



# ***CITY OF REEDLEY*** ***2008-2015 HOUSING ELEMENT***



Quad Knopf

**CITY OF REEDLEY**

**2008 - 2015**  
**HOUSING ELEMENT**

**Submitted to:**

**State of California**  
**Department of Housing and Community Development**

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# CHAPTER ONE – INTRODUCTION

## 1.1 *State Housing Element Law*

California housing law was enacted in 1969 and obligates localities to adopt a housing element as part of its General Plan. State Housing Element law requirements are found in California Government Code Sections 65580 and 65589. The State Department of Housing and Community Development (HCD) administers the law by reviewing housing elements for statutory compliance and by reporting its written findings. When the locally adopted document substantially meets State law requirements, it is certified by HCD. The Housing Element, one of seven General Plan Elements mandated by California State Law, is the only one required to be reviewed by the State for compliance.

The City's previous 3<sup>rd</sup> cycle Housing Element was adopted by the Reedley City Council on September 23, 2003. The document was valid for the Housing Element cycle of 2002-2007. The 4<sup>th</sup> Housing Element cycle covers the period 2008-2013, but the City did not meet the June 30, 2008 deadline for completion. The 4<sup>th</sup> cycle planning period has not changed but any units constructed between 2006-2008 can be counted to reduce the RHNA. The cycle, however, has been modified by SB 375 which mandates that the Housing Element be coordinated with land use and transportation planning to reduce greenhouse gas emissions. SB 375 stipulates that the 5<sup>th</sup> cycle Housing Element must be prepared within 18 months of adoption of the most recent Regional Transportation Plan (RTP). The Fresno Council of Governments expects to adopt the RTP in October, 2013, indicating that the next update of the Housing Element would be due in April or May 2015, and must be adopted in compliance within 120 days of that date.

## 1.2 *Housing Element Intent*

The Housing Element is intended to provide citizens, public officials, and the general public with an understanding of the housing needs in the community and set forth an integrated set of policies and programs aimed at the attainment of defined goals to meet those needs. More specifically, the Housing Element is intended to:

According to California Government Code Section 65581, it is the intent of the Legislature in enacting Housing Element Law:

- (a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the State housing goal
- (b) To assure that counties and cities will prepare and implement housing elements that, along with federal and state programs, will move toward attainment of the state housing goal
- (c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs

- (d) To ensure that each local government cooperates with other local governments in order to address regional housing needs

### ***1.3 Housing Element and the General Plan***

The City Council of a local government in California is required to adopt a comprehensive general plan. The housing element is one of the seven mandated elements of the local general plan. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. As a result, housing policy in the State rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

Section 65583 states, “The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.” The housing element shall contain the following:

- (a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include each of the following:
  - (1) Analysis of population and employment trends and documentation of projections and a quantification of the locality’s existing and projected housing needs for all income levels. These existing and projected needs shall include the locality’s share of the regional housing needs in accordance with Section 65584.
  - (2) Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
  - (3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
  - (4) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
  - (5) Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities

- (6) Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- (7) Analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- (8) Analysis of opportunities for energy conservation with respect to residential development.
- (9) Analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage repayment, or expiration of restrictions on use.

Housing program requirements call for development of a local housing program strategy consisting of two primary components; a statement of goals, policies and priorities, and a plan for implementation. This program must reflect the commitment of the locality to address a range of housing needs, including those for affordable housing.

**General Plan Conservation Element.** Section 65302 of the Government Code was amended by AB 162 as follows: “Upon the next revision of the housing element on or after January 1, 2009, the conservation element shall identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management.”

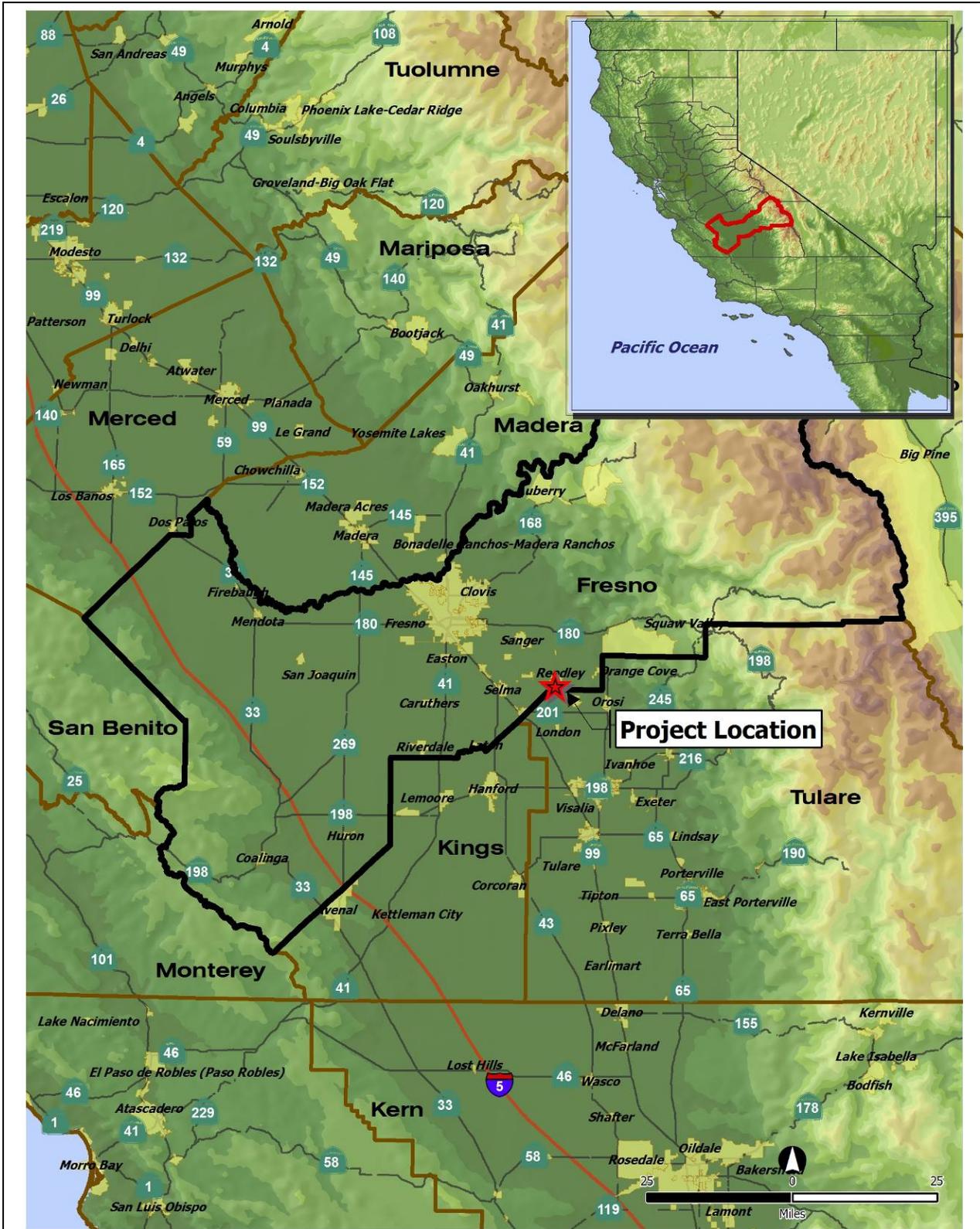
The General Plan update combines and updates the conservation and open space elements to identify flood plains and flood hazard, as well as areas of natural recharge. The element also provides for stormwater management through a series of recharge basins and natural drainage to the Kings River and is consistent with the requirements of AB 162.

## *1.4 Scope of Housing Element*

### *1.4.1 Description of Geographic Area*

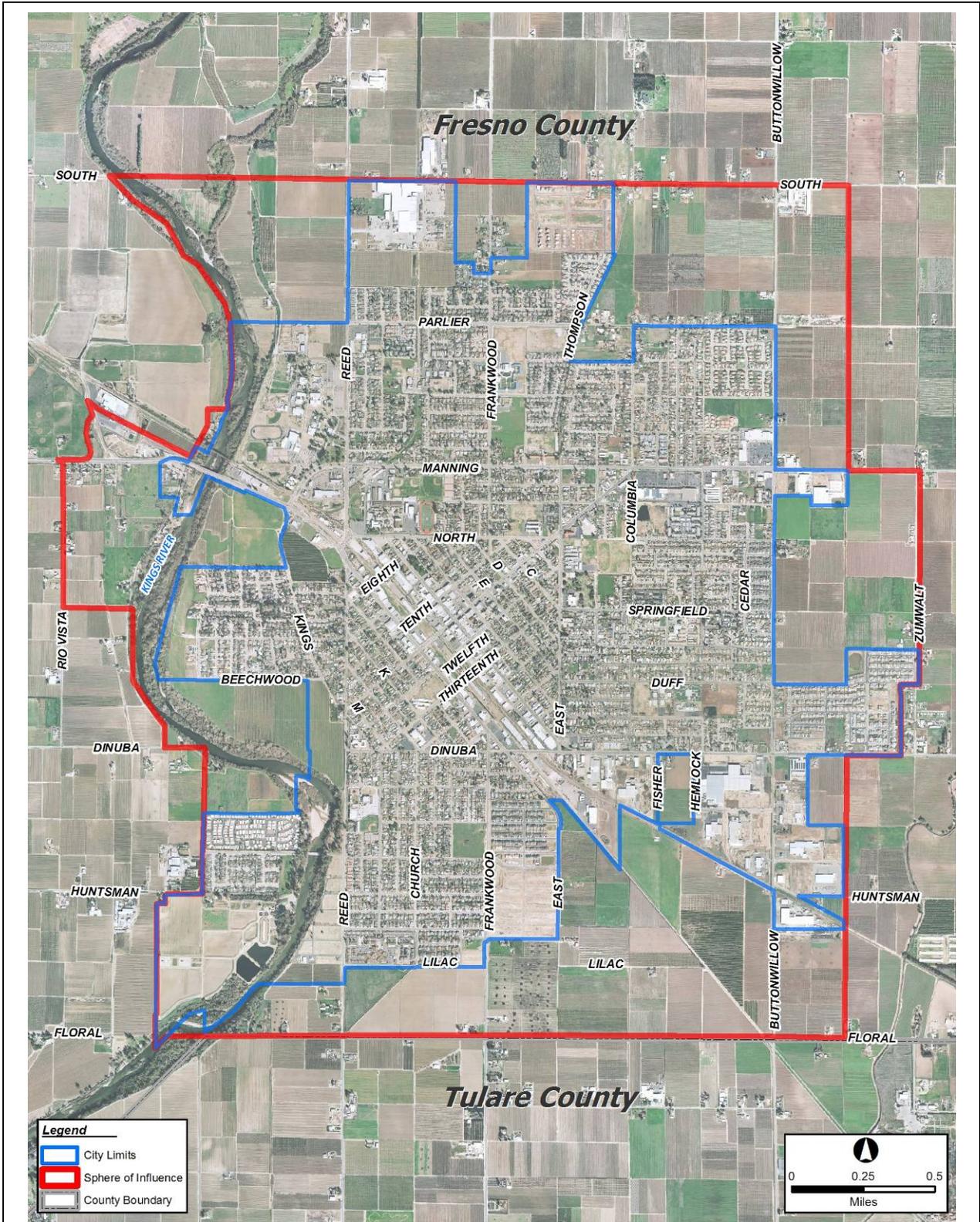
Reedley is situated along the Kings River in southeast Fresno County, approximately 11 miles east of State Route 99 (SR 99). Reedley is located approximately 25 miles southeast of Fresno, the Fresno County seat, and 25 miles northwest of Visalia, the Tulare County seat (Figures 1-1 and 1-2). The southern boundary of the City’s Sphere of Influence (SOI) runs along the Fresno/Tulare County lines. Principal highway access to Reedley is via SR 99, which runs in a north-south direction 11 miles east of Reedley, and Manning Avenue which is an expressway from SR 99 to Reedley in an east-west direction.

Topography is characterized by flat land approximately 344 feet in elevation. Summer months are typically dry and warm and the winter months are typically cool with occasional fog. Average annual rainfall is 10 inches with most of the rain falling in winter.



REGIONAL LOCATION

Figure 1 - 1



REEDLEY CITY LIMITS AND SOI

Figure 1 - 2

## 1.4.2 Scope of Research and Analysis

Housing elements are generally made up of two components. One component evaluates housing needs and opportunities of the community. The second component of the housing element is a course of action that includes a description of the programs the jurisdiction anticipates undertaking to provide for its housing needs. Each jurisdiction is required to include a housing program which does the following:

- (1) Identify adequate sites to meet housing needs
- (2) Assist development of low- and moderate-income housing
- (3) Address identified and potential governmental and nongovernmental constraints
- (4) Conserve and improve the existing housing stock
- (5) Promote equal housing opportunities
- (6) Provide programs to meet other identified housing needs

The housing program must include quantified objectives where possible, identify the individuals or agencies responsible for carrying out the program and propose an implementation schedule. This element also needs to identify potential funding resources in support of implementation.

## 1.5 Organization of the Housing Element

Chapter One provides an overview of the organization of the Housing Element.

Chapter Two evaluates the previous Housing Element's goals, policies, objectives and programs related to their effectiveness and appropriateness and progress in implementation. Determinations are made where policies and programs met or fell short of what was anticipated with recommendations for inclusion in the updated element.

Chapter Three discusses changes in population characteristics, housing stock, describes and quantifies priority housing needs, and identifies types of housing products to meet those needs. The Regional Housing Needs Allocation (RHNA) containing the breakdown by household income level is included in this Chapter.

Chapter Four details an inventory of land available for housing, reasonable development capacity, the adequacy of infrastructure services and appropriateness of zoning relating to housing need.

Chapter Five describes governmental and non-governmental constraints that may limit adequate housing development or the availability at an affordable cost.

Chapter Six states the current jurisdiction goals and policies and outlines the programs to be continued, enhanced, and added relative to the housing needs identified in previous chapters.

## 1.6 Relationship of the Housing Element to Other Plans

Several plans exist in addition to the Housing Element, which affect either directly or indirectly, the development of housing. These include the other elements of the General Plan, the Reedley Specific Plan, Kings River Corridor Specific Plan and Rail Corridor Master Plan.

## 1.7 Public Participation

An objective of the Housing Element is to increase the public’s awareness of housing needs and problems of the community, as well as programs that will effectively meet those needs. Section 65583(c)(7) of the Government Code states that, “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.”

The City is updating its General Plan. As an important part of this process, a number of public workshops have been held that included information regarding the housing element, as well as densities, affordability, policies and regulations, and other relevant issues. Workshops were attended by Council and Commission members, City staff, consultants, and the public. Table 1-1 includes dates and discussion items for each of the General Plan meetings.

**Table 1-1  
General Plan Update Meetings Held**

<b>Meeting</b>	<b>Date</b>	<b>HE Items Discussed</b>
General Plan Update Workshop	6-12-06	Scope of GPU
General Plan Update Workshop	4-16-07	HE and Land Use Inclusion in the GPU
General Plan Update Workshop	3-17-08	Growth/Land Use & Density
General Plan Update Workshop	4-14-08	Residential Density
General Plan Update Workshop	5-19-08	Discussion of the HE laws, RHNA, etc.
General Plan Update Workshop	6-16-08	Population Forecasting and Land Use
General Plan Update Workshop	7-14-08	Vacant and Underutilized Parcels
General Plan Update Workshop	8-18-08	Land Use Categories & Density Increases
General Plan Update Workshop	9-15-08	Complete Planning Area Mailer Meeting
General Plan Update Workshop	10-20-08	Land Use Map & The HE Update
General Plan Update Workshop	12-01-08	Consistency with State Policies/Regulations
General Plan Update Workshop	1/31/11	Mixed use, Densities, Affordability
General Plan Update Workshop	2/23/11	Growth, LAFCO/County Policies
General Plan Update Workshop	3/28/11	Blueprint, Housing Opportunities & Choice

In the past, the City of Reedley has made diligent efforts to solicit public participation pertaining to the development of the General Plan and City Ordinances. These processes included workshops, public review and citizen participation. Other public meetings include the Planning Commission and City Council meetings. All members of the community have access to the participation process.

