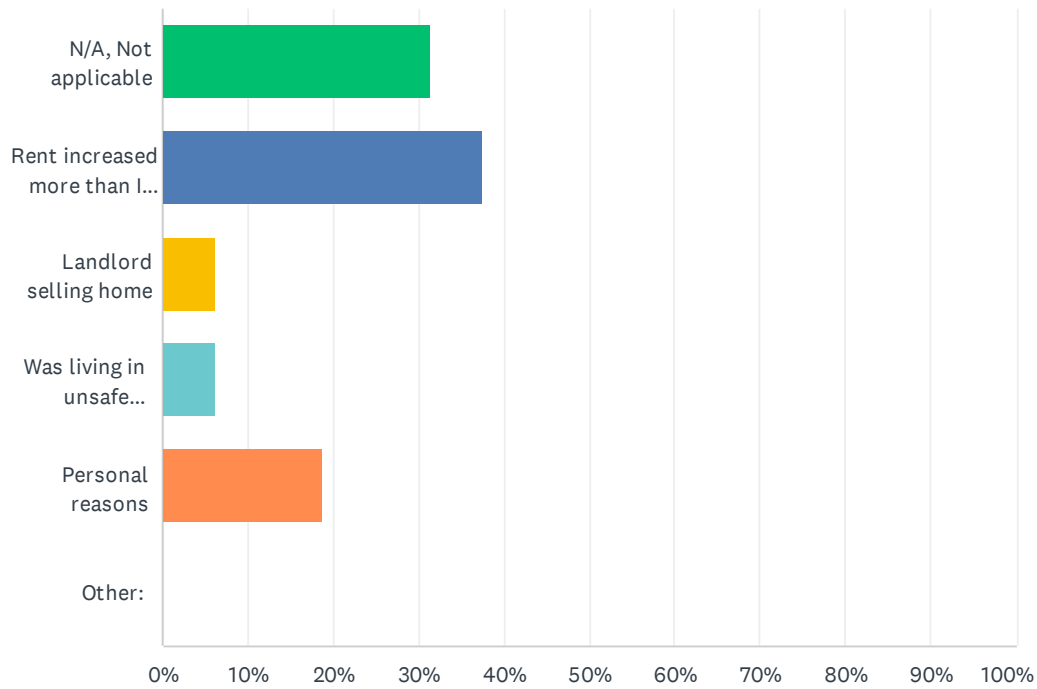
Answered: 183 Skipped: 1



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

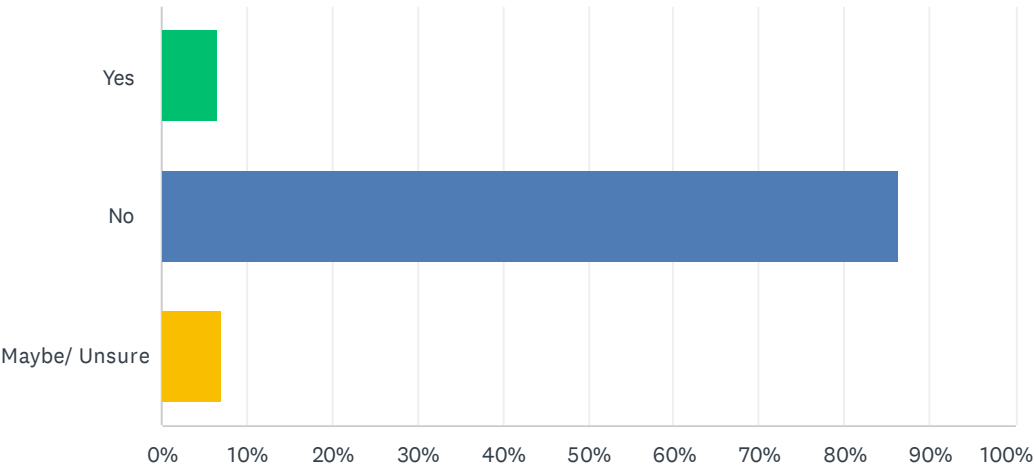


ANSWER CHOICES	RESPONSES	
N/A, Not applicable	31.25%	5
Rent increased more than I could pay	37.50%	6
Landlord selling home	6.25%	1
Was living in unsafe conditions	6.25%	1
Personal reasons	18.75%	3
Other:	0.00%	0
TOTAL		16

#	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?

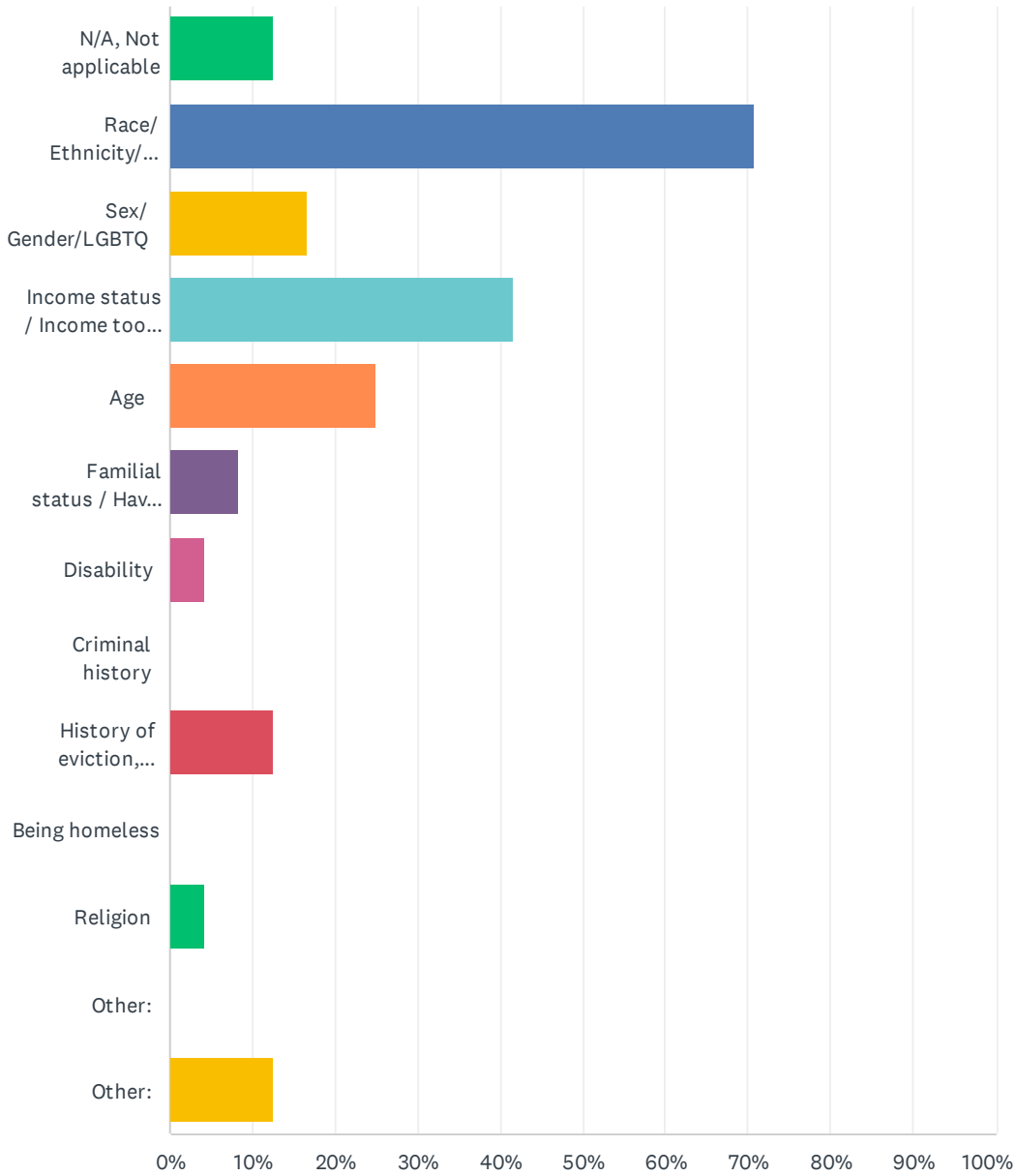
Answered: 182 Skipped: 2



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



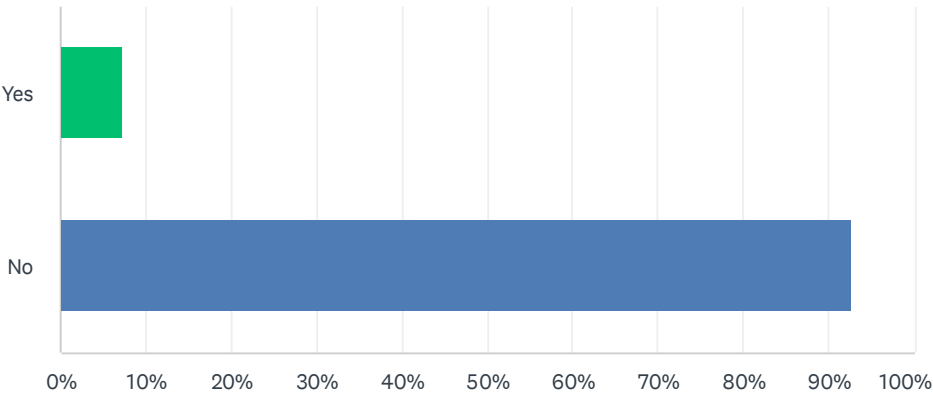
Clovis Housing Element Community Survey

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?

