

CHAPTER 2 | Housing Plan

2.1 Goals, Policies, and Implementation Programs

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

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

- **Goal:** 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]

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- 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. ~~Near-term~~ Annexation Program

There are several annexations underway in the City of Clovis that will create capacity for new housing during the first year of the Housing Element planning period. The City shall work with applicants of Heritage Grove Specific Plan Phase 1, Shepherd North, and Wilson to annex land for residential development ~~in the Willow Corridor RHNA Annexation and 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 necessary entitlements, which vary by project area but generally include: sphere of influence expansion, annexation, general plan amendment, prezone, subdivision tract maps, environmental review, and annexation approval by the Fresno Local Agency Formation Commission (LAFCO).

- ❖ **Objective:** Create capacity for the following number of units included in the Housing Element inventory:
 - Wilson (TM6343): 590 above moderate-income units
 - Shepherd North (TM6205): 605 above moderate-income units
 - Heritage Grove Specific Plan Phases 1a and 1b: 1,167 moderate-income units ~~2,538 housing units (inventoried as above moderate income)~~

- ❖ **Timeframe:**

- ~~Willow Corridor RHNA Annexation: work with applicants on LAFCO approval before the end of 2023. (Note: this action is scheduled to be implemented prior to December 31, 2023, to ensure the sites in the Willow Corridor RHNA Annexation area are available before the start of the Housing Element planning period.)~~
 - ~~Wilson (TM6343) and Shepherd North (TM6205) Subdivisions:~~ work with applicants on approval of annexation, prezone, planned development permit, subdivision tract maps, and submittal to ~~by the end of 2023 and~~ LAFCO for approval by ~~in~~ early 2024.
 - Shepherd North (TM6205): work with applicant on approval of sphere of influence expansion, annexation, general plan amendment, prezone, planned development permit, tentative tract map, and submittal to LAFCO for annexation approval in late 2023/early 2024.
 - Heritage Grove Specific Plan Phases 1a and 1b: Work with the applicant on completion of environmental review and approval of the specific plan, annexation, rezoning, and subdivision tentative tract maps, and submittal to ~~in early 2024 and~~ LAFCO approval by ~~Summer~~ mid 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 update its monitoring system to maintain an inventory of sites suitable for future residential development and track development activity. To ensure sufficient residential capacity is maintained to accommodate the RHNA need, the City 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]

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

Program H4. 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, accessible units for seniors or persons with disabilities, and/or larger bedroom sizes to accommodate large households in any part of the city. The City will continue to provide fee deferrals to all residential developments until occupancy and expand the program to defer all City-controlled fees for deed-restricted affordable housing units until occupancy.

[Source: *New Program*]

- ❖ **Objective:** Provide fee reductions in support of 350 affordable housing units during the planning period, and provide fee deferrals to all affordable housing units.
- ❖ **Timeframe:** Pursue new funding sources in 2024 and annually thereafter to offset fee reductions. Defer all City-controlled fees for affordable housing units starting on January 1, 2024, through the end of the planning period.
- ❖ **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Program H5. Affordable Housing Incentives and Support

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

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

The City will prioritize supporting affordable housing developments in highest resource areas that promote housing mobility for lower-income and special needs populations or projects that will reduce displacement risk due to overcrowding, overpayment, or other burdens, such as in southwest Clovis. [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), [Planning and Development Services Department \(Planning Division\)](#).

Program H6. Missing Middle Housing Tools and Resources

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

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

Program H7. Density Bonus Ordinance

Monitor Density Bonus law and update [the City's](#) Density Bonus Ordinance as necessary to ensure consistency with State law. When changes to Density Bonus requirements are made, prepare updated handouts and website information to publicize changes. [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 Development Code to ~~identify and~~ remove identified constraints on housing development, including ~~the following~~:

~~Increase the allowed density of the R-3 zone from 25 to 30 units per acre in effort to increase housing stock and provide for more lower income development opportunities. Note: this action is scheduled for consideration prior to the start of the Housing Element planning period [December 31, 2023] to allow R-3 zoned sites to be counted as available sites in the inventory.)~~

~~R~~educing parking standards for multifamily housing to require no more than one parking space for studio and one-bedroom units and reducing open space requirements in the R-3 and R-4 zones.

~~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.~~f~~
- ❖ **Responsible Department:** Planning and Development Services Department (Planning Division).