Public participation for the 2008-2013 Housing Element included the workshops listed above as well as subsequent meetings with the City Council to review the draft Housing Element. Members of the community were invited to address concerns and give input on the contents of the Housing Element. Staff discussed the housing element update process, intended to solicit comment from officials and the public; a sign-in sheet was provided to solicit feedback. The City did not receive any subsequent comments from the public on the content of the Housing Element.

The City has maintained an effort to involve the public throughout the housing element process by consistently reaching out to members of the public throughout the process (as indicated above). In reviewing and ultimately adopting the final Housing Element, the City will take the following additional steps:

- Potentially affected agencies, individuals, and housing advocacy groups will be contacted by direct mail (at minimum) prior to subsequent hearings and meetings held by the City.
- Notices will be posted in both English and Spanish in the local newspaper, and at City Hall.
- The revised Housing Element will be made available free of charge at the public counter at City Hall, at the Senior Center, and Community Center.
- Finally, prior to any additional public hearings on the matter, local groups and individuals represented the affordable housing market will be consulted by phone, including affordable housing developers and City Council members.

The City has made continual efforts to involve members of the general public as well as groups and agencies with a special interest in housing. The City remains ready to take all public comments, including any specific concerns, as well as concerns related to development standards or any other City policy or approval process, and thoroughly consider them for incorporation in assembling the final Housing Element. As this is a living document, the City will remain open to dialogue with all members of the public and as well as public, private agencies, after the document is adopted by the City Council and certified by the State of California.

### **1.8 Sources of Information**

Data from the 1990 and 2000 U.S. Census were used for comparative purposes for many of the tables in this report. Other sources of data include the State Department of Finance (DOF), Employment Development Department (EDD), the County of Fresno, the Fresno Council of Governments, City General Plan elements, and Fresno County's Regional Housing Needs Determination, January, 2006 through June 30, 2013.

## CHAPTER TWO – 2002 - 2007 REVIEW

### 2.1 2002-2007 Goals and Policies

Resolution No. 2003-071 was adopted by the City Council on September 23, 2003. The resolution acknowledges that HCD had reviewed and accepted the revised responses on the Draft Housing Element and that with those revisions; the element was in compliance with State Housing Element Law. The Council adopted the Housing Element with the revisions and authorized submittal of the final element to HCD. This chapter includes an analysis of accomplishments from the 2002-2007 Housing Element Five Year Action Plan.

The City must review its housing element to evaluate: (1) the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal; (2) the effectiveness of the housing element in attainment of housing goals and objectives; and, (3) the progress of the City in implementation of the housing element.

#### **Goal 1, Objectives, and Policies (2002-2007):**

**GOAL 1** To develop, through public and private channels, sufficient new housing to ensure the availability of affordable housing for all households in Reedley.

**Objective:** Construction by private and non-profit developers of 586 non-market rate (very low and other low) and 721 market rate (moderate and above moderate) dwellings by 2007.

**Policy 1.1** Advocate and support proposed state and federal actions which will create a positive, stable climate for housing production.

**Policy 1.2** Use of federal or State programs which can assist in development of new housing consistent with identified citywide housing needs and adopted local plans and programs.

**Policy 1.3** Improve the ability of the housing delivery system to effectively respond to local housing needs.

**Policy 1.4** Accommodate a full range of housing types.

**Policy 1.5** Maintain a sufficient inventory of developable land to accommodate timely development of new needed housing.

**Policy 1.6** Encourage and participate in efforts to achieve economies and efficiencies which will facilitate the production of quality, affordable housing.

**Policy 1.7** Promote balanced, orderly growth to minimize unnecessary development costs that add to the cost of housing.

**Goal 2, Objectives, and Policies:**

**GOAL 2** To manage housing and community development in a manner that will promote the long-term integrity and value of each new housing unit and the environment in which it is located.

**Objective:** Maintenance of community design and improvement standards that will provide for the development of safe, attractive, and functional housing developments and residential environments.

**Policy 2.1** Provide that new housing will be constructed in accordance with design standards that will ensure the development of safe, attractive and functional housing developments and units.

**Policy 2.2** Direct new housing development to areas within the community where essential public facilities can be provided and where appropriate employment, commercial and educational services are available.

**Policy 2.3** Manage new residential development within the context of a planning framework designed to minimize adverse impacts on the area’s natural resource base and overall living environment.

**Goal 3, Objectives, and Policies:**

**GOAL 3** To provide for a choice of housing locations for all residents

**Objective:** Designation and annexation of sufficient land for residential development and residential reserves to provide 125 of the land required for new development through 2012.

**Policy 3.1** Review and update Reedley’s General Plan on a regular basis to ensure that growth trends are accommodated.

**Policy 3.2** Encourage the development of various types of housing opportunities in all residential areas.

**Goal 4, Objectives, and Policies:**

**GOAL 4** To maintain and improve the quality of the existing housing stock and the neighborhoods in which they are located.

**Objective:** Use RRA L&M Funds, rehabilitation and conservation of dwelling units for very low-, low- and moderate-income households through 2007 as identified in the action plans.

**Policy 4.1** Adopt a program to provide for inspection of rental units and owner-occupied units and to require health and safety violations to be remedied prior to re-occupancy.

- Policy 4.2** Provide for the removal of all unsafe, substandard dwellings that cannot be cost-effectively repaired.
- Policy 4.3** Encourage development of sound new housing on vacant land within existing neighborhoods that have the necessary infrastructure and services.
- Policy 4.4** Support and encourage all public and private efforts to rehabilitate and improve the existing housing stock.
- Policy 4.5** Promote public awareness of the need for housing and neighborhood conservation.
- Policy 4.6** Monitor public housing projects to ensure that their managers maintain the area's public housing inventory.
- Policy 4.7** Provide programs to attain high levels of owner-occupancy, particularly in those neighborhoods where housing quality is declining.
- Policy 4.8** Promote development of public policies and regulations that provide incentives for property maintenance of owner-occupied and renter-occupied housing.
- Policy 4.9** Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment.
- Policy 4.10** Maintain public services and facilities in residential developments.
- Policy 4.11** Encourage public and private housing rehabilitation assistance programs in neighborhoods where such action is needed to ensure preservation of the living environment.

***Goal 5, Objectives, and Policies:***

**GOAL 5** To develop through public and private channels, sufficient new housing to ensure the availability of affordable housing for all households in Reedley

**Objective:** Construction and rehabilitation of dwelling units consistent with the quantitative goals as established in the Five Year Implementation Plan

- Policy 5.1** Enforce fair housing laws throughout the City.
- Policy 5.2** Support programs that increase employment and economic opportunities.
- Policy 5.3** Encourage development of a range of housing types for all income levels in proximity to existing and planned employment centers.

- Policy 5.4** Utilize Federal and State housing assistance programs that can enable those persons with unmet housing needs to obtain decent housing at prices they can afford.
- Policy 5.5** Support the development of housing plans and programs, which maximizes housing choices commensurate with need.
- Policy 5.6** Whenever possible, the City will implement adopted land development and resource management policies without imposing regulations that have the effect of excluding housing for lower income groups.
- Policy 5.7** As a part of the annual Status Report to the City Council, the City will review the Zoning Ordinance to remove constraints. And ensure that reasonable accommodations are provided in regard to housing designed for persons with disabilities.

***Goal 6, Objectives, and Policies:***

**GOAL 6** To promote energy conservation activities in all residential neighborhoods

**Objective:** Amendment of local ordinances to promote energy conservation

- Policy 6.1** Advocate and support state and federal actions to promote energy conservation.
- Policy 6.2** Promote public awareness of the need for energy conservation.
- Policy 6.3** Promote development of public policies and regulations that achieve a high level of energy conservation in all new and rehabilitated housing units.
- Policy 6.4** Encourage maximum utilization of federal and state programs that assist homeowners in providing energy conservation measures.

***2.2 Review of 2002-2007 Five Year Action Plan***

The Five Year Action Plan of the 2002-2007 Housing Element contained eight programs that identified actions to be completed throughout the 2002-2007 planning period. Each program is listed below followed by actions intended to allow the City to meet its goals.

**Program 1: Provision of Adequate Sites for Housing Development**

The available land inventory enumerates vacant lands that could be developed using existing infrastructure. Additionally, the City's land use policies restrict fringe area development through cooperation with Fresno County.

Because urban development requires services and infrastructure which the City provides and the County does not, fringe development occurs following annexation. Fresno County generally

zones unincorporated land within the City's Sphere of Influence (SOI) with a minimum parcel size of 20 acres, a parcel size sufficient to preclude inappropriate development while encouraging productive agricultural use until development occurs.

Established annexation policies of Fresno County and the Local Agency Formation Commission (LAFCO) require rezoning and approval of residential entitlements by the City of Reedley prior to annexation. This policy is a means to protect agricultural land from premature land conversion. The land inventory indicates there is sufficient land designated within the Reedley SOI to accommodate future residential development; however, this land is not annexed and available for development.

**Action Plan 1A:** The City will support annexation of reserve areas within the City's planned urban area to provide the land necessary to accommodate housing needs. The City currently has a Memorandum of Understanding (MOU) with the County of Fresno Development Services Department that requires all annexations to have 50% approved or imminent development within the area to be annexed. The City of Reedley will initiate an amendment to the MOU in 2003, which will allow annexation of an additional amount of land necessary to meet the Regional Housing Needs Allocation (RHNA) and permit annexation of properties in advance of specific development projects. This request would be a one-time request for exception to meet the 2002-2007 Regional Housing Needs.

**Quantified Objective:** Modification of the existing MOU with Fresno County

**Result:** The MOU was not modified. The referenced MOU is a tax sharing agreement between the City and County required by LAFCO law for all annexations. In a process controlled by Fresno County, the MOU contains additional standards of annexation fundamental to the goals of preserving agricultural land and discouraging sprawl (i.e., development must be eminent with an approved entitlement prior to annexation). Because the County considers standards to preserve agricultural land of primary importance, they have not been willing to remove the standards from subsequent MOUs nor have the cities been willing to jeopardize annexations or the sharing of property and sales tax revenues by challenging these provisions of the MOU process.

**Evaluation:** The previous element's proposal to amend the MOU was ill-advised and judged to be infeasible. The MOU's are consistent between the incorporated cities and Fresno County. Reedley's MOU with Fresno County expired in 2007 and was renegotiated and signed with the annexation standards intact. A much stronger action program is to identify properties within the existing city limits that can be assembled and/or rezoned to accommodate housing need combined with parcels adjacent to the City limits which can be programmed for rezoning and annexation within the next year.

**Continue/Modify/Delete:** Delete.

**Action Plan 1B:** The City will encourage urban infill through revision of the Rail Corridor Master Plan no later than 2005. Current development policies will be revised to permit higher densities, mixed use and multi-story structures that include above grade residential units on at least fifty acres within the Rail Corridor Specific Plan Area, which will accommodate a

minimum of 550 additional multifamily dwelling units. The City will continue to expedite the processing site plans, redevelopment projects, and encourage the use of density bonuses to meet special needs.

**Quantified Objective:** Revise the Rail Corridor Master Plan to accommodate at least 550 multi-family units to RM-3 densities and continue to expedite the entitlement process, including proactive use of density bonuses to achieve higher densities.

**Result:** The Rail Corridor Master Plan was adopted on November 26, 2002, by Resolution No. 2002-094. Although there is no specific reference to density increases over and above that contemplated in the 1993 General Plan, the Rail Corridor Master Plan area contains several parcels with multifamily zoning that have been included in the current available land inventory. Residential projects were considered within the Rail Corridor Master Plan but no projects came to fruition.

**Evaluation:** The objective is sound, and should be expanded to meet future demand. It will also provide a means to fulfill the need to accommodate a multifamily dwelling units within the available land inventory.

**Continue/Modify/Delete:** Modify. The Rail Corridor Master Plan has been incorporated into the draft General Plan 2030 update and Draft Environmental Impact Report which is now undergoing public review. The boundary and stand-alone policies no longer exist as a separate master plan, but planned land uses within the former Master Plan area comprise a major multifamily and potential mixed use area in the City. Development policies within this area have been revised to permit higher densities, mixed use and multi-story structures that include above grade residential units within the former master plan area. The former master plan area contains several parcels with multifamily zoning that have been included in the current available land inventory.

**Action Plan 1C:** The City will approach developers and funding agencies through outreach of materials and vacant site inventory as described in Action Plans 1B, 1E, 1G, 1H, and 1I to facilitate development of the sites with assisted housing in redevelopment areas.

**Quantified Objective:** 10 infill sites/dwellings units per year.

**Result:** No units directly attributed to program.

**Evaluation:** The City has contacted and met with several property owners in the project area regarding specific projects but no projects have been developed. According to the development community, the economic climate is not ready for extensive infill development. The City will continue to make adjustments to the zoning ordinance as necessary to encourage and accommodate infill development.

**Continue/Modify/Delete:** Continue to provide outreach to encourage potential development of infill housing. The elimination of redevelopment by the State presents a significant obstacle to infill housing, but the City will continue to work with the State to find a suitable replacement for facilitating infill development.

**Action Plan 1D:** The Reedley Redevelopment Agency will allocate low and moderate-income funds for the purchase of sites for low and moderate-income housing, to be land banked or used for the development of assisted housing.

**Quantified Objective:** 20 sites purchased.

**Result:** No sites purchased.

**Evaluation:** The Redevelopment Agency was more successful through infrastructure assistance for income qualified projects. The affordable housing development community is better suited to identify and purchase properties that will be competitive in seeking funds for affordable housing development. The City helped Self-Help Enterprises with infrastructure cost through helping owners with down-payment for completed lots in the New Horizons Subdivision.

**Continue/Modify/Delete:** **Modify** to cooperate with affordable housing developers to identify sites, reduce development costs, and streamline the development review process.

**Action Plan 1E:** The City will utilize the RDA to identify suitable sites for assisted housing, and will provide for the development of infrastructure improvements to serve those sites.

**Quantified Objective:** 40 sites with full infrastructure improvement in RDA

**Result:** No sites assisted during Plan period. Projects following the report period (52 units) will be reported in subsequent updates.

**Evaluation:** Effective program.

**Continue/Modify/Delete:** **Delete.** With State elimination of redevelopment, this source is no longer available for purchase of sites or installation of infrastructure.

**Action Plan 1F:** The City will maximize the use of the City's CDBG allocated share to address deficient or non-existent infrastructure in support of housing. Funds will be leveraged for area-wide improvements with redevelopment housing set-aside and awarded grant funds for housing construction, rehabilitation, and preservation.

**Quantified Objective:** 20 units assisted

**Result:** CDBG funds have not been directly responsible for assisting affordable units.

**Evaluation:** CDBG funds have been reduced and fewer infrastructure needs can be met.

**Continue/Modify/Delete:** **Modify.** Reduction of CDBG funds reduces ability to support projects. Reduce quantified objective to 10 units assisted.

**Action Plan 1G:** City Planning will revise and adopt the Rail Corridor Master Plan pursuant to Action Plan 1B to provide residential infill opportunities.

**Quantified Objective:** Revise and adopt Rail Corridor Master Plan

**Result:** Revised plan was not prepared.

**Evaluation:** See Action Plan 1B for details. The objective can be further evaluated after it has been incorporated into the 2030 General Plan Update.

**Continue/Modify/Delete:** Delete. The City is preparing the 2030 General Plan Update. The goals, policies, and land use of the Rail Corridor Master Plan are being incorporated directly in the General Plan.

**Action Plan 1H:** Prepare land inventory of available, vacant residential zoned property and make available to owners, builders, and developers.

**Quantified Objective:** Complete lands inventory map.

**Result:** The City has prepared an inventory of available land.

**Evaluation:** The land inventory is accessible to the public, builders, and the real estate industry. Annually, the City attends the Fresno County Real Estate Forecast event and has an information table to present information regarding available land. The list is maintained by the Greater Reedley Chamber of Commerce. Numerous properties on the available inventory have been acquired and developed.