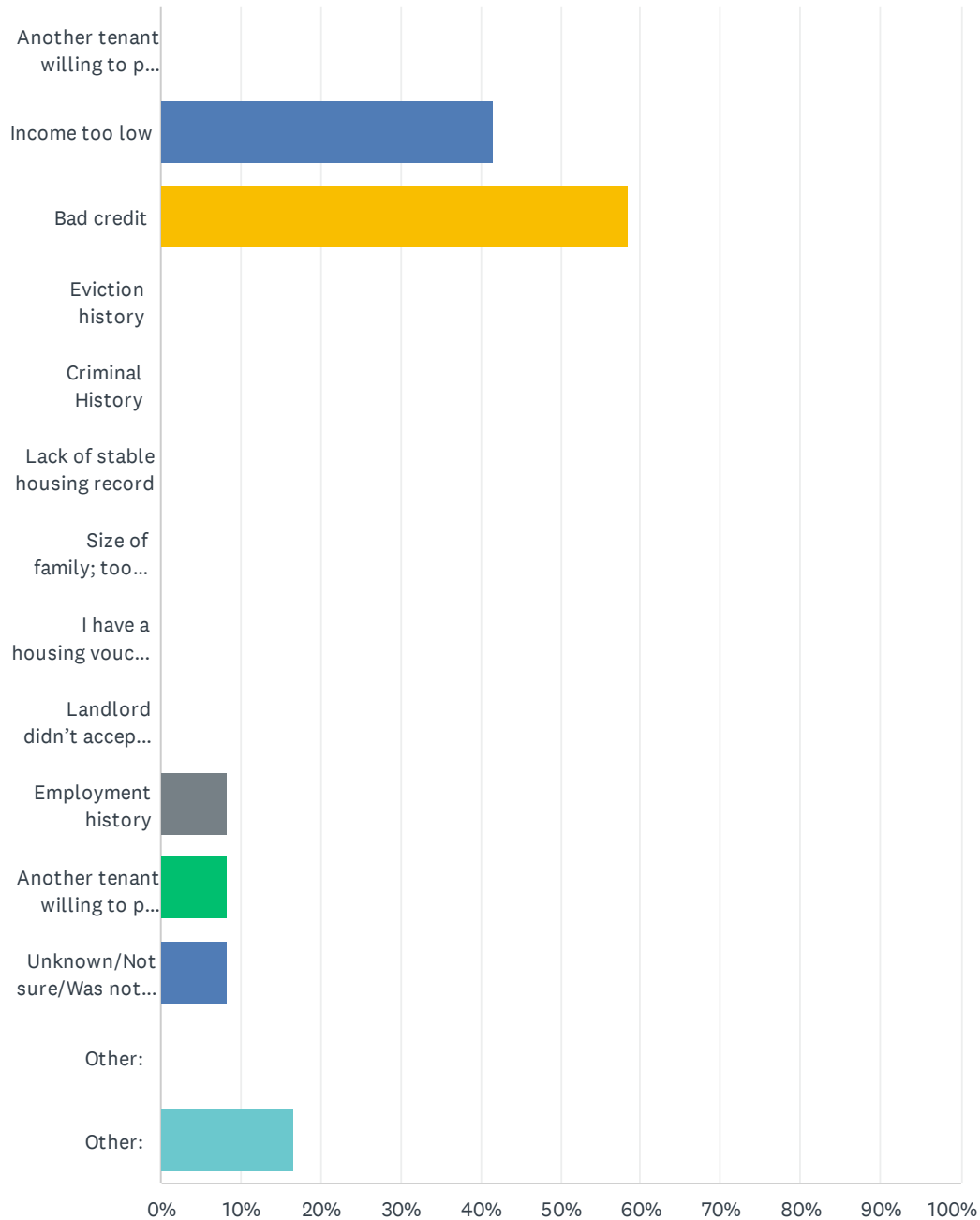
Answered: 181 Skipped: 3



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



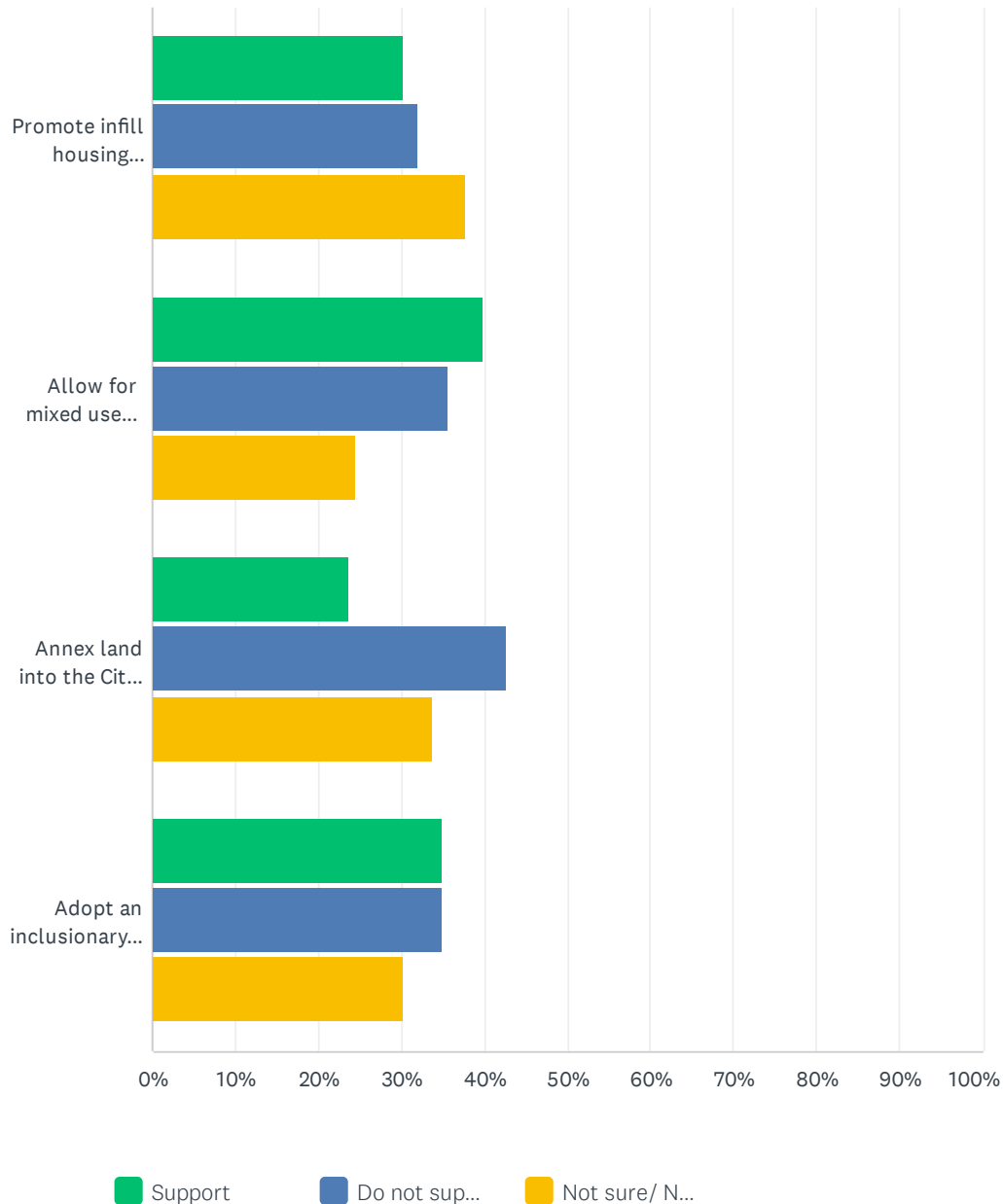
Clovis Housing Element Community Survey

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



Clovis Housing Element Community Survey

	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 for the first time buyers program	9/1/2022 9:10 PM
24	We need more housing	9/1/2022 8:16 PM

Clovis Housing Element Community Survey

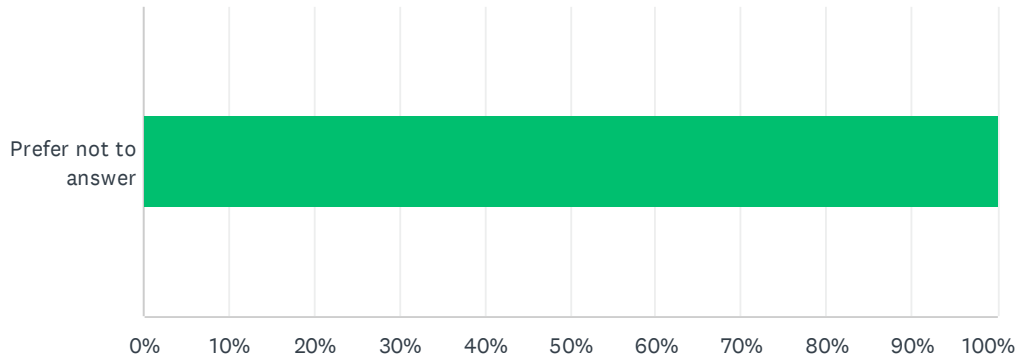
25	Carefully choose when allowing large apartment complexes. Consider proximity to single family residences and location of schools to be affected.	9/1/2022 3:32 PM
26	Offer incentives to home owners with corner lots to build a small apartment in their back yard with separate street access.	9/1/2022 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