Program H9. Lot Configuration and Large Lot Development

To encourage and facilitate the development of affordable housing on larger sites (greater than 10 acres) in the lower-income sites inventory, the City will establish a ministerial approval process for land divisions or lot line adjustments on large sites resulting in parcel sizes that enable affordable housing development. The City will routinely coordinate with property owners within the master planned communities to encourage the subdivision of sites to sizes appropriate for the development of 50-150 affordable housing units and will give high priority to processing subdivision maps that include affordable housing units.

- ❖ **Objective:** Facilitate the development of 1,000 lower-income units on large sites identified in the lower-income sites inventory.
- ❖ **Timeframe:** Establish ministerial approval process by October 2024. Property owner coordination and priority processing for projects that include affordable housing on an ongoing basis starting in January 2024.
- ❖ **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 H10. 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~~include: 30 units at Cottonwood Grove, 100 units at Silver Ridge, and 130 units at Lexington Square. The City will strive to preserve these at-risk units as affordable housing. If the owners are amenable to retaining the properties as affordable housing, the City shall reach out to a list of qualified non-profit affordable housing developers to determine interest in purchasing and/or managing at-risk units. If necessary and feasible, the City shall provide financial assistance (e.g., HOME, CDBG, State and Federal funding sources) to prevent the conversion of affordable housing units to market rate. ~~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 also minimize displacement of current tenants by negotiating a relocation policy with the owner, whenever possible, and providing support and education to tenants at least 6 months prior to conversion. [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~~~~H11~~. 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~~~~H12~~. Code Enforcement

The City shall encourage the use of code enforcement processes to bring substandard housing units and residential properties into compliance with city codes. The City shall refer landlords and income-eligible homeowners to all relevant housing rehabilitation programs for assistance. Promotional material will be made available in multiple languages, posted on the City's website, and available in hard copy at various community locations including but not limited to the public services counter, the Public Utilities Department, the library, and via the offices of local utility providers. *[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~~~~H13~~. Housing Rehabilitation

The City shall continue to apply for CalHome funds and Community Development Block Grant (CDBG) funds, when eligible, to maintain the Home Rehabilitation Loan and Grant Program, which provides grants and/or loans to low-income homeowners, including low-income senior (60 years and older) households, to complete health 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.~~ This program has proven very effective at addressing health and safety issues in the City's mobile home housing stock. The City shall continue to promote the Home Rehabilitation Program on the City website, at public counters, at mobile home parks, and to income-eligible households identified through the Code Enforcement program. *[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~~H14. 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~~H15. 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~~H16. Resources for Special Needs Households

The City shall encourage additional housing resources for extremely low-income residents, particularly seniors and persons with physical or developmental disabilities. The City shall provide financial support annually (e.g., CDBG, HOME), as available, to organizations that provide counseling information, education, support, housing services/referrals, and/or legal advice to extremely low-income households to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, and persons experiencing homelessness. The City will support the development of small group homes that serve developmentally disabled adults and will work with the nonprofit community to encourage the inclusion of units for persons with developmental disabilities in future affordable housing developments. *[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~~H17. 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~~H18. 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~~H19. Distribute Fair Housing Information

In collaboration with other jurisdictions in the region, the City shall provide fair housing information to prospective home sellers, landlords, buyers, and renters. The City shall provide information and written materials on fair housing rights, available services, and responsible agencies in English and Spanish, and/or other languages, and distribute materials at libraries, community facilities, City offices and public counters, on the City website, and to multifamily rental housing in low/mod income census tracts. If the City should receive fair housing complaints, City staff shall direct individuals to 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~~H20. Fair Housing Testing

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

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

Program ~~H20~~H21. 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, and/or other languages. [Source: 2015-2023 Housing Element, Program 16 and Program 17, modified]

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

Program ~~H21~~H22. 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~~H23. 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 [work with local services providers to identify a site and funding opportunities to](#) support the development of [a shelter and/or additional transitional and supportive](#) housing with capacity to accommodate at ~~least 49-76~~ homeless persons. (**Timeframe:** Ongoing; annually maintain a database of land available for a new shelter; [initiate coordination with local service providers in January 2025 and annually thereafter](#)) *[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 ~~49-76~~ persons.
 - ❖ **Timeframe:** See above.
 - ❖ **Responsible Department:** Economic Development, Housing and Communications Department (Housing Division).