**Continue/Modify/Delete:** Continue.

**Action Plan 1I:** The Planning Department shall monitor the supply of vacant zoned and residential planned land in conformance with this policy to ensure that there is at least a ten year supply of land for single-family units, multi-family and special needs housing. The City will implement an annual outreach program in 2004 to all landowners within eligible annexation areas and developers in the area. Information will be provided to land owners and developers regarding current and anticipated needs for additional housing in the City, will solicit interest in annexation and development, and offer streamlined priority processing of annexation applications which contribute available land within the City to meet the RHNA needs.

**Quantified Objective:** 10-year supply of land within the City and Sphere of Influence.

**Result:** Prepared inventory and monitored. Annual outreach program has not been established.

**Evaluation:** The City was able to successfully maintain a 10-year supply of land for single-family, multi-family, and special needs housing. No annual outreach program was implemented; however, land owners and developers were notified regarding proposed annexations.

**Continue/Modify/Delete:** Continue. The City will continue to maintain the land inventory and monitor the supply of available land to insure an adequate supply is available. Through the 2030 General Plan Update, property owners within the Sphere of Influence will be contacted regarding future development potential in the City of Reedley.

## **Program 2: Housing Rehabilitation and Conservation**

The assessment of current housing needs clearly illustrates that a significant number of families experience housing quality problems; more than 2,340 households are currently living in substandard housing conditions, (including dilapidated units requiring substantial rehabilitation) as compared to 771 families in 1992.

Many dwellings were built prior to adoption of local building codes. For that reason, many were constructed without proper safety features. Consequently, the quality and desirability of some of these dwellings diminished rapidly, and today they represent a large portion of Reedley's substandard housing stock. Therefore, conservation constitutes a large emphasis of the Reedley Housing Element to prevent further deterioration of affordable housing.

**Action Plan 2A:** The City shall continue housing rehabilitation assistance through the provision of low interest loans and grants. Funds for this program will become available from such sources as CDBG Funds, RDA L & M Funds, and other available sources.

The program is conducted in target areas. The City will actively participate in information outreach efforts to make City residents aware that the program is available. The City distributes handouts describing the program to residents.

**Quantified Objective:** 270 dwelling units or approximately 54 units per year receiving minor to substantial rehabilitation

**Result:** Approximately 2-6 dwelling units per year assisted.

**Evaluation:** This program could not meet quantified objective due to a lack of resources (available funds and staff to coordinate).

**Continue/Modify/Delete:** Modify. With State elimination of redevelopment, a major source of rehabilitation assistance no longer exists. Modify quantified objective to 10 units per year while seeking alternative funding sources.

**Action 2B:** The City will support Housing Authority administration of the Section 8 Rehabilitation Program which provides for improvements to existing housing units as well as rental assistance payments on behalf of lower income families.

The Housing Authority will solicit proposals from owners who have units that do not meet minimum housing quality standards and are interested in their units being included in the program. If rehabilitation is deemed feasible, the property owner will be responsible for making all required improvements, and when completed, will execute a fifteen-year contract for rent subsidies for qualified renters. The rents for these units will be higher than for the regular Section 8 program in order to provide additional income for repaying the cost of rehabilitation. The Housing Authority has made arrangements to contract with the County's HARP and the City of Fresno's HCD Rehabilitation Division for technical assistance, including preparation of work write-ups, cost estimates and information regarding available financing.

**Quantified Objective:** 80 rehabilitation projects including at least 50 moderate and substantial rehabilitation projects.

**Result:** Approximately 15-20 projects completed.

**Evaluation:** This program could not meet the quantified objective due to lack of resources (available funds and staff to coordinate).

**Continue/Modify/Delete:** Continue. Modify quantified objective to 20 units per year.

**Action Plan 2C:** The City will assist homeowners in applications for FmHA Section 504 Single Family Rehabilitation allocations, which provide home repair loans averaging \$20,000 at one percent interest to very low-income families. The City will contract with a non-profit housing agency to provide outreach, technical assistance and encourage participation in the program. As a part of an annual Housing Fair, information on this type of funding source will be available.

**Quantified Objective:** Contract with a non-profit housing provider and information provided at an annual housing fair.

**Result:** The City works with other public agencies and non-profits for outreach on affordable housing. Affordable housing information events have been conducted at the City Community Center and City Hall. Housing information booths have been coordinated and attended by the City at local public events (Reedley Fiesta). The City has not conducted an annual housing fair

**Evaluation:** This action plan has resulted in 15 Home-HARP projects totaling \$1,437,214.78, and 4 Home-DAP projects totaling \$14,509.00.

**Continue/Modify/Delete:** Continue.

**Action Plan 2D:** The City will adopt a program to provide for inspection of rental units and owner-occupied units and to require health and safety violations to be remedied prior to re-occupancy.

**Quantified Objective:** Adopt an inspection program.

**Result:** No formal program was adopted.

**Evaluation:** The City Building Division cited property owners for numerous substandard rental units and substandard units have been condemned by the Building Official. The City and the Redevelopment Agency have assisted displaced tenants and pursued reimbursement from property owners. The City has limited Building Division staff. Current staffing levels cannot continue to support such a program.

**Continue/Modify/Delete:** Modify to formalize the complaint process and respond to and track complaints.

**Action Plan 2E:** The City will recruit licensed, non-profit sector organizational involvement in home rehabilitation and replacement efforts wherein City and/or Redevelopment Agency may financially participate in implementation. City will also continue to support community group activity of home repair assistance.

**Quantified Objective:** Recruit two new organizations during the planning period.

**Result:** No financial participation program was adopted.

**Evaluation:** The City and the Redevelopment Agency have worked and continue to work with Self-Help Enterprises, Habitat for Humanity, and Corporation for Better Housing. The City is open to working with qualified, licensed, non-profits. The City has had contact and inquiries from groups other than those listed above and will remain open to new opportunities.

**Continue/Modify/Delete:** Continue.

**Action Plan 2F:** The City will review its policies related to housing conservation and will adopt new policies and procedures where necessary. This review will include, but not be limited to, policies related to apartment and mixed-use developments related to the Railroad Corridor Master Plan.

**Quantified Objective:** Policies and procedures reviewed in 2004.

**Result:** Policies and procedures continue to be reviewed.

**Evaluation:** The City has worked with several developers for downtown mixed use projects. Conceptual projects have progressed to the design phase. The development community remains interested in such development but states that it is not yet economically viable.

**Continue/Modify/Delete:** Continue.

**Action Plan 2G:** City Planning will coordinate with community groups and non-profit organizations such as the Chamber of Commerce to accomplish at least one of the following citizen-led neighborhood cleanup programs per year:

- Single event or annual free yard waste pickup (tipping fees to be reduced or abated by County),
- Paint-Your-House program (utilizing free paint of neutral colors procured from Calmax recycling Centers and distributed from community point of pickup),
- Neighbor-Helping-Neighbor event(s) for painting home of senior or disabled residents, or simple repairs, fence mending, etc.

**Quantified Objective:** One event per year City-wide.

**Result:** Annual Spring Clean-Up. Reedley Community Night Out.

**Evaluation:** The City has expanded the annual spring clean-up, going from one central location for drop off to multiple locations throughout the community on multiple days. This reliably scheduled event is very well received and many residents plan home improvements and maintenance around the event. The “Reedley Community Night Out” is an annual event where numerous neighborhoods throughout the community coordinate block parties and plan events. City staff goes out with Police vehicles, Fire trucks, and Public Works equipment to answer questions from citizens at the block party. This program has been a great opportunity for residents to share concerns and get suggestions on resources available to resolve many issues.

**Continue/Modify/Delete:** Continue.

**Action Plan 2H:** Utilize Redevelopment efforts and funds to redevelop blighted residential areas for new housing sites.

**Quantified Objective:** 120 units with RDA assistance.

**Result:** No units assisted.

**Evaluation:** Program not effective during reporting period; elimination of redevelopment places program in jeopardy.

**Continue/Modify/Delete:** Modify. The quantified objective is not achievable due to record low housing construction and State elimination of redevelopment. Average annual housing production for the City is 20 to 80 units of which approximately 10 percent could be constructed to replace dwellings in blighted areas. The City will continue to seek alternatives to redevelopment for facilitating affordable housing.

### **Program 3: Provision for Very Low-, Other Low, and Moderate-income Housing for Homeowners**

**Action Plan 3A:** The City will encourage developers to make application for FmHA 502 Interest Subsidy programs and will work with and assist those developers. The City will take all necessary and proper actions to expedite processing and approvals for such projects. The City will contract with a nonprofit housing agency to provide technical assistance and encourage developer participation in the program.

The program provides direct loans to individuals of low to moderate income to purchase newly constructed homes. The interest rate varies according to the applicant's adjusted family income and ranges from one percent to market rate.

The City of Reedley will participate with Fresno County in securing any additional housing programs as they become available.

**Quantified Objective:** Assistance with two applicants during planning period.

**Result:** The City continues to work with nonprofit groups and Fresno County.

**Evaluation:** The City has worked with Self-Help Enterprises for an owner occupied single-family affordable project.

**Continue/Modify/Delete:** Continue.

**Action Plan 3B:** Continue to provide adequate sites for development (Program 1A - 1I) housing rehabilitation and conservation (Program 2A - 2I) and other programs for new housing.

**Quantified Objective:** 10-year supply of land within the City and Sphere of Influence and compliance with Program 2, Action Plans for rehabilitation and conservation.

**Result:** The City has prepared an inventory of land for a 10-year supply. The City has also prepared in inventory of underutilized land.

**Evaluation:** Programs described above have had varying degrees of success, based primarily on the availability of staff and funding. Programs to monitor sufficient land available for development have been most successful while those requiring administration and funding from RDA or other sources have had limited success.

**Continue/Modify/Delete:** Continue. The amount of land designated for high density residential use is to be increased with the 2030 General Plan Update. Land designated for high density will be strategically located near school, commercial services, and public services so future projects can be competitive when seeking funding. In keeping with the intent of the San Joaquin Valley Blueprint, overall housing density within each land use designation is increasing.

#### **Program 4: Provision for Very Low-, Other Low-, and Moderate-income Housing for Renters:**

**Action Plan 4A:** The City will assist developers who are willing to provide low-income housing through expediting the processing and approvals for such projects.

**Quantified Objective:** Expedite approval of all low income products.

**Result:** Entitlement processing, Engineering Plan Check, and Building Plan Check have been expedited for qualified projects.

**Evaluation:** Expedited processing and direct staff attention are necessary for income qualified projects to meet their schedule due to their unique characteristics. This program was successful during the planning period.

**Continue/Modify/Delete:** Continue.

**Action Plan 4B:** The City will support the Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program, which provides rent subsidies directly to participants' landlords, and will support that agency's attempts to secure additional funding for expanded programs.

**Quantified Objective:** 15 additional rent subsidies.

**Result:** 3-10 additional subsidies provided.

**Evaluation:** The City will continue to support the Housing Authority's efforts to secure funding for the Section 8 program. The City does not track the number of rental subsidies in the community.

**Continue/Modify/Delete:** Continue. The City needs to develop a formal tracking system with the Housing Authority to insure accurate reporting.

**Action 4C:** The City will support and participate in any additional rental programs which may become available. The City will keep the community informed of programs for which it is eligible, and the City will assist in the application process and administration of such programs.

**Quantified Objective:** Participate in one additional rental program.

**Result:** No new rental programs were identified.

**Evaluation:** The City will continue to pursue additional rental programs.

**Continue/Modify/Delete:** Continue.

### **Program 5: Housing to Accommodate Special Needs Groups**

Households with "special needs" are those whose housing requirements include unique physical and/or sociological requirements. Included in this category are senior citizens and disabled persons who have particular physical needs as well as sociological needs unique to their group; large families, who need four, five or more bedrooms in their dwelling; farm workers, who may move from one location to another for all or part of the year; and families with female heads-of-household, who are disproportionately represented in the total of lower income households.

**Action Plan 5A:** The City will encourage nonprofit sponsors to make application for the construction of rental housing for seniors and other special needs groups as identified in Table 7-1 and will take all actions necessary and proper to expedite processing and approval of such projects.

**Quantified Objective:** Assistance with two applications and other direct and indirect assistance (if available) during the planning period.

**Result:** Assisted two non-profit groups.

**Evaluation:** The City assisted the Marjoree Mason Center to develop and operate a displaced mothers and children home by renting the home to the Center for one dollar per year. The City has assisted CYM (Community Youth Ministries) with funding to develop and maintain "Our House," a transitional home for teen mothers. These programs have been successful in assisting women, teens, and children in the community.

**Continue/Modify/Delete:** Continue.

**Action Plan 5B:** The City will make application to the State of California to fund housing under the HCD Farm Worker Housing program for renters and owners.

**Quantified Objective:** Assistance with two applications to the HCD farm worker Housing Program during the Planning Period.

**Result:** The City has assisted several non-profit groups with applications for HCD Farm Worker Housing Programs, including New Horizons in 2004. These funds have been coupled with other funds on other projects (Self-Help Enterprises). The City also assisted with an application for the Joe Serna Housing Program for an affordable development.

**Evaluation:** This program has been effective and will continue, including cooperation with Fresno County on individual applications where appropriate.

**Continue/Modify/Delete:** Continue.

**Action Plan 5C:** The City will support the Housing Authority's continued implementation of the Economic Opportunity Act of 1964, which provides federal funds for the purpose of developing and operating programs that will meet the special needs of migratory agricultural workers and their families.

**Quantified Objective:** None stated.

**Result:** The City participates with Housing Authority Programs.

**Evaluation:** The City Planning and Building department refers potential clients to the Housing Authority and will continue to promote Housing Authority Programs through referral, dissemination of informational material, and promotion at community events. Qualified residents in Reedley participate in most, if not all, of the available Housing Authority Programs.

**Continue/Modify/Delete:** Continue.

**Action Plan 5D:** The City will provide assistance to nonprofit sponsors and/or the Housing Authority and assist in two applications for FmHA 514/516 allocations for rentals that provide a combination of grants and loans to finance the construction of Migrant Farm Worker Rental Housing. Public and private nonprofit corporations, including State agencies and political subdivisions, are eligible for both grants and loans. The City will contract with a nonprofit housing agency to provide technical assistance and encourage participation in the program.

**Quantified Objective:** Assistance with two applications for FmHA 514/516 for the construction of migrant farm worker rental housing.

**Result:** No applications were submitted.

**Evaluation:** The City will continue to look for suitable partners to apply for grants and loans. The City of Reedley also works with nonprofit housing agencies to pursue suitable partners on behalf of the City.

**Continue/Modify/Delete:** Continue.

**Action Plan 5E:** Utilize Redevelopment Agency Housing Set-aside for rehabilitation assistance to very low-, low-, and moderate-income and special needs households.

**Quantified Objective:** 65 low, very low and special needs households.

**Result:** 47 special needs households were assisted.

**Evaluation:** The City has assisted 47 special needs households through the Reedley Redevelopment Agency Housing Improvement Program, Emergency Rehabilitation program and House Painting Program.

**Continue/Modify/Delete:** Modify. With elimination of redevelopment, the City will seek alternative funding sources for these programs.

**Action Plan 5F:** City will utilize Redevelopment Agency Housing Set-aside to assist and leverage the development of additional affordable housing units for large families and seniors by implementing housing programs established in its Redevelopment Plan.

**Quantified Objective:** One successful home/tax credit application for large families and seniors

**Result:** No applications were submitted or projects completed during the reporting period.

**Evaluation:** The City will continue to work with non-profit housing advocates on such projects.

**Continue/Modify/Delete:** Modify. With elimination of redevelopment, the City will seek alternative funding sources for this program.

**Action Plan 5G:** The City will continue to seek grants and partner with non-profit organizations to establish a homeless facility within the City of Reedley. The City will assist in two such applications for funding during the planning period.

**Quantified Objective:** Two applications for grant funding.

**Result:** No applications were submitted.

**Evaluation:** The City has not identified a partner of non-profit to work with towards this effort. The City is working with the Marjoree Mason Center and CYM which both provide emergency temporary housing to prevent homelessness. However, both of these organizations serve only women and children. The City continues to refer others seeking assistance to Fresno County resources.