Clovis Housing Element Community Survey

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

Clovis Housing Element Community Survey

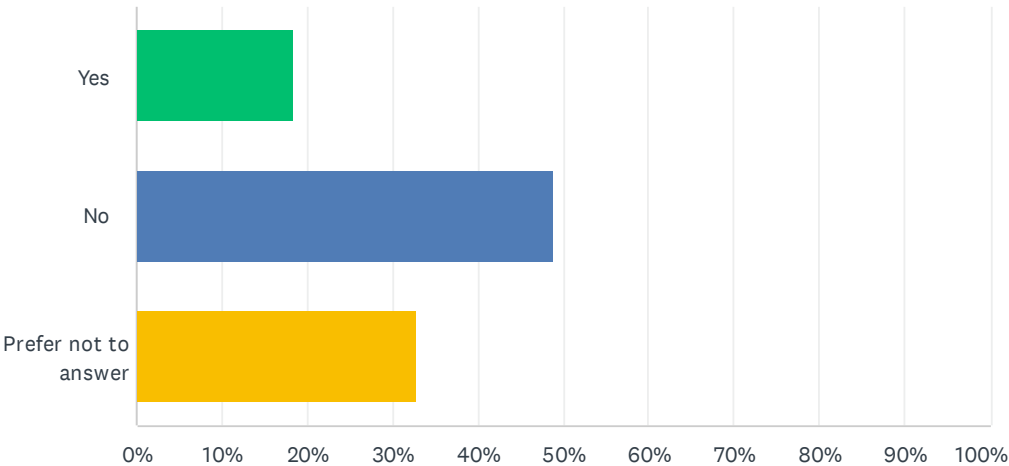
21	Race? Caucasian ethnicity? Latino	9/2/2022 12:19 AM
22	Hispanic	9/1/2022 9:43 PM
23	Asian	9/1/2022 9:37 PM
24	Caucasian	9/1/2022 8:34 PM
25	Caucasian	9/1/2022 5:02 PM
26	Caucasian	9/1/2022 3:36 PM
27	Caucasian	9/1/2022 3:33 PM
28	White	9/1/2022 3:14 PM
29	Human	9/1/2022 1:29 PM
30	White	9/1/2022 12:56 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

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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?

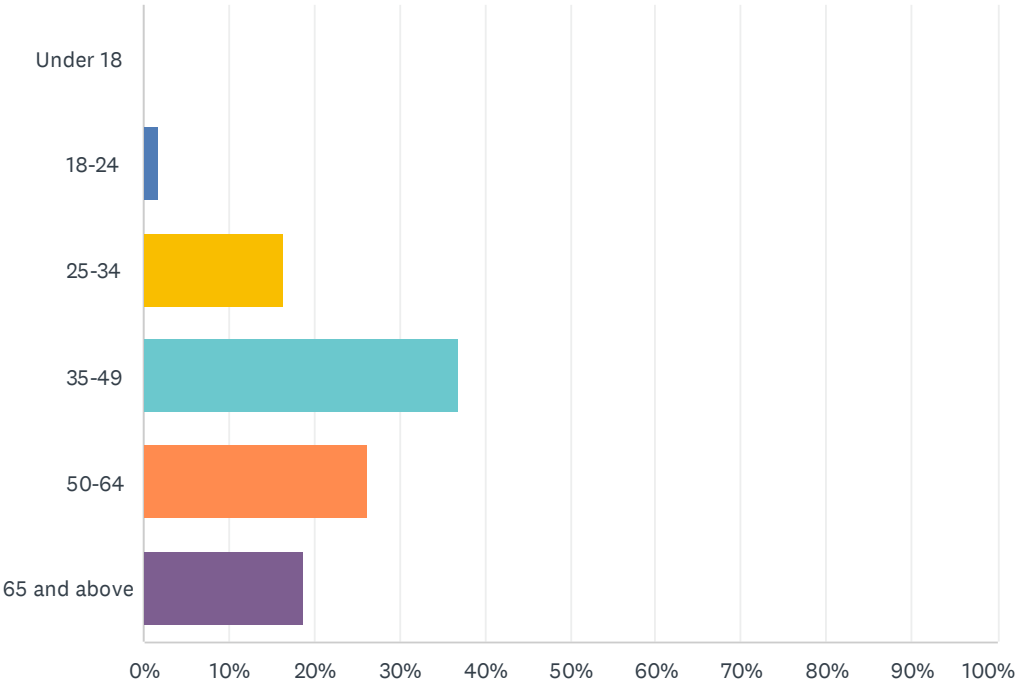
Answered: 170 Skipped: 14



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

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be welcoming and helpful to others. Invest in live work areas! Housing in downtown Clovis.
Thank you for the opportunity to respond.

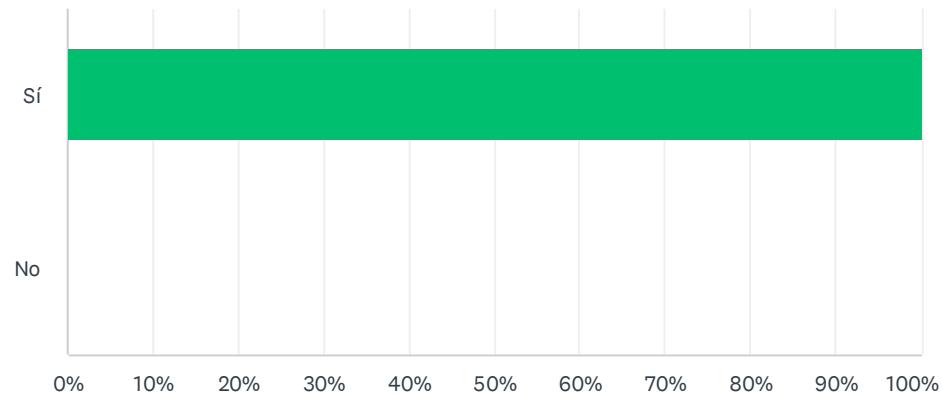
19	Address the issue of more schools and other infrastructure needs that all this housing will bring. Be ahead of the game, not behind.	9/1/2022 10:44 PM
20	None	9/1/2022 9:43 PM
21	no	9/1/2022 9:11 PM
22	I reside in east Clovis and seeing all of the apartments going up is concerning. You want to put 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

Clovis Housing Element Community Survey

	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 affluent 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)