Program ~~H23~~H24. Neighborhood Revitalization

The City shall work to increase opportunity for all neighborhoods throughout the city, with an emphasis on improving existing conditions in areas of greatest need. The City Council shall annually review the City Capital Investment Program (CIP) to determine what special priorities are needed for capital improvement projects required to maintain the community's older residential neighborhoods. The City shall prioritize capital improvement projects and CDBG funding for projects that provide amenities and neighborhood improvements in neighborhoods with the greatest need, including neighborhoods with high concentrations of low-income residents and limited existing resources and amenities. Projects that advance economic mobility and opportunity, prevent residential displacement, and improve transportation and connectivity will be of the highest priority. The City shall work with volunteer organizations, such as Tree Fresno, to improve livability in older residential neighborhoods. [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. Aim to allocate about \$450,000 in CDBG funds for projects that improve infrastructure, provide amenities, or improve housing conditions in areas of greatest need.
- ❖ **Timeframe:** Ongoing, annually review capital improvement projects and funding priorities. Pursue state and federal grant funds annually.
- ❖ **Responsible Department:** Planning and Development Services Department (Engineering Division), Public Utilities, and City Council.

Program ~~H24~~H25. Zoning Code Amendments for Special Needs Housing

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

- Allow "low barrier navigation center" developments by right in mixed-use zones and nonresidential zones permitting multifamily uses, consistent with Government Code Section 65662.
- Allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted, consistent with Government Code Section 65651(a).
- Amend the zoning code to allow emergency shelters by right in the R4 zone or another a-zoning district that allows residential uses ~~by right~~ consistent with Government Code Section 65583. Ensure that the zone selected to allow emergency shelters has sufficient capacity to meet the City's estimated need of 76 beds and is in proximity to transportation, amenities, and homeless services. Ensure that the definition of "emergency shelters" and that development standards and other requirements for emergency shelters comply with state law.
- ~~Establish appropriate~~Reduce parking standards for residential care homes and remove parking requirements for occupants of emergency shelters consistent with Government Code 65583.
- Amend the zoning code to permit group homes of more than six persons in all residential zones similar to other residential uses (i.e., remove the use permit requirement) subject to objective criteria and clear, specific to use regulations~~and revise procedures to promote objectivity and approval certainty.~~
- Allow single-room occupancy (SRO) housing as a permitted use in the R4 zone and establish development standards specific to SRO housing to encourage and facilitate the use, including realistic parking standards and density equivalency standards.
- Amend the definition of "family" to remove provisions requiring that residents have established ties and control over who becomes family member.

- Rezone any remaining mobile home parks to the Mobile Home Park (MHP) zoning district that are not yet zoned MHP to support the protection of all mobile home parks in the city.
 - Modify the procedure for providing reasonable accommodations to remove any undue constraints for persons requesting an accommodation and ensure that the process protects confidential information (e.g., remove responsibility of proposing an alternative accommodation that may provide equivalent levels of benefit from the applicant, [remove the finding related to potential impacts on surrounding properties](#), ensure requests for reasonable accommodation are considered confidentially for projects requiring discretionary approval at a public hearing). [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).

Program H26. Farmworker Housing

[The City shall provide technical support and offer incentives to housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including HCD \(e.g. Joe Serna grant program\) and other programs administered by California's Office of Migrant Services \(OMS\), and other funding sources that may become available.](#)

- ❖ **Objective:** [Support and incentivize development of 40 lower-income units for farmworkers and their families. Particular focus will be given to encouraging housing mobility by facilitating development of farmworker units in higher resource neighborhoods.](#)
- ❖ **Timeframe:** [Meet with farmworker housing developers and advocates every two years starting in Spring 2025 to discuss their needs and offer assistance in the form of letters of recommendation for grant applications, assistance with site identification and grant opportunities, and discuss incentives for constructing farmworker housing.](#)
- ❖ **Responsible Department:** [Economic Development, Housing and Communications Department \(Housing Division\).](#)

2.2 Quantified Objectives

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

Housing Plan

Table 2-1 Summary of 2023-2031 Quantified Objectives, Clovis					
Program Types	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
New Construction ¹	2,926	1,549	1,448	3,054	8,977
Rehabilitation ²	200	200			400
<u>Conservation and Preservation</u> (At-Risk Housing) ³	<u>808</u>	<u>809</u>			260 <u>1,127</u>

Notes:

¹ New Construction objective is equal to the RHNA

² Rehabilitation objective is equal to the program objectives for Program H-132.

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