**Continue/Modify/Delete:** Continue. Following adoption of the 2030 General Plan Update, the City will immediately begin working on a comprehensive zoning ordinance update to include accommodation of homeless facilities. The City will then assist with applications for funding.

## **Program 6: Removal of Constraints**

Factors which either limit construction or raise the cost of construction and/or housing are considered constraints. Some of these constraints are the result of governmental actions, policies, regulations, and standards, and some are non-governmental market factors.

**Action Plan 6A:** The City will analyze housing related development fees on an annual basis.

**Quantified Objective:** Analyze development fees and report on an annual basis.

**Result:** Planning/Zoning, Building Permit, Engineering, and Development Impact Fees are analyzed annually.

**Evaluation:** City is encouraging development within the existing downtown and along the public Rail Trail. Development Impact Fees are reduced in these infill development areas.

**Continue/Modify/Delete:** Continue.

**Action Plan 6B:** The City will consider adoption of an Ordinance to eliminate the requirement to place overhead utility lines underground when the site is considered an infill site. The City will continue to implement development standards that are adopted in the Reedley Municipal Code. These standards are minimum standards that do not materially affect the cost of housing when compared to other housing cost components.

**Quantified Objective:** Consideration of ordinance amendment by 2004.

**Result:** Ordinance amendment was not processed.

**Evaluation:** The goal of reducing infill development costs remains valid.

**Continue/Modify/Delete:** Continue. The ordinance will be reviewed in conjunction with the Zoning Code review anticipated following adoption of the 2030 General Plan. The City is discussing a utility undergrounding program that spreads the cost over all new development as opposed to just those properties adjacent to utilities. The City evaluates all projects on a case by case basis. When approving an affordable housing project, special consideration is given to the utility undergrounding requirement.

**Action Plan 6C:** The City Planning Department will assemble 2000 Census data and update annually to 2005 when all data become available. Information will be used to update projections, compare with activity monitoring, and justify identified program adjustments. Building permit reports will be monitored to identify trends.

**Quantified Objective:** Update census data on an annual basis.

**Result:** Data available.

**Evaluation:** The City uses all available current data when identifying trends and evaluating programs. The City relies on data from the State Department of Finance, US Census, and other sources when working on specific applications or projects.

**Continue/Modify/Delete:** Continue.

**Action Plan 6D:** Public Works and Planning shall review public services user fees to ensure charges remain consistent with costs of improvements and maintenance.

**Quantified Objective:** Review service user fees one time during the planning period.

**Result:** The City reviews all fees on an annual basis.

**Evaluation:** Utility fees are based on the cost to deliver the service and cannot exceed that amount. Review of fees also includes comparison of fees with surrounding communities to recognize disparity. The City is a full service provider delivering water, sewer, and disposal services and historically has delivered these services at a rate lower than would be experienced if the City were to privatize these services. However, through annual review of fees, privatization is always evaluated.

**Continue/Modify/Delete:** Continue.

**Action Plan 6E:** The City will participate with Fresno County on a land banking program to address the problem of land costs.

**Quantified Objective:** Participation in land banking program.

**Result:** No such program was developed.

**Evaluation:** This concept conflicts with policies contained in the MOU between the City of Reedley and Fresno County and with Fresno LAFCO policy.

**Continue/Modify/Delete:** Delete. The 2030 General Plan Update will designate an adequate supply (acreage need plus 25%) of land for housing for all income groups, including high density use. Designation of adequate land for all housing needs will allow land costs to be realistic and reduce speculation.

**Action Plan 6F:** The City will consider the use of a portion of its CDBG allocation and/or tax increment funds to write down infrastructure improvements necessary and/or land costs.

**Quantified Objective:** Financial participation in infrastructure improvements

**Result:** The City did not use the CDBG allocation or redevelopment funds to write down infrastructure costs.

**Evaluation:** The City's CDBG allocation is limited and redevelopment tax increment funds have been eliminated by the State. Out of necessity, CDBG funds have been used to install and maintain basic street and sidewalk infrastructure in qualified areas.

**Continue/Modify/Delete:** Modify. The City will continue to review funding alternatives to facilitate affordable housing construction, including alternatives to redevelopment financing and reimbursement agreements for the installation of infrastructure.

**Action Plan 6G:** The City will implement the density bonus requirements in State law, shall grant a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least

- a. 20 percent of the units for lower-income households; or
- b. 10 percent of the units for very low-income households; or
- c. 50 percent of the units for senior citizens.

**Quantified Objective:** Density bonus to one project meeting requirement.

**Result:** No density bonuses were granted during program period.

**Evaluation:** No density bonuses were requested during the program period. However, a project was granted a density bonus in 2010 through reduction in project development requirements.

**Continue/Modify/Delete:** Modify. Program will be updated to reflect State Law regarding density bonus and the zoning ordinance update will include density bonus provisions.

**Action 6H:** The City will encourage infill through the development of the Rail Corridor Master Plan. Current development policies will be analyzed in the City's General Plan Update and programs will be formulated that provide incentives such as permitting higher densities when feasible under conditions of available infrastructure and land use relationships. A vacant land

infill database will be developed to identify vacant parcels suitable for residential development and this information will be made available to the public.

**Quantified Objective:** Develop a vacant land database and facilitate 55 infill dwelling units within the Rail Corridor Master Plan area.

**Result:** Data base of available land was developed in 2008. No infill dwelling units were constructed.

**Evaluation:** Although there has been interest in development within the Rail Corridor Master Plan area, no applications for residential development in the project area have been initiated.

**Continue/Modify/Delete:** Continue. The City has developed and maintains a data base of available land. This data base provides a reference to all parties interested in multiple-family development. Interest in residential development in the project area is sporadic.

### **Program 7: Energy Conservation Opportunities**

State energy conservation standards for residential buildings (Title 24, California Administrative Code) recognized climate differences within the state and permit considerable flexibility to the builder, as long as a minimum "energy budget" is achieved. These requirements are also designed to cut monthly energy consumption costs and apply to all new residential construction as well as all remodeling and rehabilitation construction.

**Action 7A:** The City will support public education programs that promote residential energy conservation and public awareness.

**Quantified Objective:** Availability of outreach information at 3 public facility locations

**Result:** The City has made outreach material available at multiple public facilities.

**Evaluation:** In addition to material being made available, information is also attached to utility bills throughout the year. The City has coordinated and hosted energy conservation and efficiency programs at public facilities.

**Continue/Modify/Delete:** Continue.

**Action 7B:** The City will continue to enforce building code regulations (Title 24) California Administrative Code that requires compliance with residential energy conservation measures for all new construction.

**Quantified Objective:** Violation monitored and brought into compliance

**Result:** All new construction activity is required to comply with Title 24 of the California Administrative Code.

**Evaluation:** They City Building Division archives compliance through the plan check and building inspection process. During the plan check process, corrections are made to construction drawings prior to issuance of a building permit. During the building inspection process, compliance with all codes is achieved.

**Continue/Modify/Delete:** Continue.

**Action 7C:** The City will continue to encourage water conservation through the landscape watering schedule.

**Quantified Objective:** Compliance with watering schedule.

**Result:** The City continues use of the watering schedule.

**Evaluation:** Through public communication, non-compliance has been reduced to a minimum.

**Continue/Modify/Delete:** Continue. The City will be installing water meters on all parcels and water utility fees will be based on consumption.

**Action 7D:** Distribute low flow showerheads to interested parties.

**Quantified Objective:** 10 low flow shower heads distributed per year.

**Result:** No low flow shower heads were distributed during the program period.

**Evaluation:** No source of funds for this program were available.

**Continue/Modify/Delete:** Continue. The City will need to identify a source of funds for this program.

**Action 7E:** Include utility company(s) energy-saving program information in brochure to be distributed by the City.

**Quantified Objective:** Brochures distributed to at least three public buildings and available to the public upon inquiry.

**Result:** Brochures are available at multiple public locations.

**Evaluation:** Brochures are provided by utility companies and placed in public areas.

**Continue/Modify/Delete:** Continue.

### **Program 8: Promotion of Equal Opportunities**

Actions that result in illegal discrimination in the rental or sale of housing violate State and federal laws. The agency responsible for investigation of housing discrimination complaints is the State Department of Fair Employment and Housing. The Fresno County Department of Public Works, Consumer Protection Division handles complaints not accepted by that agency.

**Action Plan 8A:** The City of Reedley will direct residents with discrimination complaints to the State Department of Fair Employment and Housing or the Fresno County Public Works, Consumer Protection Division.

The City of Reedley will expand its fair housing program to promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color. Information notices will be posted on an annual basis at public places such as the Fresno County

Public Library, Reedley Branch; U.S. Post Office, Reedley; and the City Community Center, as well as the City Hall.

**Quantified Objective:** Notices posted and discrimination complaints are immediately referred to the proper agency.

**Result:** Discrimination complaints are immediately referred to proper agencies.

**Evaluation:** Complaints are typically received through the Building Division which provides renter rights information at the counter for immediate use. Building, Planning, and bilingual staff are available to assist residents in making contact with the proper agency. City staff are also available for follow-up on complaints and monitoring of known issues.

**Continue/Modify/Delete:** Continue.

**Action Plan 8B:** The City of Reedley will make informational brochures regarding housing programs for low, very low, moderate and special needs groups available in both Spanish and English in order to reach the widest possible audience.

**Quantified Objective:** Informational brochures distributed to at least three public buildings including City Hall and available to the public upon request at no charge.

**Result:** Brochures have been acquired or developed and are available at multiple public buildings

**Evaluation:** The City provides information about ongoing programs at the Building and Planning counter. When working with non-profit housing developers, the City makes project specific information available at public facilities.

**Continue/Modify/Delete:** Continue.

**Action Plan 8C:** The City will annually analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

The Reedley Community Services Division, funded by the City General Fund, will be responsible for conducting an evaluation each year as part of the General Plan Status Report, and if constraints are found, the City will take action within six months of the such evaluation.

**Quantified Objective:** One annual status report completed.

**Result:** The City prepares and files an annual General Plan Status Report.

**Evaluation:** All new development is required to meet current code requirements. Identified issues for noncompliance are addressed by the Building Official. Constraints identified in the General Plan or Zoning Ordinance are corrected by Planning staff through amendment.

Continue/Modify/Delete: Continue.

### 2.3 SUMMARY OF REVIEW

*A quantification of the City's share of the Regional Housing Needs Allocation (RHNA), as prepared by the Fresno COG is required by the State HCD. The RHNA is a projection of housing needed for each income category and is summarized in Table 2-1. Table 2-2 summarizes the units constructed, rehabilitated, or conserved/preserved during the last planning period. Table 2-3 summarizes the remaining unmet housing need for all income categories.*

Table 2-1  
Regional Housing Need Allocation (RHNA) for 2002 - 2007

Income Category	New Construction Need
Very Low (0-50% of AMI)	355
Low (51-80% of AMI)	231
Moderate (81-120% of AMI)	279
Above Moderate (over 120% of AMI)	442
<b>Total Units</b>	<b>1,307</b>

Table 2-2  
Summary of Quantified Objectives Progress

Income Category	New Construction/ Under Construction	Rehabilitation
Very Low (0-50% of AMI)	0	2
Low (51-80% of AMI)	100	9
Moderate (81-120% of AMI)	189	20
Above Moderate (over 120% of AMI)	500	10
<b>Total Units</b>	<b>789</b>	<b>41</b>

**Table 2-3  
Remaining Need Based on Units Built/Under Construction**

Income Category	New Construction Need (RHNA)	Units Built/ Under Construction or Approved	Remaining (Un-met) Need
Very Low (0-50% of AMI)	355	0	355
Low (51-80% of AMI)	231	100	131
Moderate (81-120% of AMI)	279	189	90
Above Moderate (over 120% of AMI)	442	500	-58
<b>Total Units</b>	<b>1,307</b>	<b>789</b>	<b>576</b>

Although 789 housing units were constructed in the last period, another 586 units would have been needed to fully meet the RHNA for all income categories. The City did, however, have sufficient land available to meet the RHNA during the period. Those sites will continue to be available and have been added to the 2008 land inventory for the current planning period (see Chapter 4 for more information on land inventory).

Table 2-3 is for the 3<sup>rd</sup> Housing Element cycle and indicates the RHNA numbers for the 2002-2007 period (1,307 units) and the 100 units of low income housing were built during that period. It is so noted that the affordability documentation was not readily available so the 3<sup>rd</sup> cycle needs remain at 586 units.

# CHAPTER THREE – HOUSING NEEDS

## 3.1 INTRODUCTION

### 3.1.1 Regional Housing Market Area

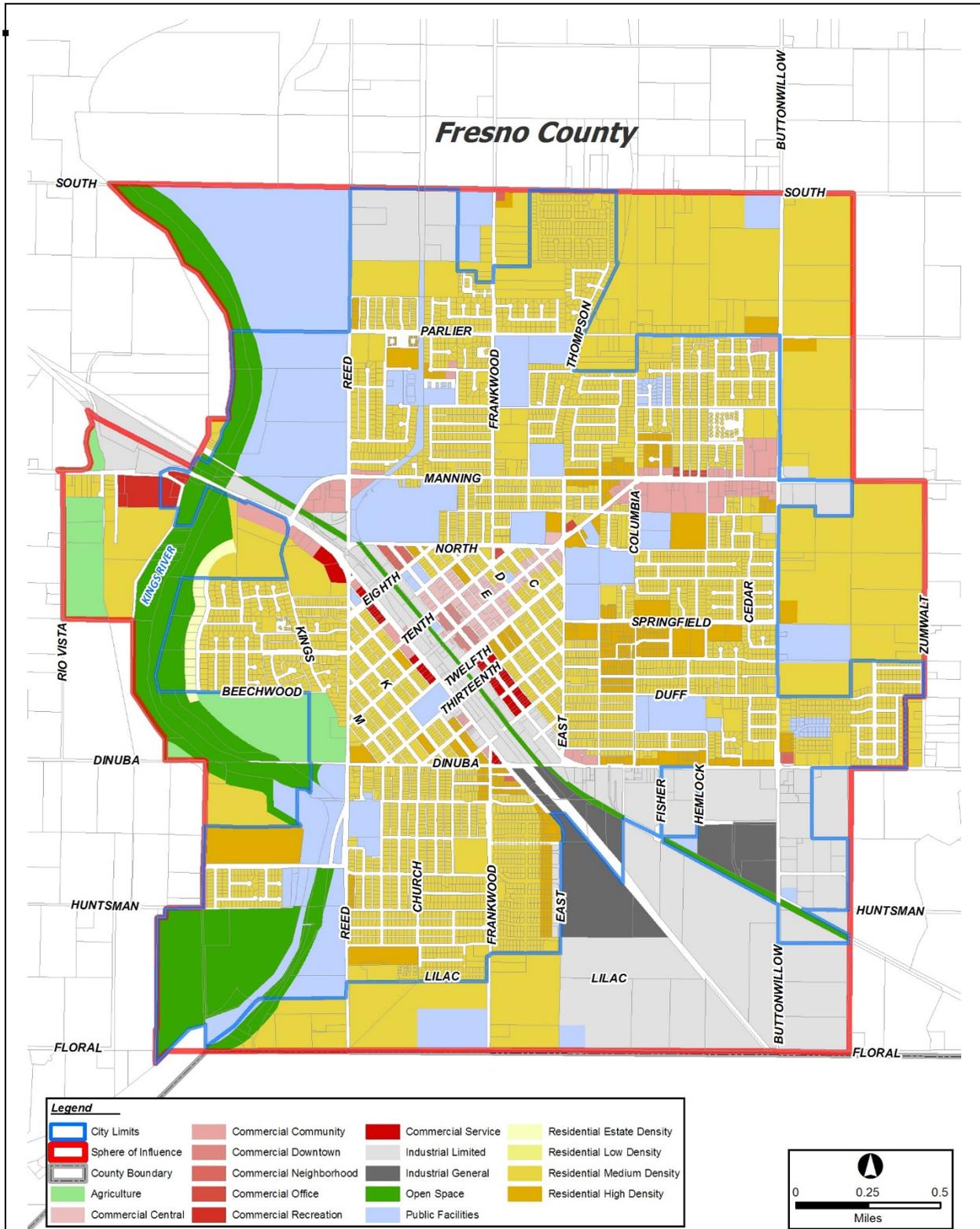
The geographic area covered by the Housing Element is the City limits and Sphere of Influence (SOI) identified in the General Plan (Figure 3-1). State Housing Element Law, Government Code Chapter 1143, Article 10.6, Sections 65580 and 65589, requires development of a Regional Housing Needs Allocation Plan (RHNA). The document, adopted by the Fresno COG in November 2007, defines local housing market areas. Each jurisdiction within a market area is then assigned, and becomes responsible for, a proportional share of the area's non-market rate housing needs.