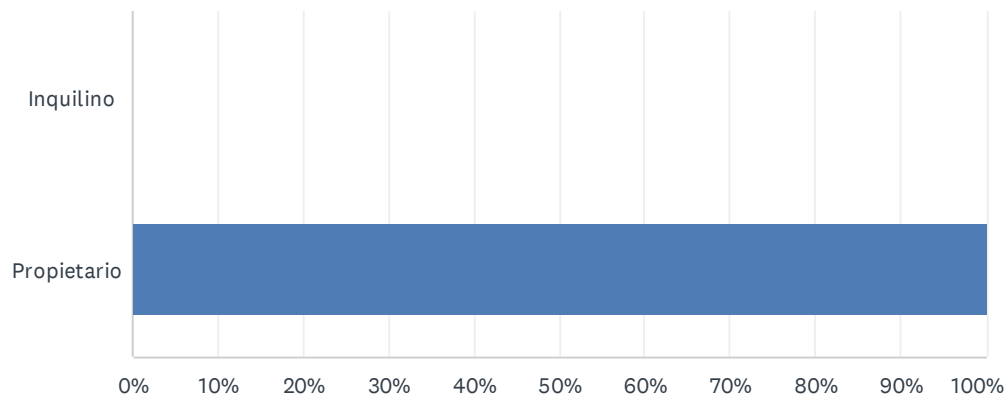
Answered: 1 Skipped: 0



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

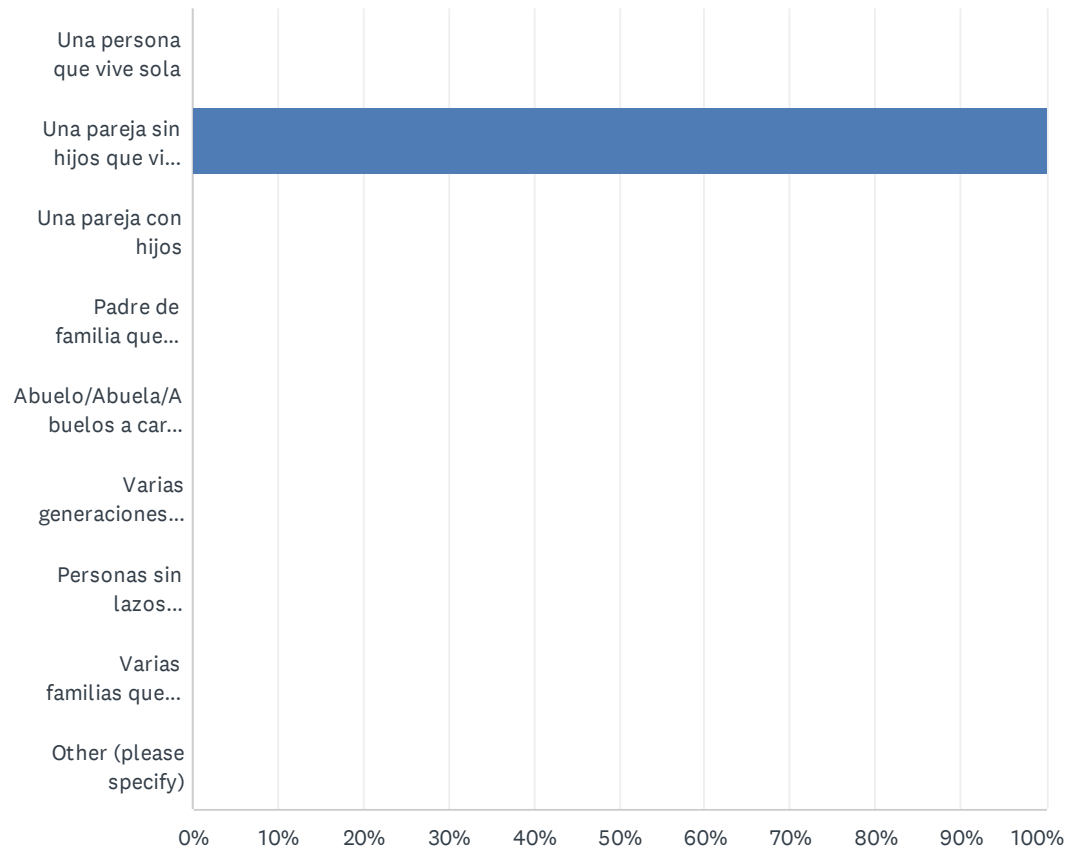


ANSWER CHOICES	RESPONSES	
Inquilino	0.00%	0
Propietario	100.00%	1
TOTAL		1

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q3 ¿Cuál describe mejor la situación de su hogar? (Escoja una opción)

Answered: 1 Skipped: 0



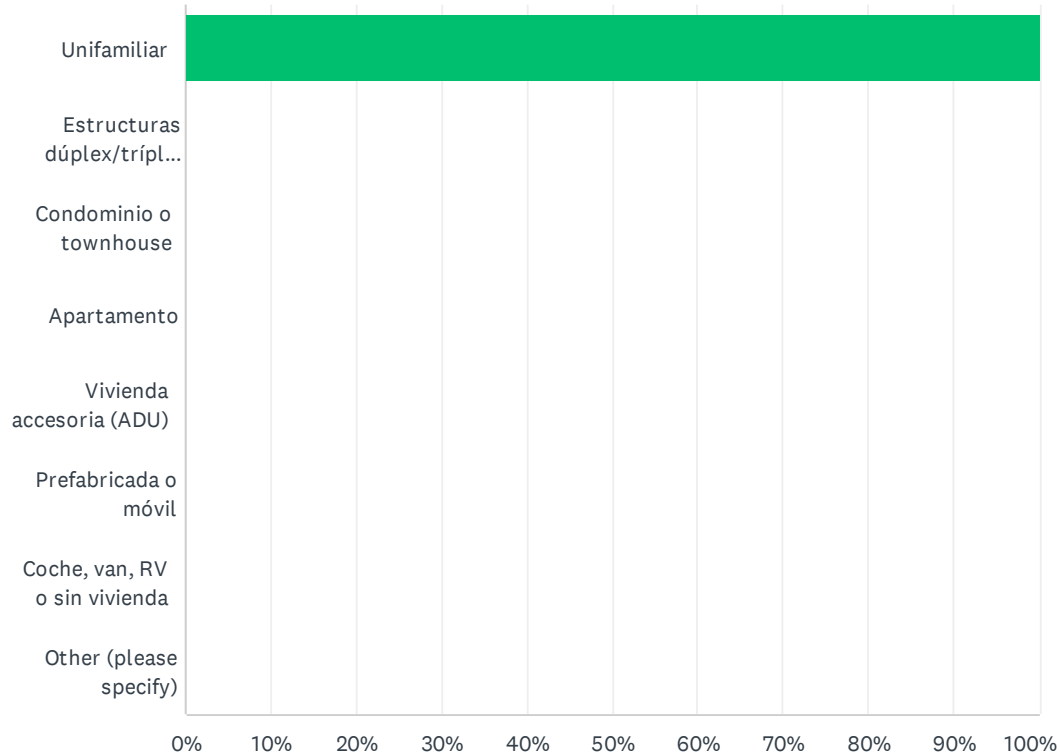
ANSWER CHOICES	RESPONSES	
Una persona que vive sola	0.00%	0
Una pareja sin hijos que vivan en la vivienda	100.00%	1
Una pareja con hijos	0.00%	0
Padre de familia que cría solo (sin pareja) a su hijo/hija/hijos	0.00%	0
Abuelo/Abuela/Abuelos a cargo de la crianza de un nieto/nietos	0.00%	0
Varias generaciones (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
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There are no responses.

Q4 ¿En qué tipo de vivienda vive? (Escoja una opción)

Answered: 1 Skipped: 0



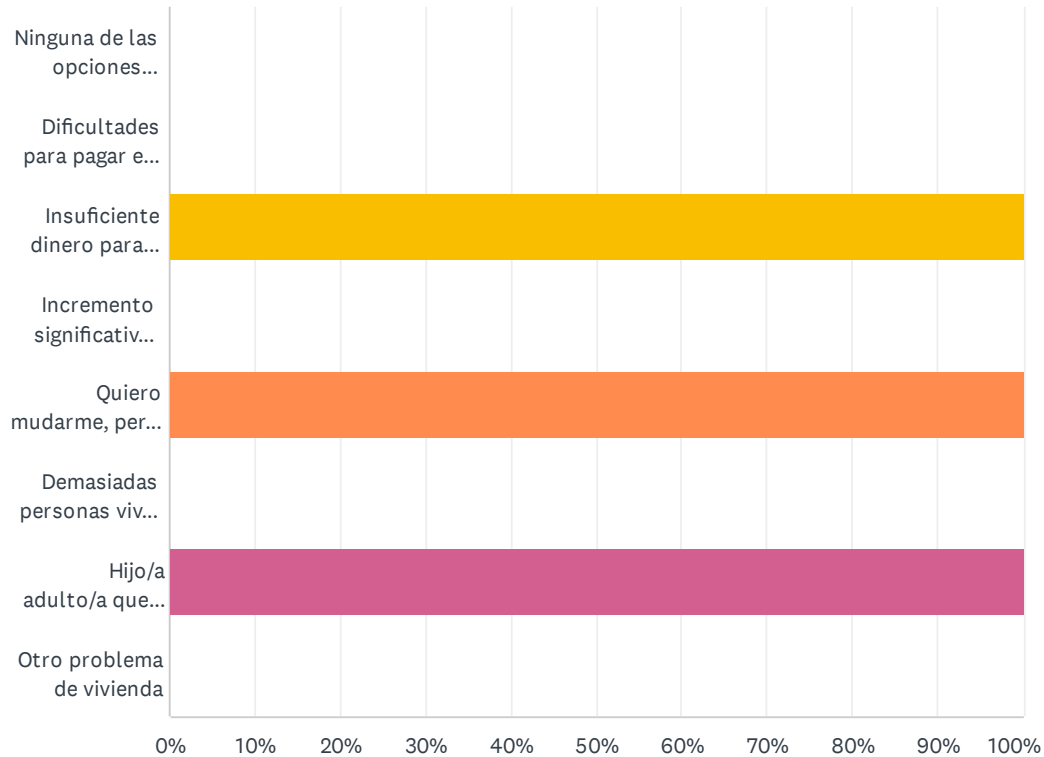
ANSWER CHOICES	RESPONSES	
Unifamiliar	100.00%	1
Estructuras dúplex/tríplex/de cuatro unidades	0.00%	0
Condominio o townhouse	0.00%	0
Apartamento	0.00%	0
Vivienda accesoria (ADU)	0.00%	0
Prefabricada o móvil	0.00%	0
Coche, van, RV o sin vivienda	0.00%	0
Other (please specify)	0.00%	0
TOTAL		1

#	OTHER (PLEASE SPECIFY)	DATE
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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