The allocations are projected by income range to June 30, 2013, and are based on a formula that reflects the proportion of households expected to reside in any one market area if adequate affordable housing were available. According to State Housing Element Law, each locality has a responsibility to facilitate improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community. Although local jurisdictions have evaluated needs for all households up to 120 percent of area median income, due to limited resources, emphasis is placed on households with incomes of 80 percent of the area median or lower.

### 3.1.2 Regional Housing Needs Allocation Plan (RHNA)

Pursuant to Government Code Section 65583(a)(1), each locality is to conduct analysis of population and employment trends and quantify existing and projected housing needs for all income levels. The regional need is analyzed first through the 2007 RHNA Plan. The County receives an allocation of units based on the need in each Regional Market Area, described in the RHNA as Westside North, Westside South, East Valley, and the Sierra Nevada. Reedley is located in the East Valley Market Area.

While land-use planning is fundamentally a local issue, the RHNA Plan process requires local governments to be accountable for ensuring that projected housing needs can be accommodated and provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure that each local government is providing sufficient, appropriately designated land and opportunities for housing development to address population growth and job generation.



**REEDLEY GENERAL PLAN LAND USE**

**Figure 3 - 1**

### 3.1.3 Requisite Analysis

#### *Regional Housing Needs Allocation*

The RHNA distributes housing need among five income categories to address the required provision for planning for all income levels. For Reedley, the RHNA is shown in Table 3-1.

**Table 3-1  
Regional Housing Need Allocation**

<b>Income Category</b>	<b>New Construction Need</b>
Extremely Low (0-30% of AMI)	158
Very Low (31-50% of AMI)	159
Low (51-80% of AMI)	234
Moderate (81-120% of AMI)	260
<b><i>Above Moderate (over 120% of AMI)</i></b>	539
<b>Total Units</b>	1,350

2007 Regional Housing Needs Allocation Plan

According to the RHNA, there are 1,350 total units (207 units per year) needed during the 6 ½ year planning period which began in January 2006 and ends June 30, 2013.

#### *Units Built, Under Construction and/or Approved During the Planning Period*

A jurisdiction may take credit for units constructed or under construction between the base year of the RHNA and the beginning of the new planning period. Units issued building permits on or after January 1 of the year falling two years prior to the due date of the jurisdiction's housing element update may be credited against the RHNA to determine the balance of site capacity that must be identified. For example, for housing elements due June 30, 2008, units for which permits were issued on or after January 1, 2006 may be credited against the RHNA.

To credit units affordable to lower- and moderate-income households against the RHNA, a jurisdiction must demonstrate the units are affordable based on at least one of the following:

- subsidies, financing or other mechanisms that ensure affordability (e.g., MHP, HOME, or LIHTC financed projects, inclusionary units or RDA requirements)
- actual rents
- actual sales prices

Densities of housing developments do not describe affordability for the purposes of crediting units against the jurisdiction's RHNA. For projects approved but not yet built, the jurisdiction must demonstrate the units can be built within the remaining planning period and demonstrate affordability to extremely low-, very low-, or low-income households. The City can claim the following units as credit toward this planning period.

**Table 3-2  
Units Built, Under Construction and/or Approved (2008-20137-1-2002 to 6-30-2008)**

Project Name	<u>Status</u>			Total Units Remaining	#Units by Income Level				Affordability Methodology	
	Built	Under Const.	Approved (Total)		VL	L	M	AM	Sales Price	Rent Price
Cambridge Estates	14	0	14	0	0	0	4	10	X	
Cottage Commons	12	4	16	0	2	0	10	4	X	
Cottage Glen	55	0	55	0	0	0	6	49	X	
Cottage Glen IV	0	4	12	8	0	0	4	0	X	
Cypress Estates	8	32	196	156	8	32	0	0		X
Escobar Estates	0	0	20	20	0	0	20	0	X	
Frankwood Estates	5	0	5	0	0	0	0	5	X	
Kings River Estates	0	0	19	19	0	0	19	0	X	
Kingswood Commons	0	0	196	196	0	0	150	46	X	
Lakewood	0	0	209	209	0	40	69	100	X	
Milestone	0	0	165	165	0	35	100	30	X	
Monte Vista	0	1	17	16	0	0	1	0	X	
Moorea Estates	0	0	46	46	0	0	46	0	X	
New Horizons	35	0	35	0	35	0	0	0	X	
Orchard I	115	16	131	0	0	0	6	125	X	
Orchard II	27	14	149	108	0	0	1	40	X	
Piazza Del Flora	0	1	11	10	0	0	0	1	X	
Presidential Estates	0	0	30	30	0	0	30	0	X	
Reedley Estates / Hawthorne Heights	125	8	133	0	0	0	1	123	X	
River Ridge I	69	10	87	8	0	0	18	61	X	
River Ridge II	67	4	74	3	0	0	6	65	X	
River Ridge III	67	0	67	0	0	0	3	64	X	
Riverglen III (I)	17	16	44	11	10	0	17	6	X	
Riverglen III (II)	16	10	30	4	8	0	11	7	X	
Rosewood Estates	88	0	88	0	0	68	13	7	X	
The Oak	29	6	35	0	0	0	13	22	X	
Various non- subdivision MF	23	0	23	0	0	23	0	0		X
Various non- subdivision SF	51	0	51	0	7	12	19	13	X	
<b>TOTALS</b>	<b>823</b>	<b>126</b>	<b>1958</b>	<b>1009</b>	<b>70</b>	<b>210</b>	<b>567</b>	<b>778</b>		

Affordability was based on the actual sales price for owned units and the actual rental rates for apartments. These rates were compared to the median incomes in Reedley required to own or rent a residential unit without exceeding 30% of the median income. However, the actual affordability methodology was not verified on a sale by sale review because of the City’s limited staffing.

For example, in Reedley, Very low income households (31-50% of AMI) could afford a rent of \$405 to \$670 per month (at incomes of \$16,151 to \$26,900/yr) and Low income households (51-80% of AMI) could afford a rent of \$670 to \$1,070 per month (at incomes of \$26,901 to \$43,050 per month).

The City does require a 25-year affordability covenant for infill projects when applying infill development impact fees. These fees are a reduction from the standard fee schedule. Otherwise, there are no other affordability covenants on market rate units. In the described below Column B the numbers reflect an estimate for the cycle and were not used to reduce the combined unaccommodated/unmet need for this cycle.

**Table 3-3  
Remaining Need based on Units Built/Under Construction**

<b>Income Category</b>	<b>A New Construction Need</b>	<b>B Units Built, Under Construction or Approved</b>	<b>A-B Remaining Need</b>
Extremely Low (0-30% of AMI)	158	0	158
Very Low (31-50% of AMI)	159	70	89
Low (51-80% of AMI)	234	210	24
Moderate (81-120% of AMI)	260	567	-307
<b>Above Moderate (over 120% of AMI)</b>	539	778	-239
<b>Total Units</b>	1,350	1,625	-275

Table 3-3 is for the 4<sup>th</sup> Housing Element cycle and indicates the RHNA numbers for the 2008-2013 period (1,350 units).

## 3.2 POPULATION TRENDS

### 3.2.1 Population Growth

Between 1990 and 2000, Reedley’s population increased 31.4 percent or 4,965 persons. Between 2000 and 2008, Reedley’s population increased 22.1 percent or 4,828 persons. Reedley’s average annual growth rate from 1990 to 2008 was about two percent.

**Table 3-4**  
**City of Reedley Population Growth Trends, 1990-2008**

<b>Year</b>	<b>Population</b>	<b>Numeric Change</b>	<b>Percent Change</b>	<b>Average Annual Growth Rate</b>
1990	15,791	--	--	--
2000	20,756	4,965	31.4%	2.9%
2005	22,540	1,784	8.6%	1.4%
2008	25,584	3,044	13.5%	3.4%

Source: 2000 U.S. Census. DOF, E-5 City

In Table 3-5, the growth rate of some Fresno County communities can be compared. 2006 and 2013 figures were calculated by the State Department of Finance and used in the RHNA Plan. Future population estimates (2006 and 2013) used in the RHNA are higher than actual growth rates that have since been calculated by the Department of Finance. Population increases are expected to be lower than those indicated in the RHNA and included in Table 3-5.

**Table 3-5  
Fresno County Cities Projected Population Growth Trends, 1990 to 2013**

<b>Regional Market Areas</b>	<b>Year</b>	<b>Population</b>	<b>Numerical Change</b>	<b>Percent Change</b>	<b>Average Annual Growth Rate</b>
Reedley	1990	15,791	n/a	n/a	n/a
	2000	20,756	4,965	31.4%	3.1%
	2006	23,341	2,585	11.1%	1.8%
	2008	25,587	2,246	8.8%	4.4%
	2013	25,919	332	1.3%	0.3%
Clovis	1990	50,323	n/a	n/a	n/a
	2000	68,516	18,193	36.2%	3.6%
	2006	89,924	21,408	23.8%	4.0%
	2008	94,289	4,365	4.6%	2.3%
	2013	111,276	16,987	15.3%	3.1%
Fowler	1990	3,394	n/a	n/a	n/a
	2000	4,046	652	19.2%	1.9%
	2006	4,855	809	16.7%	2.8%
	2008	5,573	718	12.9%	6.4%
	2013	5,662	89	1.6%	0.3%
Fresno	1990	354,091	n/a	n/a	n/a
	2000	427,652	73,561	20.8%	2.1%
	2006	471,481	43,829	9.3%	1.5%
	2008	486,171	14,690	3.0%	1.5%
	2013	515,196	29,025	5.6%	1.1%
Kingsburg	1990	7,245	n/a	n/a	n/a
	2000	9,231	1,986	27.4%	2.7%
	2006	11,246	2,015	17.9%	3.0%
	2008	11,259	13	0.1%	0.1%
	2013	13,256	1,997	15.1%	3.0%
Orange Cove	1990	5,604	n/a	n/a	n/a
	2000	7,722	2,118	37.8%	3.8%
	2006	9,639	1,917	19.9%	3.3%
	2008	10,775	1,136	10.5%	5.3%
	2013	11,551	776	6.7%	1.3%

Source: 1990, 2000 U.S. Census and Council of Governments, Regional Housing Needs Allocation Plan, 2007

1. RHNA for 2006 and 2013 projections prepared by State Department of Finance, and assumes the same jurisdictional shares of population growth.

### 3.2.2 Age Group Changes

Trends associated with age group information are expected to change the shape of housing demand during the coming decade. The past and present growth of the 18 to 29 age group will be reflected in the 30 and above age group in the coming years. The prime age group for entrance into the rental market is 20 to 29 and the primary age group for purchasing homes is 30 to 45. Therefore, the demand for both renter- and owner-occupied housing is expected to steadily increase through 2013.

The growth rate in 2000 was about 1.33 percent annually, but it decreased to .83 percent annually by 2005. However, in general the proportion of youth (those under 20) is forecast to increase and the elderly will also increase with almost double the number of elderly by 2020. Both the percentage of family households and the percentage of married couple families are expected to decline through 2010. Table 3-6 compares age group changes between 1990 and 2000 as well as median age and projections to 2013 for Reedley.

**Table 3-6  
City of Reedley Population by Age - 1990 - 2000**

Jurisdiction	4/1/1990		4/1/2000	
Age Group (years)	Number	%	Number	%
0-9	2,796	17.7	3,899	18.8
10-19	2,852	18.1	3,542	17.1
20-24	1,498	9.5	1,774	8.5
25-34	2,324	14.7	3,171	15.3
35-44	2,324	14.7	2,873	13.8
45-54	1,163	7.4	1,956	9.4
55-59	494	3.1	643	3.1
60-64	484	3.1	554	2.7
65-74	977	6.2	996	4.8
75-84	619	3.9	899	4.3
85+	260	1.6	449	2.2
<b>Total</b>	<b>15,791</b>	<b>100.00</b>	<b>20,756</b>	<b>100.00</b>
<b>Median Age</b>	<b>27.7</b>		<b>28.7</b>	

Source: U.S. Department of Commerce, Bureau of the Census, United States Census of Population, 1990, 2000.

The median age for Reedley in 1990 was 27.7 and increased to 28.7 by 2000. The median age of residents provides direct correlation to the age of the housing stock as younger persons tend to live in new housing stock while older persons reside in older housing. The high percentage of children age 0-19 suggests large families with many children. To avoid the potential for overcrowding, homes with several bedrooms are best suited for large families. The population distribution shows there is a demand for rental housing and for-sale homes: individuals in the 25-34 age groups usually comprise the largest percentage of renters while individuals in the 35-44 age groups are potential home buyers. Those over 65 years of age make up 11.3 percent of the population in Reedley.

The largest percentages of the Reedley population are between the ages of 0 and 19 years (35.9 percent) and 25 to 44 years (29.1 percent). This indicates that parents with a minor child make up the majority of households needing housing, while young adults (20 to 24 years) and those between 45 and 65 years make up only 8.5 and 12.5 percent of the population, respectively.

### 3.3 EMPLOYMENT TRENDS

#### 3.3.1 Employment by Industry

Historically, agriculture has been the biggest industry in Reedley. However, from 1990 to 2000, the percentage in Professional Services doubled while the those working in agricultural-related jobs declined from 27 percent to 18.5 percent. According to the 2000 Census, the top industries included business, educational, health and hospitality services industries. The next largest industry was the agriculture, forestry, fishing and hunting, and mining industry. The census showed almost 7,000 jobs in the City indicating that local employment was available for the majority of the 12,100 persons of working age.

**Table 3-7  
City of Reedley Employment by Industry**

	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Agricultural, forestry and fisheries	1,666	27.05	1,284	18.50	-382	-8.55
Non-Agricultural						
Construction/Mining	238	3.86	273	3.93	35	0.07
Manufacturing	664	10.78	780	11.24	116	0.46
Transportation & Utilities	224	3.64	211	3.04	-13	-0.60
Trade, Wholesale & Retail	1,246	20.23	1,201	17.30	-45	-2.92
Finance, Insurance, Real Estate	224	3.64	244	3.52	20	-0.12
Business & Repair Services	211	3.43	-	-	--	--
Information	-	-	124	1.79	--	--
Personal Services	116	1.88	-	-	--	--
Professional, Business, Educational, Health, Leisure and Hospitality	1,117	18.13	2,229	31.83	1,092	13.69
Other Services (not Public Administration)	218	3.54	285	4.11	67	0.57
Government (Public Administration)	236	3.83	330	4.75	94	0.92
<b>Total Employed</b>	<b>6,160</b>	<b>100.0</b>	<b>6,941</b>	<b>100.0</b>		<b>3.52</b>

Source: Census 1990 and 2000

#### 3.3.2 Major Employers and Occupations

The top employers in the City include the Kings Canyon Unified School District, Gerawan Farms, Sierra Kings Hospital and the City of Reedley.

**Table 3-8  
City of Reedley Major Employers**

Employer	Employees
Kings Canyon Unified School District	800
Gerawan Farms (Seasonal)	350-2,000
Sierra Kings Hospital	240
City of Reedley	185

Source: Fresno County EDC, Economic Profile, 2006

Table 3-9 includes annual EDD labor market wage data (first Quarter 2008) for occupations representative of those employed by the major employers in Table 3-8. Also listed is the number of anticipated job openings expected to occur from 2006 to 2016 in order from highest number of openings to lowest. As Table 3-9 indicates, the average annual salaries for occupations such as teachers, farm and other agricultural managers, and registered nurses are high enough to afford adequate rental and for-sale housing in Reedley, while the salaries of farmworkers, construction laborers and food preparation employees, might have a difficult time finding affordable housing.

**Table 3-9  
Fresno County Typical Wages**

<b>Occupation</b>	<b>2008 Mean Wage</b>	<b># of Predicted Openings</b>
Farmworkers and Laborers	\$17,133	10,020
Retail Salespersons	\$19,329	4,630
Cashiers	\$18,407	3,640
Office Clerks, General	\$25,341	2,430
Registered Nurses	\$74,890	2,210
Food Preparation Workers	\$18,076	1,230
Middle School Teachers	\$61,815	1,020
Secondary School Teachers	\$64,523	990
Teacher Assistants	\$27,298	910
Farm, Ranch, and other Ag. Managers	\$56,869	860
Receptionists and Information Clerks	\$22,347	840
Medical Assistants	\$26,632	740
Executive Secretaries & Admin. Assts.	\$39,514	740
Construction Laborers	\$29,385	600

Source: California EDD, Labor Market Information, first Quarter 2008, Fresno Metropolitan Area

Those households earning less than 50 percent of the median income are considered Very Low-Income households while those earning less than 80 percent of the median income are considered Low Income.

Using these figures, farmworkers, retail salespersons, cashiers, food preparation workers, and receptions and information clerks are in the Very Low-Income group, as they earn less than 50 percent of the County median household income of \$46,547 (2007). Office clerks, teacher assistants, medical assistants, and construction laborers are considered Low-Income, as they earn less than \$37,238 annually.

### 3.3.3 Employment Projections

Table 3-10 shows the trends in employment growth in Fresno County as a whole for all sectors of employment projected from 2004-2014. The three industries with the largest employment gain in Fresno County for the time period are construction, accommodation and food services, and leisure and hospitality. The total farm industry was expected to increase 11.7 percent from 2004 to 2014. With the unforeseen downturn in economic conditions in 2007, growth is not expected to be as robust as was predicted in 2004.

**Table 3-10  
Fresno County Employment by Industry, 2004-2014**

Industry	Annual Average Employment		Employment Change	
	2004	2014	Numerical	Percent
Total Farm	363,900	406,400	42,500	11.7
Construction	19,900	26,400	6,500	32.7
Manufacturing	27,500	29,900	2,400	8.7
Trade, Transportation & Utilities	55,700	60,000	4,300	7.7
Information	4,600	4,800	200	4.3
Financial Activities	13,900	15,400	1,500	10.8
Professional & Business Services	27,700	34,100	6,400	23.1
Educational & Health Services	35,800	42,900	7,100	19.8
Health Care and Social Assistance	32,300	38,500	6,200	19.2
Leisure & Hospitality	24,300	29,900	5,600	23.0
Accommodation & Food Services	21,500	26,600	5,100	23.7
Other Services	10,700	11,400	700	6.5
Government	66,600	78,100	11,500	17.3

Source: EDD, Projections of Employment by Industry, Fresno County

Employment trends indicate a need for lower- and moderate-income housing to support the housing needs of persons employed by the educational, agricultural and manufacturing industries within the City. The demand for affordable homes and apartments is likely to remain very high: fewer permits for new homes and apartments have been issued in the last two years (2007 and 2008), although an increased number of single-family homes are available at a lower cost. In addition, the City has seen an increasing trend of employed persons traveling farther distances to work, most likely to the cities of Fresno, Visalia and Clovis. Many new jobs will be in the retail and service sectors which typically do not provide the income needed to buy a new home.

### **3.4 HOUSEHOLD CHARACTERISTICS**

In 1990, there were 4,616 households in the City. By 2000, the number had grown to 5,761. By 2010, the number of households had increased to 7,378. Several household classifications will be discussed in the following paragraphs, including family and primary households, households falling into various age groups, households with various ethnic and income characteristics, migrants, refugees, households with emergency needs, and others.

#### **3.4.1 Family and Primary Households**

Family households are those composed of at least two related persons and primary households are those headed by a person living alone or with unrelated persons. Families within the City increased 1.1 percent from 1990 to 2000, from 79.5 to 80.6 percent. Conversely, primary households decreased 1.1 percentage points from 20.5 percent to 19.4 percent. In 1990, 61 percent of all households were headed by married couples, 11.9 percent by female householder - no husband present, and 6.7 percent by male householder - no wife present.

In 2000, the percentage of households headed by married couples had increased from 61 to 75 percent, while the percentage of female householder – no husband present decreased to 9.3 percent, and the percentage of male householder – no wife present decreased to 4.4 percent.

### 3.4.2 Female-Headed Households

Female-headed households are those with a single female who may or may not have minors. Similarly, male-headed households are those where no wife is present. According to Tables 3-11 and 3-12, 24.5 percent (1,406) of all City households were female headed, and 13.9 percent (798) were male headed. Female headed households with their own children under 18 constituted 7.6 percent (436) and, for comparison, male headed households with their own children under 18 represented 3.5 percent (203).

**Table 3-11  
City of Reedley Female Headed Households, 2000**

<b>Householder Type</b>	<b>Number</b>	<b>Percent</b>
Total Households	5,734	100.0
Total Female Headed Householders	1,406	24.5
Female Heads with Children under 18	436	7.6
Female Heads without Children under 18	352	6.1
Total Families Under the Poverty Level	864	18.4
Female Headed Households Under the Poverty Level	184	3.9
Female Headed Households Under Poverty Level as a % of Total Families Under the Poverty Level		21.3

Source: Census 2000, SF3: P10 And P90

**Table 3-12  
City of Reedley Male Headed Households, 2000**

<b>Householder Type</b>	<b>Number</b>	<b>Percent</b>
Total Households	5,734	100.0
Total Male Headed Householders	798	13.9
Male Heads with Children under 18	203	3.5
Male Heads without Children under 18	158	2.8
Total Families Under the Poverty Level	864	18.4
Male Headed Households Under the Poverty Level	123	2.6
Male Headed Households Under Poverty Level as a % of Total Families Under the Poverty Level		14.2

Source: Census 2000, SF3: P10 And P90

In 2000, families under the poverty level totaled 864 or 18.4 percent of all households. The female-headed households below the poverty level accounted for 20.3 percent of all families under the poverty level. Male-headed households made up 14.2 percent of all families under the poverty level. These household characteristics have required gradual changes in the local housing stock, slightly increasing the need for family housing and slightly decreasing the need for single-person housing. To address both the housing needs and the supportive service needs

of female-headed households, additional multifamily housing could be developed that includes child care facilities to allow single mothers to secure employment outside the home. In addition, the creation of innovative housing for female heads of household could include co-housing developments where childcare and meal preparation responsibilities could be shared.

### 3.4.3 Large Households

Large households are defined as those containing five or more persons in a household. Table 3-13 shows that in Reedley in 2000, 27.5 percent (1,586) of all households were large households.

**Table 3-13**  
**City of Reedley Household Size by Tenure, 2000**

	1-4 Persons		5+Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Owner	2,651	45.9%	889	15.4%	3,540	61.3%
Renter	1,537	26.6%	697	12.1%	2,234	38.7%
Total	4,188	72.5%	1,586	27.5%	5,774	100.0%

Source: 2000 Census (SF3: H17)

The figures indicate that a greater number of large families (per capita) choose to live in this rural environment. There is an indicated need for multifamily units of three bedrooms and more for both rent and for purchase within the City.

Table 3-14 provides a breakdown of income by size of household and indicates that 26.1 percent of total households were extremely low- or very low-income households. Of the total, 9.6 percent were larger households (5+ persons), or 497 households.

**Table 3-14**  
**City of Reedley Household Size by Income**

Income Level	1-4 Persons		5+ Persons		Total	
	Number	Percent	Number	Percent	Number	Percent
Below 50% of AMI	856	16.5%	497	9.6%	1,353	26.1%
51% to 80% of AMI	660	12.7%	349	6.7%	1,009	19.5%
81% to 120% of AMI	2,106	40.6%	713	13.8%	2,819	54.4%
Above 120% of AMI	NA		NA		NA	
Total	3,622	69.9%	1,559	30.1%	5,181	100.0%

Source: State of the Cities Data Systems, CHAS 2000 Data: Housing Problems Output for All Households, Tables F5A, F5B, F5C, F5D. Note, this source provides data only for Related Households (Families), not including elderly households of 1-2 members, and does not provide data for those earning over 120% of AMI.

### 3.4.4 Households and Ethnicity

In 2000, the average household size for the City was 3.53. The average household size for Asian householders was 2.74, 3.07 for White householders, 3.56 for black or African Americans, 4.17 for American Indian and Alaskan Natives, and 4.42 for Hispanic or Latinos.

### 3.4.5 Household Income Characteristics

Four different income levels are relevant to the analysis: median income and the HUD-designated low-, very low-, and extremely low-income levels. Other data, such as low-income, which is defined as 80 percent of the median income level, very low-income (50 percent of median) and extremely low-income (30 percent of median), add insight as they relate to families and households earning less than median income.

#### *Median Income*

Median income falls half way between the highest and lowest incomes. Table 3-15 compares median income in Reedley, Fresno County, California and the United States.

**Table 3-15  
Median Family and Household Income, 1980-2006**

	<b>City of Reedley</b>	<b>County of Fresno</b>	<b>California</b>	<b>United States</b>
<b>1980 (1979)</b>				
Family	N/A	\$18,399	\$21,537	\$19,661
Household	\$19,272	\$15,727	\$18,243	\$16,533
<b>1990 (1989)</b>				
Family	\$25,588	\$29,970	\$40,559	\$35,225
Household	\$24,128	\$26,377	\$35,798	\$30,056
<b>2000 (1999)</b>				
Family	\$37,027	\$38,455	\$53,025	\$50,046
Household	\$34,682	\$34,725	\$47,493	\$41,994
<b>2006 (estimate)</b>				
Family	N/A	\$47,640	\$64,563	\$58,526
Household	N/A	\$42,732	\$56,645	\$48,451

Source: U.S. Census, United States Census of the Population, 1980, 1990, 2000, and 2006 estimates

It is noted that City household median income, once higher than Fresno County, fell slightly below in the last two decades. For 2008, the categories of various household income levels for Fresno County are:

Extremely Low-Income	\$0 - \$16,150	< 30% of Median
Very Low-Income	\$16,151 - \$26,900	30 – 50% of Median
Low-Income	\$26,901 - \$43,050	50 – 80% of Median
Median Income	\$53,800	
Moderate Income	\$53,801 - \$64,600	80 – 120% of Median

Unlike more expensive areas such as the Bay Area and Los Angeles, moderate income families can typically afford adequate rental and for-sale housing in Reedley. Above moderate income families have no difficulty being able to afford adequate rental and for-sale housing in Reedley.

### ***Moderate Income***

Moderate income families are those who earn between 80 and 120 percent of the County median. In 2008 for Fresno County this figure was \$64,600 for a family of four.

### ***Lower Income***

Typically, an income of 50 to 80 percent of the median, adjusted for family size, is classified as "lower income" by the U.S. Department of Housing and Urban Development. However, in 2007, HUD revised its methodology by using income data from the American Community Survey, so that it may not be accurate to always use the 80 percent figure.

Using HUD definitions, Table 3-16 identifies the number and percentage of lower income households in Fresno County. Other factors, such as significantly higher unemployment rates in Reedley (29 percent in Reedley, 15.6 percent in Fresno County and 11.4 percent for California), indicate that the actual percentages of lower income households is much higher in Reedley than the County.

**Table 3-16  
Fresno County Dispersion of Household Income Levels, 2006**

	<b>Number</b>	<b>Percent</b>
Total Households	276,929	100%
Low Income Households	25,657	9.26
Very Low Income Households	29,455	10.64
Extremely Low Income Households	40,090	14.48
Total Households under 80% of Median Income	95,202	34.38

Source: American Community Survey 2007 3-Year Adjusted Estimates, U.S. Census Bureau

The table indicates that lower income households totaled 34.38 percent of all households in the County. Extremely low- and very low-income households in the County totaled over 25 percent in 2006. These figures indicate the increased need for housing affordable to lower income households. Additionally, these numbers are expected to climb in over the next few years due to the State's economy and continued housing crisis.

### ***Extremely Low-Income***

Extremely low-income is defined as those households with an income of less than 30 percent of area median income. The area median family income in 2000 was \$38,455 in Fresno County and \$37,027 for Reedley. For extremely low-income households, this results in an income of \$11,280 or less for a four-person household or \$7,900 or less for a one-person household. In 2008, these figures increased to \$16,150 and \$11,300 respectively.

Households with extremely low-incomes have a variety of housing issues and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered extremely low-income households. At the same time, a minimum wage worker could be considered an extremely low-income household

(of four) with an annual income of approximately \$16,000 or less. Table 3-17 shows examples of occupations with wages that could qualify as extremely low income households of four persons in Reedley.

**Table 3-17  
City of Reedley Occupational Wages**

<b>Occupation Title</b>	<b>Mean Hourly Wage</b>	<b>Annual Gross Wage</b>
Child Care Workers	\$9.80	\$20,384.00
Security Guards	\$9.84	\$20,467.20
Fast Food Cooks	\$8.12	\$16,889.60
Cashiers	\$9.63	\$20,030.40
Farmworkers	\$8.01	\$16,660.80
Hosts and Hostesses	\$8.22	\$17,097.60
Waiters and Waitresses	\$8.15	\$16,952.00
Food Preparation and Serving Related Workers	\$7.95	\$16,536.00

Source: EDD, Occupational Employment Projections 2008

In 2000, there were approximately 727 extremely low-income households in the City, with most (75.1 percent) being renters. Of these households, 73.6 percent found it difficult to find affordable housing, and 69.2 percent of renters had a cost burden (paying greater than 30 percent of income for rent/mortgage and utilities). In addition, 53.3 percent had a severe cost burden of 50 percent or greater.

State HCD permits a jurisdiction to calculate the projected housing needs for extremely low-income households by assuming that 50 percent of its very low-income regional housing need is for extremely low-income households. As a result, from the very low-income need of 317 units, the City has a projected need of 158 units for extremely low-income households. Many extremely low-income households most likely face an overpayment, overcrowding or substandard housing condition. Some extremely low-income household members could also be included in groups with mental or other disabilities, large households, farmworkers, or other special needs.

**Table 3-18  
City of Reedley Housing Needs for Extremely Low-Income (ELI) Households, 2000**

	<b>Renters</b>	<b>Owners</b>	<b>Total</b>
Total Number of Extremely Low Income Households	546	181	727
Total Number of Households	2,190	3,526	5,716
Percent ELI of Total Number of Households	24.9%	19.5%	12.7%
Percent ELI with Any Housing Problems	73.6%	80.7%	75.4%
Percent ELI with Cost Burden (30% of Income)	69.2%	80.7%	72.1%
Percent ELI with Severe Cost Burden (50% of Income)	53.3%	74.0%	58.5%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS)

To address the housing needs of extremely low-income households, the City will identify and meet with nonprofit builders who specialize in building housing for low-income households and supportive housing. This effort is designed to:

- build a long-term partnership in development,
- gain access to specialized funding sources, including applying for funding sources that support deeper targeting,
- identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households, and
- promote a variety of housing types, including higher density, multifamily supportive, single room occupancy and shared housing.

### 3.5 HOUSEHOLD TRENDS

#### 3.5.1 Household Growth

Between 1990 and 2000, Reedley increased by 1,145 households or 24.8 percent. As of January 1, 2008, there were an estimated 6,974 households in the City. Table 3-19 shows household growth trends for Reedley from 1990 to 2008.

**Table 3-19  
City of Reedley Household Growth Trends, 1990-2008**

Year	Households	Numerical Change	Annual Percent Change
1990	4,616	--	--
2000	5,761	1,145	2.5
2008	6,974	1,213	2.6

Source: Census 1990 and 2000. DOF, E-5 City/County Population and Housing Estimates, 1/1/2008

#### 3.5.2 Household Tenure

Between 1990 and 2000, owner-occupied households increased while renter-occupied households decreased. The proportion of owner-occupied households represents 61.2 percent of all households. The 2000 Census data is the most recent available for households by tenure for Reedley.