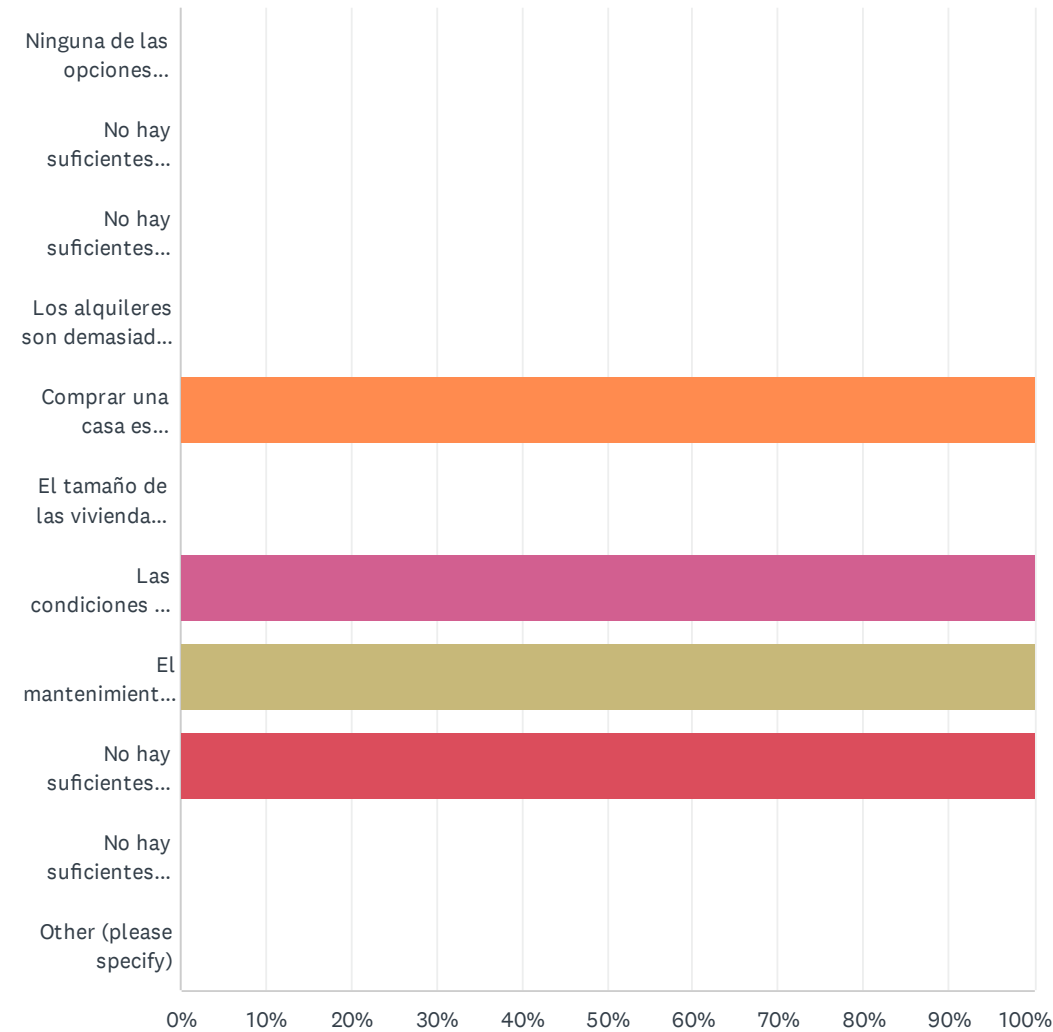


ANSWER CHOICES		RESPONSES	
Ninguna de las opciones mencionadas		0.00%	0
Dificultades para pagar el alquiler o la hipoteca (p. ej., a veces paga tarde, deja de pagar otras cuentas para pagar el alquiler, deja de comprar alimentos o medicinas)		0.00%	0
Insuficiente dinero para hacer las reparaciones necesarias 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



ACTUALIZACIÓN DEL COMPONENTE DE VIVIENDA DE CLOVIS ENCUESTA COMUNTARIA

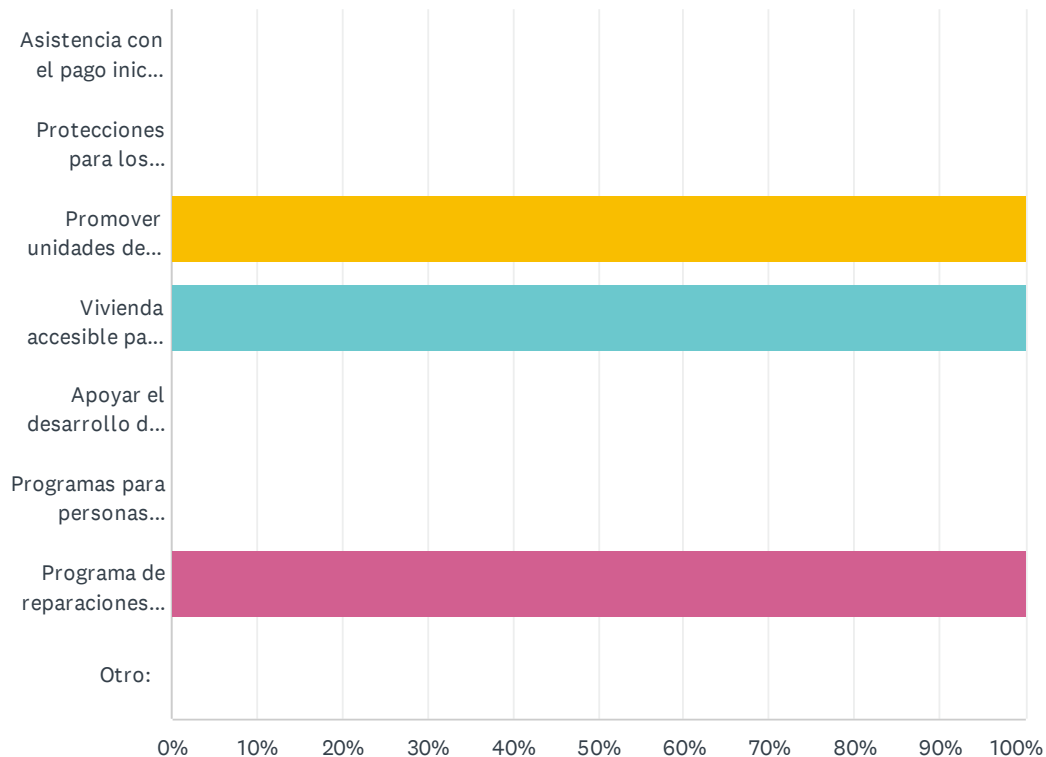
ANSWER CHOICES	RESPONSES	
Ninguna de las opciones mencionadas	0.00%	0
No hay suficientes propiedades en venta	0.00%	0
No hay suficientes lugares en alquiler	0.00%	0
Los alquileres son demasiado altos	0.00%	0
Comprar una casa es demasiado caro	100.00%	1
El tamaño de las viviendas no satisface las necesidades 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

ACTUALIZACIÓN DEL COMPONENTE DE VIVIENDA DE CLOVIS ENCUESTA COMUNTARIA

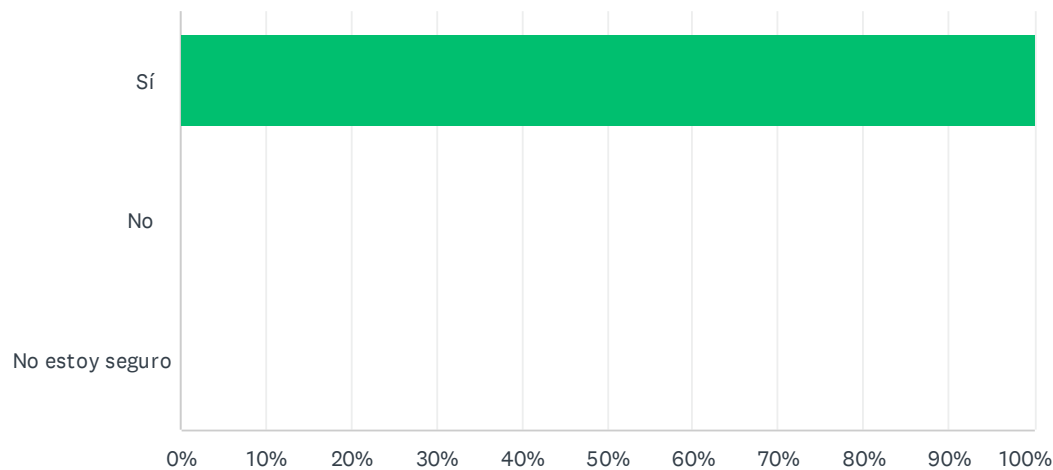


ANSWER CHOICES	RESPONSES	
Asistencia con el pago inicial para los compradores de vivienda	0.00%	0
Protecciones para los inquilinos	0.00%	0
Promover unidades de vivienda accesorias (unidad para parientes, unidad secundaria, en el patio atrás)	100.00%	1
Vivienda accesible para personas mayores y personas 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

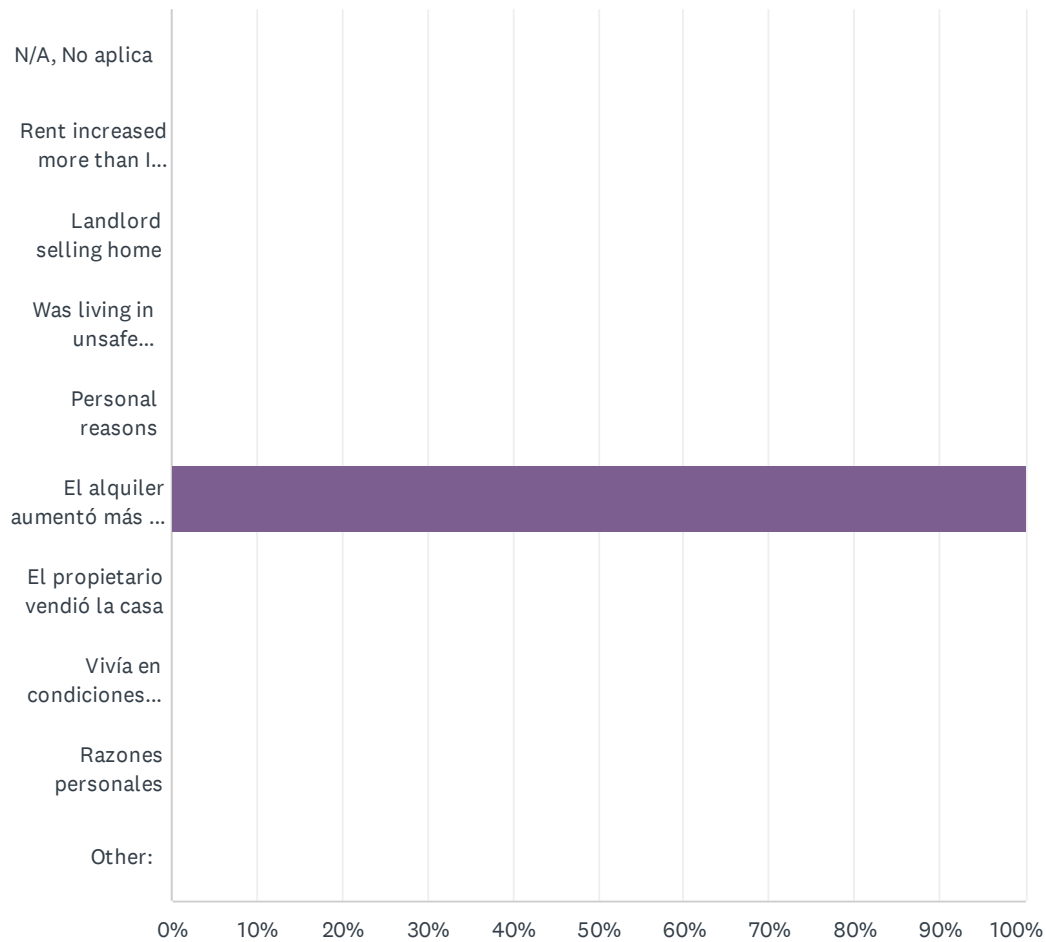


ANSWER CHOICES	RESPONSES	
Sí	100.00%	1
No	0.00%	0
No estoy seguro	0.00%	0
TOTAL		1

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

ACTUALIZACIÓN DEL COMPONENTE DE VIVIENDA DE CLOVIS ENCUESTA COMUNTARIA

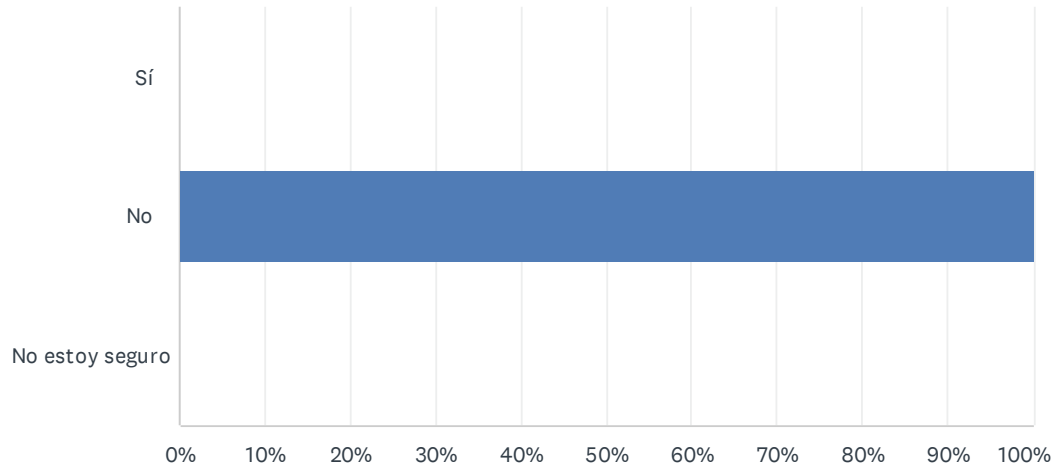


ANSWER CHOICES	RESPONSES	
N/A, No aplica	0.00%	0
Rent increased more than I could pay	0.00%	0
Landlord selling home	0.00%	0
Was living in unsafe conditions	0.00%	0
Personal reasons	0.00%	0
El alquiler aumentó más de lo que podía pagar	100.00%	1
El propietario vendió la casa	0.00%	0
Vivía en condiciones 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.

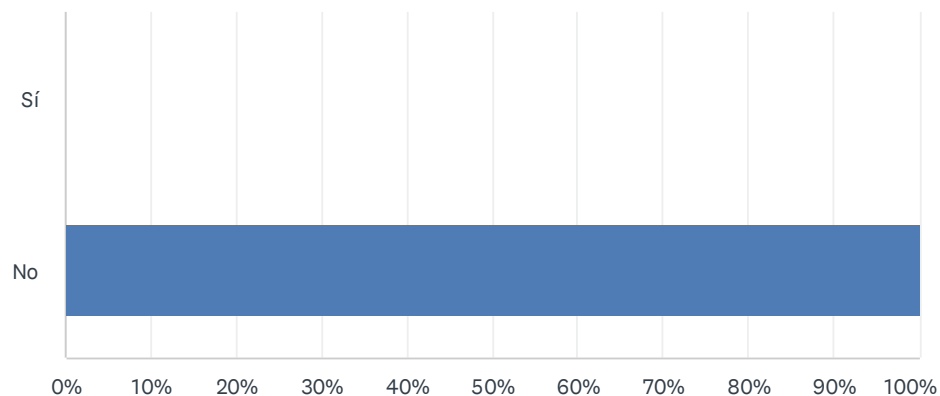
ACTUALIZACIÓN DEL COMPONENTE DE VIVIENDA DE CLOVIS ENCUESTA COMUNTARIA

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 correspondan) Si respondió No, pase a la pregunta 15.

Answered: 0 Skipped: 1

 No matching responses.

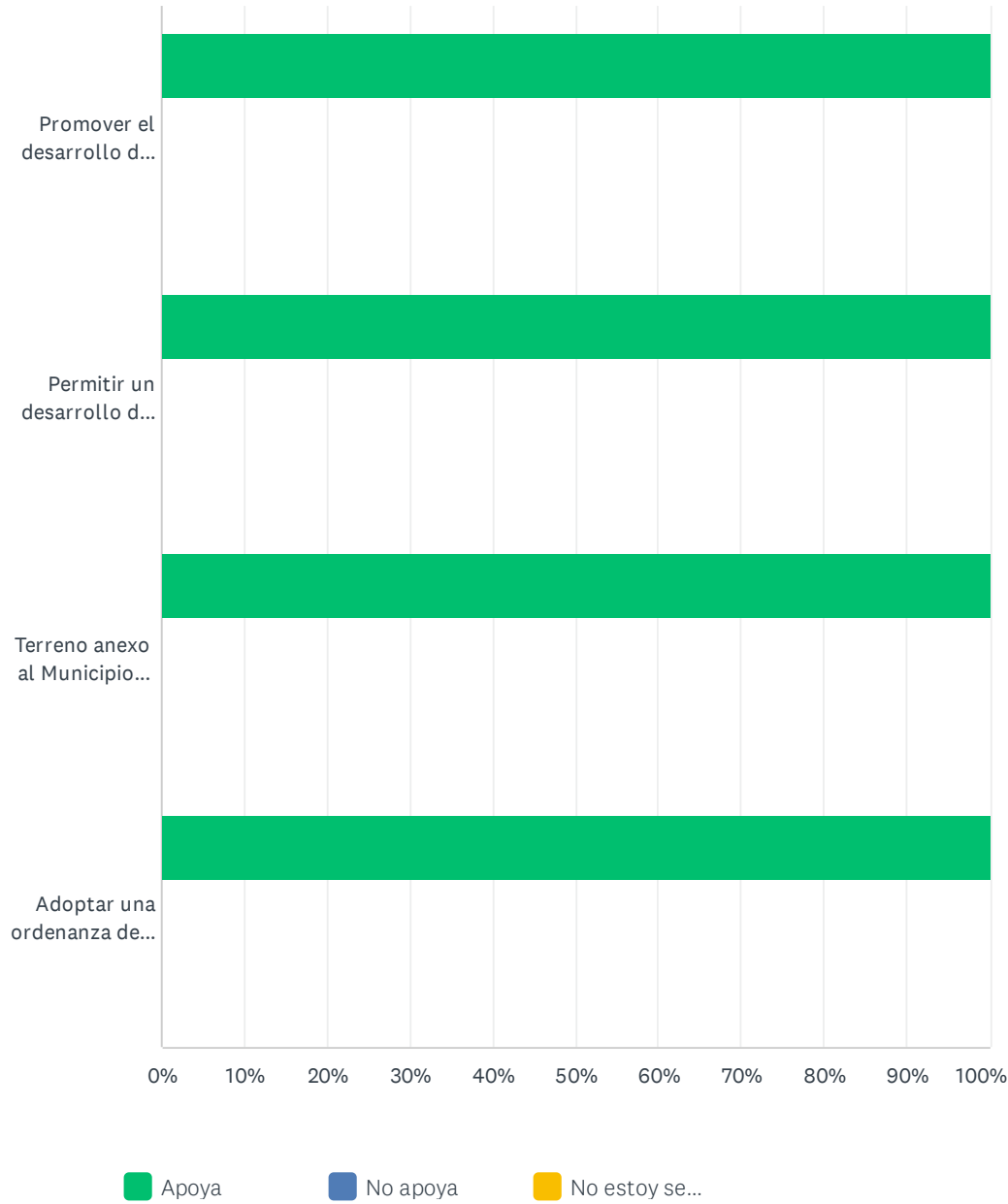
ANSWER CHOICES	RESPONSES
Another tenant willing to pay more	0.00% 0
Ingresos demasiado bajos	0.00% 0
Mal crédito	0.00% 0
Historial de desalojo	0.00% 0
Historial delictivo	0.00% 0
Falta de un registro de vivienda estable	0.00% 0
Tamaño familiar; demasiadas personas	0.00% 0
Tengo un vale (voucher) de vivienda	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