**Table 3-20  
City of Reedley Households by Tenure, 1990-2000**

	1990		2000	
	Number	Percent	Number	Percent
Owner	2,651	57.4%	3,540	61.3%
Renter	1,965	42.6%	2,234	38.7%
Total	4,616	100.0%	5,774	100.0%

Source: Census 1990 and 2000

From 1990 to 2000 there was a 4.3 percent increase in the number of owner-occupied households in single family units. The percentage of renter-occupied households in single family units also increased by 1.9 percent.

**Table 3-21  
City of Reedley Tenure by Unit Type, 1990-2000**

Tenure	SF	%	MF	%	Other	%
<b>1990</b>						
<b>Owner</b>	2,402	90.6%	74	2.8%	175	6.6%
<b>Renter</b>	772	39.3%	1,181	60.1%	12	0.6%
<b>2000</b>						
<b>Owner</b>	3,358	94.9%	22	0.6%	160	4.5%
<b>Renter</b>	920	41.2%	1,307	58.5%	7	0.3%

Source: Census 1990 and 2000

### 3.5.3 Household Size

Referencing Tables 3-22, 3-23, and 3-24, the number of households continued to grow from 1990-2000 for both Reedley and the County as a whole. The average size of Reedley households also grew from 1990 when the average size was 3.35 persons per household (pph.) to 2000 when it increased to 3.53 pph, as shown in Table 3-22. The County of Fresno also experienced an increase from 2.96 pph to 3.09 pph during the same time period. The average household size in Fresno County increased further in 2008 to 3.15, while the average household size in Reedley increased further to 3.61. Theories for this trend include:

- family members remaining at home longer or returning home after independent living
- family groups or other groups pooling funds to provide a better living conditions
- personal, cultural, or religious preferences that encourage larger households

Trends do suggest that the need for housing units with four or more bedrooms continues to increase.

**Table 3-22  
City of Reedley Household Type Characteristics, 1990-2000**

	1990		2000	
	Number	Percent	Number	Percent
Average Household Size	3.35	N/A	3.53	N/A
Family Households (Families)	3,671	79.5	4,643	80.6
Married-Couple Families	2,813	61.0	3,545	61.5
Female Householder, No Husband Present	549	11.9	746	12.9
Non-family Households	945	20.5	1,118	19.4
Householder Living Alone	760	16.5	911	15.8
Householder 65 Years and Over	419	9.1	488	8.5

Source: Census 1990 and 2000

Note: Percentages do not equal 100 percent, as some families/households are in more than one category.

Table 3-23 shows that the percentage of family households, married-couple families, and female-householder no husband present households, increased between 1990 and 2000. The other categories (non-family households, householder living alone and householder 65 years and over) decreased in percentage during the same time period.

**Table 3-23  
Fresno County Household Type Characteristics, 1990-2000**

	1990		2000	
	Number	Percent	Number	Percent
Average Household Size	2.96	N/A	3.09	N/A
Family Households (Families)	161,781	73.2%	186,736	73.8%
Married-Couple Families	120,213	54.4%	132,874	52.5%
Female Householder, No Husband Present	30,796	14.0%	38,569	15.2%
Non-family Households	59,152	26.8%	66,204	26.2%
Householder Living Alone	46,286	21.0%	52,100	20.6%
Householder 65 Years and Over	18,263	8.3%	19,805	7.8%
<b>Total Households</b>	<b>220,933</b>	<b>100%</b>	<b>252,940</b>	<b>100%</b>

Source: Census 1990 and 2000

Table 3-24 delineates the number of people in each household and how each household size category has changed. The percentage of single person and 2-person households has declined in growth. While the percentage of 3- or 4-person sized households has declined slightly in growth, the percentage of 5 or more-person sized households has grown.

**Table 3-24  
Reedley & Fresno County Household Size Trends, 1990-2000**

Household Size	1990		2000	
	Number	Percent	Number	Percent
<b>City of Reedley</b>				
1 Person	760	16.5%	911	15.8%
2 Person	1,219	26.4%	1,413	24.5%
3-4 Person	1,532	33.2%	1,868	32.4%
5+ Person	1,105	23.9%	1,569	27.2%
<b>Fresno County</b>				
1 Person	46,286	21.0%	52,100	20.6%
2 Person	65,509	29.7%	70,177	27.7%
3-4 Person	71,702	32.5%	80,742	31.9%
5+ Person	37,436	16.9%	49,921	19.7%

Source: Census 1990 and 2000

In the City of Reedley, “large” households (those containing five or more persons) represented 27.2 percent of all households in 2000, up from 23.9 percent in 1990. Large households were the fastest growing household size component between 1990 and 2000. Smaller households decreased from 42.9 percent to 40.3 percent in the same time period.

### 3.5.4 Family Size

Average family size is the average number of related person living together in one unit. Typically, housing decisions, such as qualifying for renters' assistance, are made on household size and not family size. In general, unlike household sizes, family sizes have gotten smaller over the last 30 years. Table 3-25 provides an overview of the family size in Reedley and Fresno County with respect to ethnicity for the year 2000, indicating that the ethnic groups with the largest families in Reedley are Hispanic or Latino, American Indian/Alaskan Native, and Black or African American. The ethnic groups with the smallest families in Reedley are Asian, White, and Native Hawaiian/Pacific Islander.

**Table 3-25**  
**Average Family Size for the General Population, 2000**

<b>Race</b>	<b>City of Reedley</b>	<b>County of Fresno</b>
All Races	3.87	3.59
White Alone	3.50	3.19
Black or African American	4.06	3.46
American Indian/Alaskan Native	4.29	3.87
Asian Alone	3.20	4.72
Native Hawaiian/Pacific Islander	4.00	4.26
Hispanic or Latino	4.44	4.14

Source: Census 2000

### 3.5.5 Overpayment and Overcrowding

#### *Overpaying*

“Overpayment” is defined by HUD as the rent or mortgage, including utilities, for residential occupancy that consumes 30 percent or more of household income. Severe overpaying occurs when households pay 50 percent or more of income for housing. Such costs for low-income residents limit expenditures for food and medicine.

According to Table 3-19, there were 1,259 renter- and owner-occupied households (22%) paying more than 35 percent of their annual incomes for housing. Additionally, Table 3-26 shows that 30.6 percent (678 of 2,214) of renter households were paying 35 percent or more of their annual household income to gross rent.

**Table 3-26  
City of Reedley Housing Cost as a Percentage of Household Income**

<b>Owner-Occupied Units: SF3-H97</b>						
	<b>Total</b>	<b>% of Total</b>	<b>0-20% of</b>	<b>20-29% of</b>	<b>30-34% of</b>	<b>35+% of</b>
<b>Income Range</b>	<b>Households</b>	<b>Households</b>	<b>HH Income</b>	<b>HH Income</b>	<b>HH Income</b>	<b>HH Income</b>
\$0-10,000	144	4.4	0	27	14	98
\$10,000-19,999	341	10.4	65	35	12	229
\$20,000-34,999	631	19.3	195	113	69	254
\$35,000-49,999	590	18.1	251	113	66	65
\$50,000+	<b>1,559</b>	47.7	1,113	378	39	29
<b>Subtotal</b>	<b>3,265</b>	100.0	<b>1,624</b>	<b>666</b>	<b>200</b>	<b>675</b>
<b>Renter-Occupied Units: SF3-H73</b>						
	<b>Total</b>	<b>% of Total</b>	<b>0-20% of</b>	<b>20-29% of</b>	<b>30-34% of</b>	<b>35+% of</b>
<b>Income Range</b>	<b>Households</b>	<b>Households</b>	<b>HH Income</b>	<b>HH Income</b>	<b>HH Income</b>	<b>HH Income</b>
\$0-10,000	458	20.7	0	23	20	297
\$10,000-19,999	580	26.2	47	77	112	318
\$20,000-34,999	597	27.0	154	229	126	63
\$35,000-49,999	296	13.4	204	83	0	0
\$50,000+	283	12.8	258	8	0	0
<b>Subtotal</b>	<b>2,214</b>	100.0	<b>663</b>	<b>420</b>	<b>258</b>	<b>678</b>
<b>Total</b>	<b>5,479</b>	- -	<b>2,287</b>	<b>1,086</b>	<b>458</b>	<b>1,353</b>

Source: U.S. Census, 2000 Population and Housing, Summary Tape File 3A- H73 and H97; Household Income in 1999 for specified renter-occupied housing units by gross rent as a percentage of household income, and Household Income in 1999 for specified owner-occupied units by selected monthly owner costs as a percentage of household income.

Note Some households are not accounted for; therefore, figures may slightly differ for other U.S. Census estimates for Total Households.

Table 3-27 reflects the percentages of low-income owner-occupants and renters paying more than 30 percent of their income toward housing. It is not likely that these conditions have improved since 1999 but rather have likely worsened.

**Table 3-27  
Percentage of Low-Income Households Overpaying for Housing, 2000**

<b>Owner-Occupied Units</b>	
Households with incomes less than 80% MFI*	Paying 30% or More of HH Income
610	48%
<b>Renter-Occupied Units</b>	
Households with incomes less than 80% MFI	Paying 30% or More of HH Income
486	26.3%

\* MFI: Median Family Income of \$34,682 (80% = \$27,746)

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data. 2005

Table 3-28 from the State of the Cities Comprehensive Housing Affordability Strategy (CHAS) indicates the extent of housing difficulties endured by extremely low, very low, and low income households. From the CHAS, the definition of “Housing Problem” is cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities. This table includes only those households earning less than median income.

**Table 3-28  
Housing Problems for All Households State of the Cities CHAS Data**

	<b>Total Renters</b>	<b>Total Owners</b>	<b>Total Households</b>
<b>Household Income &lt;=30% AMI</b>			
% with any housing problems	73.6	80.7	75.4
% Cost Burden >30%	69.2	80.7	72.1
% Cost Burden >50%	53.3	74.0	58.5
<b>Household Income &gt;30% to &lt;=50% AMI</b>			
% with any housing problems	89.9	74.6	83.9
% Cost Burden >30%	68.2	65.4	67.1
% Cost Burden >50%	14.0	26.0	18.7
<b>Household Income &gt;50% to &lt;=80% AMI</b>			
% with any housing problems	58.2	61.0	59.8
% Cost Burden >30%	26.3	48.0	38.4
% Cost Burden >50%	2.1	21.1	12.7

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data. 2005

Table 3-29 shows ranges of households that are overpaying for rental expenses, corroborating previous findings. There is sufficient evidence of the need for more affordable rental housing which is addressed in the City’s goals and objectives in Chapter 6.

**Table 3-29  
City of Reedley Gross Rent as a % of Household Income in 1999**

	<b>Households</b>	<b>Percent of all Households</b>
Less Than 15.0%	380	17.2
15.0 to 19.9%	283	12.8
20.0 to 24.9%	243	11.0
25.0 to 29.9%	177	8.0
30.0 to 34.9%	258	11.7
35.0% or More	678	30.6
Not Computed	195	8.7

Source: Census 2000

***Overcrowded Housing Units***

The 2000 Census defines overcrowding as 1.01 or more persons per room. Units with more than 1.5 persons per room are considered severely overcrowded.

Table 3-30 indicates that in Reedley in 2000, 17.7 percent of owner-occupied households were overcrowded and 42.3 percent of renter-occupied households were overcrowded, almost twice that of the State average. Of the renter-occupied households that were overcrowded, 28.0 percent were severely overcrowded.

**Table 3-30**  
**City of Reedley Overcrowded Households by Tenure**

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percent	Households	Percent	Households	Percent
1.00 or Less	2,913	82.3%	1,289	57.7%	4,202	72.8%
1.01 to 1.50	253	7.1%	320	14.3%	573	9.9%
1.51 or More	374	10.6%	625	28.0%	999	17.3%
Total	3,540	100.0%	2,234	100.0%	5,774	100.0%
% of Overcrowded by Tenure	627	17.7%	945	42.3%		

Source: Census 2000, STF 3A-H20 Tenure by Occupants per Room

Because large, overcrowded families are generally low-income groups, and because their numbers are increasing, the housing needs of these families are one of the most difficult ones to alleviate. Although some rent subsidies are available, the typical Reedley apartment is not large enough or affordable enough to accommodate these larger families and it will be many years before most will have sufficient incomes to purchase a larger single-family home through the private market.

### **3.6 SPECIAL HOUSING NEEDS OF OTHER GROUPS**

#### **3.6.1 Special Needs of Persons with Disabilities**

Living arrangements for persons with disabilities depend somewhat on the severity of the disability. Many persons live at home in an independent environment with the help of family members or others. To maintain independent living, disabled persons may require accommodation or modification to the home. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions. Accessible housing should also be provided in senior housing developments.

Census data for 2000 indicated there were 3,140 persons in Reedley (15.1 percent of the total population) with a disability, employed and unemployed, between the ages of 16 to 64. Of the senior population in 2000, approximately 40.1 percent of those 65 years and over had one or more disabilities. Based on this information, it is likely that many of the heads of households in this group may be in need of housing assistance or special features to allow better physical mobility.

**Table 3-31  
City of Reedley Persons with Disabilities by Employment Status**

<b>Disabilities by Employment Status</b>	<b>Number</b>	<b>% of Disabled Population</b>
Age 5-64, Employed Persons with a Disability	1,627	38%
Age 16-64, Not Employed with Disability	1,513	35.3%
Persons Age 65 Plus with Disability	941	22.0%
Total Number in Population	20,756	
Total Persons with Disabilities as Percent of Population		20.6%

Source: 2000 Census, SF 3:P42.

Referencing Table 3-32, the most pervasive disabilities are physical and mental disabilities, accounting for more than 28.8 percent of all disabilities and affecting 2,170 residents.

Facilities established to care for persons with disabilities, whether permanent or temporary are found in Reedley. Kings View Hospital was established in 1948 to provided mental health and social services to those with limited ability to care for themselves. However, the facility was closed in 2002: services are now provided via telecommunications with the City of Fresno. The New Start group home in Reedley provides behavioral modification services including out-sourced chemical dependency treatment and prevention, as needed, for boys ages 12 to 18. As noted later under Needs of the Elderly, there are several elder-care residential facilities that also provide rehabilitative and convalescent services and numerous others exist in Fresno.

**Table 3-32  
City of Reedley Persons with Disabilities by Disability Type, 2000**

<b>Persons with Disabilities by Disability Type</b>	<b>Number</b>	<b>% of Total Disabilities</b>
<b>Total number of residents with disabilities</b>	<b>2,170</b>	
<b>Total Disability Types Tallied</b>	<b>7,547</b>	<b>100.0</b>
<b>Total Disability Types Tallied for Ages 5-64</b>	<b>5,694</b>	<b>75.4</b>
Sensory Disability	273	3.6
Physical Disability	707	9.4
Mental Disability	649	8.6
Self-Care Disability	357	4.7
Go-Outside-Home Disability	1,492	19.8
Employment Disability	2,216	29.4
<b>Total Disability Types for Ages 65 and Over</b>	<b>1,853</b>	<b>24.6</b>
Sensory Disability	320	4.2
Physical Disability	535	7.1
Mental Disability	279	3.7
Self-Care Disability	212	2.8
Go-Outside-Home Disability	507	6.7

Source: Census 2000, SF 3, P41

Physical Disabilities: According to 2000 Census data, persons with physical disabilities in Reedley number 1,242 or 16.5 percent of the total disabled population. Seniors have a lower percentage of physical disabilities, 7.1 compared to 9.4 percent among persons aged 5-64.

In order to accommodate persons with physical disabilities, there is a need to adapt houses or apartments for wheelchairs and other special requirements. Both federal and State housing laws require physical accessibility in all multifamily residential buildings with four or more units built after March 13, 1991. However, most dwellings built before that date are not subject to these accessibility requirements.

Mental Disabilities: According to the 2000 Census, there are 928 persons (12 percent of all disabled individuals) with a severe mental disability in Reedley, a critically under-served population with respect to housing. Approximately 20-50 percent are capable of living in their own housing with assistance in maintaining their home, the provision of meals and transportation, as do other persons with disabilities.