ACTUALIZACIÓN DEL COMPONENTE DE VIVIENDA DE CLOVIS ENCUESTA COMUNITARIA

	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

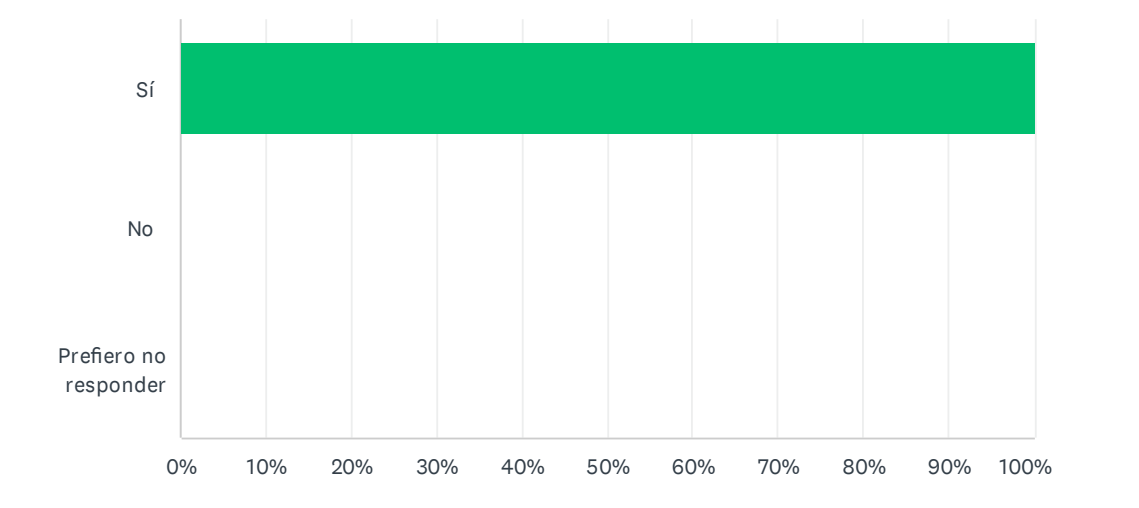
 No matching responses.

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?

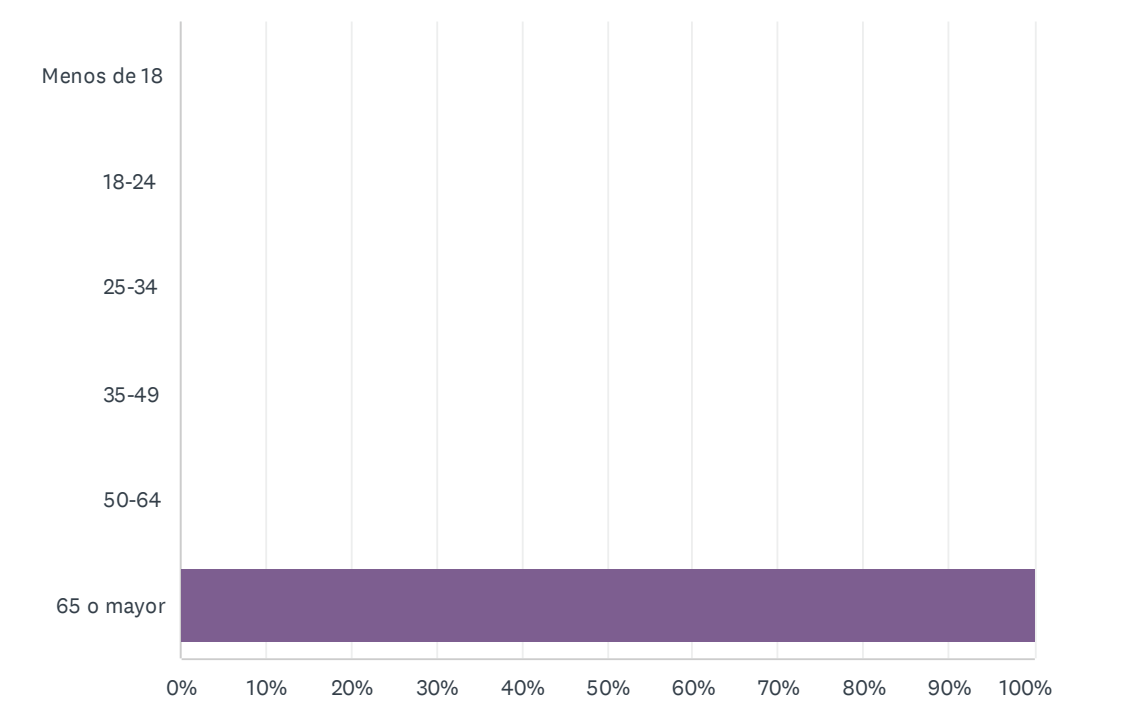
Answered: 1 Skipped: 0



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 ciudad 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

APPENDIX B

Sites Inventory Table

Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1
555-050-02XX	-	-	0	0	299.8	Unknown	YES - Planned	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	132	1174	1306	ID: P-1
555-020-00XX	L	R-A	0	0	8.5	Agriculture / Nonvacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	279	0	0	279	ID: P-10
552-025-1500H	L	R-1-B	0	4	4.4	Residence/Agriculture / Nonvacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	15	0	15	ID: P-2
551-020-02XX	L	R-1	0	0	1.3	Nonvacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	7	0	7	ID: P-3
564-080-17XX	L	R-1-7500	0	0	1.5	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	8	8	ID: P-4
555-032-03XX	M	R-1-MD	0	0	2.8	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	0	18	18	ID: P-5
554-040-20XX	-	-	0	0	5.8	Unknown	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	17	0	17	ID: P-6
999-999-00XX	L	R-1-7500	0	0	1.3	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	4	0	4	ID: P-7
560-010-40XX	MU-V	R-2	0	0	18.2	Nonvacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	258	0	258	ID: P-8
555-031-18XX	H	R-3	0	0	5.2	Agriculture / Nonvacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Housing Element	0	145	0	145	ID: P-9
550-260-19XX	L	R-A	2	43	2.1	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	55	0	0	55	ID: RHN-1
550-040-17XX	L	R-1-7500	2	43	2.4	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	63	0	0	63	ID: RHN-10
495-340-02XX	L	R-1	2	43	2.4	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	81	0	81	ID: RHN-11
562-010-16TX	W	R-A	0	43	2.2	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	58	0	0	58	ID: RHN-12
497-020-34TX	P-PK	P-F	0	43	22.5	Park, Animal Shelter / Nonvacant	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	177	0	0	177	ID: RHN-13
563-032-06XX	L	R-1-7500	2	43	2.5	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	66	0	0	66	ID: RHN-14
310-795-24XX	L	R-1-7500	2	43	11.4	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	281	0	0	281	ID: RHN-15
309-021-28XX	PK	P-F	0	43	5.8	Vacant	YES - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	152	0	0	152	ID: RHN-16
550-260-18XX	L	R-A	2	43	3.9	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	102	0	0	102	ID: RHN-2
552-220-81XX	L	R-1-C	2	43	2.4	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	63	0	0	63	ID: RHN-3
559-080-27XX	VL	R-1-AH	0.6	43	4.8	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	126	0	0	126	ID: RHN-4
563-010-07TX	L	R-A	2	43	3.1	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	81	0	0	81	ID: RHN-5
560-051-24XX	RR	R-A	0.6	43	2.2	Agriculture / Nonvacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	58	0	0	58	ID: RHN-6
550-020-18XX	-	R-A	0	43	9	Residence/Agriculture / Nonvacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	118	0	0	118	ID: RHN-7
559-080-13XX	RR	R-A	0.6	43	2	Vacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	53	0	0	53	ID: RHN-8
560-061-18XX	VL	R-1-7500	0.6	43	4.4	Agriculture / Nonvacant	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	113	0	0	113	ID: RHN-9
564-033-13XX	RR	R-3-7500	0.6	4	2.8	Residence / Nonvacant	YES - Available	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	ID: 1
552-220-02XX	L	R-1-C	2	4	0.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	ID: 10
558-020-1247	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 100
558-020-1240	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 101
558-020-1248	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 102
558-020-1218	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 103
558-020-1241	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 104
558-020-1246	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 105
558-020-1249	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 106
558-020-1217	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 107
558-020-1242	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 108
558-020-1245	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 109
491-162-20XX	M	R-1	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 11
558-020-1250	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 110
558-020-1236	M	R-3-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 111
558-020-1243	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 112
558-020-1244	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 113
558-020-1251	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 114
558-020-1215	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 115
558-020-1214	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 116
558-020-1259	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 117
558-020-1258	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 118
558-020-1257	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 119
491-162-14XX	M	R-1	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 12
558-020-1256	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 120
558-020-1255	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 121
558-020-1254	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 122
558-020-1253	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 123
558-020-1252	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 124
558-020-1213	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 125
558-020-1204	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 126
558-020-1205	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 127
558-020-1206	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 128
558-020-1207	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 129
563-032-08XX	L	R-1-7500	2	4	5.8	Residence / Nonvacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	8	0	0	8	ID: 13
558-020-1208	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 130
558-020-1209	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 131
558-020-1210	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 132
558-020-1211	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 133
558-020-1212	M	R-1-PRD	4	7	0.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	1	0	3	ID: 134
558-020-1203	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 135
558-020-1202	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 136
558-020-1201	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 137
558-020-8415	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 138
558-020-8416	M	R-1-PRD	4	7	0.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	1	0	3	ID: 139
401-061-04XX	L	R-A	2	4	1.9	Residence / Nonvacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	9	0	0	9	ID: 14
558-020-8414	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 140
558-020-8417	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 141
558-020-8413	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 142
558-020-8418	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 143
558-020-8412	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 144
558-020-8419	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 145
558-020-8411	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 146
558-020-8710	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 147
558-020-8709	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 148
558-020-8708	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 149
550-050-09XX	L	R-3-7500	2	4	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	ID: 15
558-020-8708	M	R-1-PRD	4	7	0.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	0	0	2	ID: 150
558-020-8707	M	R-3-PRD	4	7	0.4	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	0	0	2	ID: 151
558-020-8721	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 152
558-020-8706	M	R-3-PRD	4	7	0.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	0	3	ID: 153
558-020-8722	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 154
558-020-8732	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1	0	2	ID: 155
558-020-8733	M	R-1-PRD	4	7	0.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	2	0	0	2	ID: 156
558-020-8734	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	1			

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Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1
556-050-4112	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 440
556-050-4112	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 441
556-050-4112	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 442
556-050-4111	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 443
556-050-4178	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 444
556-050-4136	L/M	R-1	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 445
556-050-4111	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 446
556-050-4163	M	R-1	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 447
556-050-4113	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 448
556-050-4113	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 449
560-051-250X	L	R-1-7500	2	4	11.7	Agriculture / Nonvacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	44	44	45	ID- 45
556-050-4113	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 450
556-050-4113	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 451
556-050-4113	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 452
556-050-4113	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 453
556-050-4113	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 454
556-050-4113	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 455
556-050-4112	M	R-1	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 456
556-050-4179	M	R-1	4	7	0.1	Vacant	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 457
556-050-4130	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 458
556-050-4117	L/M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 459
562-060-180X	L	R-1-7500	2	4	1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	38	38	46	ID- 46
556-050-4142	M	R-1	4	7	0.2	Vacant	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 460
556-050-4130	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 461
556-050-4140	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 462
556-050-4140	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 463
556-050-4138	L/M	R-1	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 464
556-050-4141	M	R-1	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 465
556-050-4113	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 466
556-050-4113	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 467
556-050-4114	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 468
556-050-4114	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 469
491-153-120X	M	R-1	4	7	0.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	2	47	ID- 47
556-050-4144	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 470
556-050-4114	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 471
556-050-4114	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 472
556-050-4114	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 473
556-050-4114	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 474
556-050-4181	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 475
556-050-4130	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 476
556-050-4139	L/M	R-1	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 477
556-050-4140	M	R-1	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 478
556-050-4142	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 479
491-320-090X	MH	R-2	15	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	2	48	ID- 48
556-050-4115	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 480
556-050-4115	M	R-1	4	7	0.1	Vacant	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 481
556-050-4110	M	R-1	4	7	0.1	Vacant	YES - Planned	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 482
556-050-4115	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 483
556-050-4115	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 484
556-050-4115	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 485
556-050-4115	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 486
556-050-4114	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 487
556-050-4114	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 488
556-050-4114	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 489
491-320-550X	MH	R-2	7	15	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	2	49	ID- 49
556-050-4130	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 490
556-050-4110	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 491
556-050-4183	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 492
556-050-4115	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 493
556-050-4115	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 494
556-050-4115	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 495
556-050-4115	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 496
556-050-4116	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 497
556-050-4116	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 498
556-050-4116	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 499
551-041-231X	M	R-1	4	7	0.3	Residence / Nonvacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 500
499-384-420X	L	R-1	2	4	1.1	Residence / Nonvacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	2	50	ID- 50
556-050-4116	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 500
556-050-4116	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 501
556-050-4116	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 502
556-050-4116	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 503
556-050-4110	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 504
556-050-4184	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 505
556-050-4130	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 506
556-050-4117	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 507
556-050-4117	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 508
556-050-4117	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 509
552-174-490X	L	R-1-C	2	4	0.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 51
556-050-4146	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 510
556-050-4117	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 511
556-050-4117	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 512
556-050-4117	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 513
556-050-4117	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 514
556-050-4117	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 515
556-050-4116	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 516
556-050-4116	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 517
556-050-4116	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 518
556-050-4116	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 519
552-174-490X	L	R-1-C	2	4	0.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 52
556-050-4186	L	R-1	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 520
556-050-4187	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 521
556-050-4188	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 522
556-050-4189	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 523
556-050-4190	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 524
556-050-4191	M	R-1	4	7	0.1	Vacant	YES - Current	NO							

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Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1
556-110-390X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 805
556-110-388X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 806
556-110-377X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 807
556-110-366X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 808
556-110-355X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 809
558-020-1234	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 81
556-110-090X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 810
556-110-090X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 811
556-110-100X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 812
556-110-170X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 813
556-110-180X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 814
556-110-2515X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 815
556-110-260X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 816
556-110-330X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 817
556-110-030X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 818
556-110-080X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 819
558-020-1224	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 82
556-110-110X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 820
556-110-160X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 821
556-110-190X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 822
556-110-240X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 823
556-110-270X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 824
556-110-320X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 825
556-110-040X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 826
556-110-070X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 827
556-110-120X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 828
556-110-150X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 829
558-020-1223	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 83
556-110-200X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 830
556-110-2310X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 831
556-110-280X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 832
556-110-310X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 833
556-110-300X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 834
556-110-340X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 835
556-110-050X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 836
556-110-060X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 837
556-110-130X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 838
556-110-140X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 839
558-020-1216	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 84
556-110-210X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 840
556-110-220X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 841
556-110-290X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 842
556-110-010X	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 843
410-455-290X	M	R-1	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 844
410-455-280X	M	R-1	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 845
410-062-1101	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 846
410-062-1102	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 847
410-062-1103	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 848
410-062-1104	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 849
558-020-1233	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 85
410-062-1112	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 850
410-062-1111	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 851
410-062-1110	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 852
410-062-1109	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 853
410-062-1107	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 854
410-062-1108	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 855
410-062-1106	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 856
410-062-1105	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 857
410-062-1113	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 858
410-062-1114	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 859
558-020-1225	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 86
410-062-1115	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	2	2	ID- 860
410-062-1117	MH	R-1-PRD	7	15	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	ID- 861
410-062-1116	MH	R-1-PRD	7	15	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	2	2	ID- 862
410-062-1123	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	ID- 863
410-062-1112	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 864
410-062-1121	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 865
410-062-1120	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 866
410-062-1119	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 867
410-062-1118	MH	R-1-PRD	7	15	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 868
560-051-2500X	M	R-A	4	4	0.1	Agriculture / Nonvacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	30	0	0	30	ID- 869
558-020-1222	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 87
552-290-240X	L	R-1-B	2	4	0.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	ID- 870
558-020-1217	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 88
558-020-1213	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 89
499-100-020X	M	R-A	4	7	0.9	Residence / Nonvacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	2	2	2	ID- 9
558-020-1232	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 90
558-020-1226	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 91
558-020-1218	M	R-1-PRD	4	7	0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 92
558-020-1220	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 93
558-020-1239	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 94
558-020-1230	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 95
558-020-1229	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 96
558-020-1212	M	R-1-PRD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 97
558-020-1227	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 98
558-020-1219	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- 99
556-040-085X	M	-	0	0	73.9	Residence/Agriculture / Nonvacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	590	ID- A-1
557-021-2110X	M	-	0	0	75.5	Unknown	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	600	ID- A-2
497-062-120X	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- CC-1
492-098-040X	M	R-1	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- CC-10
492-096-200X	M	R-1	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID- CC-11
492-131-050X	M	R-3	15	30	0.3	Residence / Nonvacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	6	0	6	ID- CC-12
492-131-200X	H	R-3	15	30	0.4	Church / Nonvacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	7	1	8	ID- CC-13
492-131-080X	H														

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Assessor Parcel Number	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified In Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1
309-021-2616	M	R-1-PRD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-334
309-022-5212	M	R-3-MD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-335
309-022-5212	M	R-1-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-336
309-022-5212	M	R-3-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-337
309-022-5212	M	R-1-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-338
309-022-5211	L	R-1-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-339
310-300-1651	M	R-1	2	4	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-34
309-022-5211	M	R-1-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-340
309-022-5211	M	R-1-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-341
309-022-5211	M	R-1-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-342
309-022-5211	M	R-1-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-343
309-022-5211	M	R-1-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-344
309-022-5211	M	R-1-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-345
309-022-5211	M	R-3-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-346
309-022-5211	M	R-1-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-347
309-022-5211	M	R-3-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-348
309-022-5210	M	R-1-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-349
310-300-1651	L	R-1	2	4	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-35
309-022-5210	M	R-1-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-350
309-022-5210	M	R-3-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-351
309-022-5210	M	R-1-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-352
309-022-5210	M	R-3-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-353
309-022-5210	M	R-1-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-354
309-022-5212	M	R-1-MD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-355
309-022-5212	M	R-1-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-356
309-022-5206	M	R-1-MD	4	7	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-357
309-022-5212	M	R-1-MD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-358
309-022-5205	M	R-1-MD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-359
310-300-1652	L	R-1	2	4	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID: LV-36
309-022-5205	M	R-1-MD	4	7	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	ID

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