The State Department of Social Services' Community Care Licensing Division identifies six Adult Residential Facilities in Reedley with capacity for 34 adults. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

Appropriate housing for persons with mental or physical disabilities includes very low cost units in large group home settings (near public transit and retail services), supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, and inpatient/day treatment programs, crisis shelters and transitional housing.

Developmentally Disabled: According to Section 4512 of the Welfare and Institutions Code a "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided.

The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Central Valley Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local

businesses to offer a wide range of services to individuals with developmental disabilities and their families. Based on State data, Reedley has an estimated 170 persons with developmental disabilities.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, Housing Choice vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating ‘barrier-free’ design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In 2008, California Code § 65583(a)(5) required jurisdictions to remove constraints or provide accommodations for housing for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Although the City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities, neither does it explicitly state that those with disabilities are allowed, by right, to have or to make modifications or accommodations.

To facilitate those with disabilities, a Reasonable Accommodations Plan needs to be developed. The plan is required to:

- provide periodic review of existing laws and regulations that constitute constraints to the availability of affordable housing for persons with disabilities.
- establish clear procedures that applicants may follow to request reasonable accommodations, and to be advised of the time and elements comprising the process.

### 3.6.2 Special Needs of the Elderly

It is expected that persons aged 65 and older will comprise more than 14 percent of the U.S. population by 2010, and 22 percent by 2030 (or 65 million). The California Department of Aging estimates that the elderly population 60 and over in Fresno County will increase between 100 and 150 percent between 1990 and 2020.

Senior households have special housing needs primarily due to three major concerns: physical disabilities/limitations, income, and increasing costs for health care and other necessities.

From 1990 to 2000, the number of elderly households increased from 1,085 to 1,457, or 1.8 percentage points of total Reedley households. Table 3-33 shows that in Reedley, 976 (75.6 percent) of residents 65 years and over lived in housing they owned, while 309 (23.4 percent) lived in rental housing.

**Table 3-33**  
**City of Reedley Elderly Householders by Tenure by Age, 2000**

<b>Householder Age</b>	<b>Owners</b>	<b>Renters</b>	<b>Total</b>
65-74 Years	472	145	617
75 Plus Years	504	164	668
<b>Total Households</b>	<b>976</b>	<b>309</b>	<b>1,285</b>

Source: Census 2000, SF 3: H14

This is a high rate of ownership for a population comprising only 11.3 percent of the total population in the City. Although 10.7 percent (380) of the elderly consist of very low- or low-income households, it is reasonable to presume that this Boomer generation has either substantially or fully paid off its mortgage. Due to the lower levels of discretionary funds available to many elderly residents, however, it is likely that assistance to maintain their homes would be needed.

Of the elderly renter households, 9.3 percent (209) are very low- or low-income households (see Table 3-34). 2000 Census data indicate that 40 percent of the City’s elderly residents who are renters paid at least 35 percent of their income for gross rent. In these instances, rental subsidies could mean the difference between having both good nutrition and paying for medical treatment, or having to choose one over the other.

**Table 3-34**  
**City of Reedley Elderly Households by Income and Tenure, 2000**

<b>Income Level</b>	<b>Elderly Owner Households</b>	<b>Elderly Renter Households</b>
Below 30% AMI	89	79
31% to 50%	82	47
51% to 80%	209	83
81% to 120%	540	62
Above 120%	56	38
<b>Total</b>	<b>920</b>	<b>271</b>

Source: CHAS Data, Housing Problems

Social Security provides older Americans with monthly income with automatic increases tied to the cost of living. The median income for a Social Security recipient nationally is \$12,948 (2008 figure). An individual paying 30 percent of income towards rent could pay a maximum of \$356; a couple with only Social Security benefits could pay up to \$581 per month. Social Security alone does not cover the cost of living for many elderly residents; fewer than half of elderly persons receive pensions other than Social Security. In order to fill that gap between income and housing costs, many elderly persons continue to work or apply for Supplemental Security Income (SSI/SSP). The SSI program makes payments to people with low income who are age 65 or older, are blind, or have a disability. The 2008 federal SSI benefit rate for an individual

living in his or her own household and with no other countable income is \$637 monthly; for a couple the SSI benefit rate is \$956 monthly.

The State Community Care Licensing Division (CCLD) lists three Residential Care facilities for the Elderly in Reedley with a total capacity of 356 individuals. The City has a variety of organizations that provide services to the elderly. Examples include but are not limited to:

- Reedley Elderly Apartments - 23 units designed for serving its senior population. This complex is managed by the USDA Rural Development through their Fresno office.
- Palm Village - a retirement community owned and operated by the non-profit Mennonite Brethren Homes, Inc., is open to all faiths; provides on-site rehabilitation therapy services, Alzheimer's/dementia care, skilled nursing, assisted and independent living.
- Sierra View is another non-profit owned and operated assisted living facility of 63 units. It also provides skilled nursing care rehabilitation services through an additional 59 bed nursing center.

The City of Reedley and Senior Services Office has a number of senior services programs such as assistance in completing Homeowner's and Renters Assistance claims for those 62 years and over, blind or disabled; free tax services for anyone over 60; free hearing testing and blood pressure screening; recreation and exercise classes; and utility discounts through Universal Life Line and PG&E. The City has also formed a Commission on Aging that acts as an advisory board to the Council on matters relating to the senior citizen services offered by the City.

There are limited local facilities for adult day care, short-term institutionalization, and short-term foster care. These would provide residential care and supportive services to elderly residents unable to care for themselves, as well as respite care to family members.

Because the trend of population aging is not expected to change, long-range planning should anticipate the continuing need for affordable housing appropriate for the elderly by designing innovative programs to address the demand. The City's policies will continue to support renovations, repairs, and additions to homes for seniors.

Additional housing types considered appropriate for seniors include townhouses, one-story duplexes and second units (granny flats). Congregate housing, which provides services on-site such as a common dining room and kitchen with support services, allows the elderly to maintain their independence in a safe and healthful environment.

### 3.6.3 Special Needs of Farmworkers

According to the U.S.D.A. *Profile of Hired Farmworkers, A 2008 Update Report*, farmworkers are disadvantaged in the labor market relative to most other U.S. wage workers as, on average, they are younger, less educated, likely to be foreign-born, and less likely to speak English. According to the National Agricultural Workers Survey (NAWS), one half of all hired crop farmworkers lack legal authorization to work in the United States. The report also notes that, "Housing conditions of farmworkers have historically been substandard because of crowding,

poor sanitation, poor housing quality, proximity to pesticides, and lax inspection and enforcement of housing regulations.”

Due to the mobility of this population, agricultural workers are generally undercounted by the Census. According to Census 2000, approximately 1,200 of 6,941 Reedley residents were employed in “farming, forestry, fishing,” occupations, and were not “farmers and farm managers.” This is approximately 17.3 percent of the City’s employed adults. However, an unknown number of uncounted farmworkers probably live in unofficial dwellings.

Table 3-35 shows data from the U.S. Department of Agriculture (USDA) 2002 Census of Agriculture; in 2002, Fresno County had an estimated 69,991 permanent and seasonal farmworkers. Of that total, 18,751 (26.7 percent) were permanent workers and 51,240 (73.2 percent) were seasonal workers. Although data were available only for the County as a whole, data from other sources indicate that Reedley’s employment base includes a similar percentage of farmworkers. It was estimated that approximately 878 residents would be considered permanent farmworkers, and 322 would be considered seasonal farmworkers.

**Table 3-35  
Fresno County Farmworkers**

<b>Farm Operations with Fewer Than 10 Employees</b>	
Permanent Workers	4,131
Seasonal (e.g. fewer than 150 days) Workers	5,908
<b>Total</b>	<b>10,039</b>
<b>Farm Operations with 10 or More Employees</b>	
Permanent Workers	14,620
Seasonal (e.g. fewer than 150 days) Workers	45,332
<b>Total</b>	<b>59,952</b>

Source: USDA 2002 Census of Agriculture, USDA & COG

Most farmworkers aim to maximize earnings and are unable or unwilling to pay market rents for temporary housing. Since most farmers do not provide housing, and many publicly owned or managed facilities are restricted to families, the neediest workers (e.g., single males) usually seek housing in regular rental markets, where several share a housing unit or motel room, and some sleep in cars and other unconventional places. Furthermore, during the 1990s, many farmworkers brought their families to the U.S. Providing housing for these often large family households is difficult. Consequently, the major farmworker housing policy issue has shifted from regulating employer-provided housing to direct provision of farmworker housing.

Assuming that some, but not all of the farmworker households included more than one agricultural worker, the City estimates that it has approximately eight to 12 percent (558 to 837) households that could qualify for farmworker housing. Although nearby communities, including Orange Cove, Parlier and Selma, have housing specifically for farmworkers, none is available within Reedley.

The Housing Authorities of the City and County of Fresno manage 130 housing units for migrant farmworkers throughout the County, including Parlier (five miles west of Reedley). Additionally, the agency manages “Farm Labor” housing for seasonal and permanent agricultural workers in Orange Cove (four miles north of Reedley). Residents here pay 30 percent of their earnings as rent, with the balance paid by the U.S. Department of Agriculture. 42 units of low income housing, available to farmworkers and others, are available in the City of Reedley.

HCD administers more than 20 programs that award loans and grants to local public agencies, private non-profit and for-profit housing developers, and service providers every year. Many of these programs and funding sources can be utilized to provide housing for farmworkers.

GC 65589.5(c) encourages jurisdictions to use infill in lieu of development on agricultural lands for residential purposes. To support this code, and because the City does not include lands designated for agriculture, housing for farmworkers residing within the City will be considered with other groups experiencing overcrowded, unaffordable, and/or unsafe living conditions. The City will continue to work with the County of Fresno, the U.S. Department of Agriculture, Rural Development, HCD, and other agencies to encourage the development and operation of low-income housing for agricultural workers.

Health and Safety Code §17021.5 requires that employee housing (e.g., housing for farmworkers) that serves six or fewer employees must be considered a residential use, with only those taxes, fees, or conditional uses that are required of other residential units in that zone. The City’s municipal code does not specifically address employee housing, and a policy will be included to revise the municipal code for this use. Health and Safety Code §17021.6 also requires that housing for agricultural workers permit up to 36 beds or 12 units for single occupants or families as a by right use in zones permitting agricultural use. No land within the city limits is zoned for agricultural use. Should any land be rezoned or annexed with this use, the City’s municipal code will be revised to permit construction of agricultural workers’ housing.

### 3.6.4 Households with Emergency Shelter Needs

Emergency housing is that housing which exists for the use of individuals and families who, in addition to lacking financial resources, are without shelter due to a crisis from a legal or personal issue. This type of housing is a temporary refuge until a permanent solution can be developed. California has the highest population of homeless in the U.S. However, more than one half of California’s 170,200 homeless live in Los Angeles County, San Francisco and other coastal cities. Included in the State’s homeless population are an estimated 90,000 children, the largest percentage of homeless children since the Great Depression. However, because of its inland location, small population, and lack of services (compared with other nearby cities), a relatively small number of homeless persons reside in the City of Reedley.

The City proposes to amend the zoning code so that emergency shelters shall be a permitted land use in all residential districts and public facilities as a by-right use. The emergency shelter, transitional housing and supportive housing classification would be a site plan review. The Site Plan Review process is a ministerial process and not discretionary. (See Program 4: Housing to Accommodate Special Needs Groups, A-5.6

Emergency shelters, transitional housing and supportive housing are defined as follows:

Emergency Shelter (per Health and Safety Code 50801): housing with minimal supportive services for homeless persons limited to occupancy of six months or fewer. No individual or household may be denied emergency shelter because of an inability to pay.

Transitional Housing (per Health and Safety Code 50675.2(h)): rental housing developments, but operated under program requirements that call for termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no fewer than six months.

Supportive Housing (per Health and Safety Code 50675.14(b)): housing with no limit on length of stay, occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to services that assist the resident in retaining the housing, improving his or her health status, and maximizing the ability to live and work in the community.

Persons threatened with homelessness are those at risk of losing their residence. Among the persons at-risk are those leaving institutions, foster children, victims of domestic violence, low-income households with high housing expenses, farm workers, and very low-income, single person households. The greatest needs for assistance include short-term financial aid to assist persons at-risk with finding a home, and educating tenants on their rights so that they are not evicted or discriminated against.

SB 2 requires that each jurisdiction determine the approximate number of people in need of emergency shelter. In January of 2007, the Fresno Madera Continuum of Care conducted its bi-annual Point in Time Survey to determine the number of homeless in Fresno County. This survey determined that 4,247 people were homeless at any time throughout the County. A similar survey, conducted in January 2008, counted 3,507 homeless persons.

The approximate number of homeless persons in the City of Reedley cannot accurately be extrapolated from the above figures. Small communities have few homeless persons living on the streets. Instead, many live with friends or families, or in outbuildings, orchards, or other outdoor areas. Finally, those who are homeless in Reedley may seek services in the City of Fresno, where emergency housing, food, and health services are more readily available. Homeless persons in Reedley are most likely to be single, white, and male between the ages of 30 and 50. Many suffer from physical or mental disabilities that limit their abilities to work and access to affordable health care. Some lack skills to find and retain steady employment.

Other factors to consider in determining the number of homeless include the increase in domestic violence during winter holiday months, when and more women and children leave home; current economic conditions (including increased foreclosures) that result in greater homelessness; and the higher rate of unemployment in the smaller cities of the County, which may encourage those able to work to relocate to Fresno or Clovis.

Dinuba, located five miles south of Reedley and approximately the same size, has a nonprofit center that serves the needs of homeless women and families. They estimate that approximately

25 percent of those seeking assistance are from Reedley. Assuming that only one-half those who need emergency shelter go to Dinuba, and the other one-half seek assistance in the City of Fresno, Reedley estimates that its unmet need is zero to five persons per day, varying seasonally, with a total of approximately 100 persons per year.

Organizations that provide services for the homeless include the Salvation Army Reedley Service Unit, Street Light Ministries, Love Inc., Kings Canyon Unified School District (KCUSD) Social Workers, the Marjoree Mason Center and the City of Reedley Police Department Community Services Officer. Street Light Ministries provides food to approximately 10-15 people per week. Because none of these organizations or agencies provides shelter for men, those homeless persons looking for shelter are referred to the Fresno Rescue Mission.

Within the City of Reedley is a confidentially located 18-bed facility – Reedley House - that offers both transitional and emergency shelter for victims of domestic violence operated by the Marjoree Mason Center. Intake here is limited to women and children. Among services offered through the Center's local shelter and two other facilities in Fresno County are shelter, crisis services, legal assistance, therapy, education, and batterers' intervention. Reedley leases the facility to the Marjoree Mason Center for a \$1 annual fee.

SB 2 requires that the local government show in its housing element that it has one or more zoning categories that allow emergency shelters. Housing for emergency shelters and transitional housing is allowed in both the R (One-Family Residential Districts) and RM (Multi-Family Residential Districts) zones serving six or fewer persons, which is sufficient to meet the needs of its residents.

There is a need to address shelter restrictions that separate families, pets, and caregivers, thus undermining support networks, family structure, and removing emotional support and comfort. There is also a need for credit counseling and a network to assist homeless persons and families with obtaining personal paperwork, such as birth certificates, military information, and social security information, and a need for education and counseling.

The City of Reedley currently has no facility for males needing emergency shelter. In the past, the City has relied on the services provided by Fresno County (and located in the City of Fresno) to assure that the unmet need for those who are homeless has been addressed. As an entitlement city under the Joint Powers Agreement with the County of Fresno, funding from the Emergency Shelter Grant Program and funds received by the Fresno-Madera Continuum of Care have been used to extend needed services to Reedley residents.

The City will continue to seek avenues to meet the needs of residents who need emergency, transitional, or supportive housing, as well as programs to prevent homelessness. Policies are included to define emergency, transitional, and supportive housing. Additionally, policies have been included to comply with state law for emergency housing as a by-right use in at least one zone, and transitional and supportive housing in residential zones as a by-right use.

### 3.6.5 Special Needs of Group Quarters Population

Group quarters are places where people live that are normally managed by an organization providing housing and/or services for the residents. Group quarters include college residence halls, residential treatment centers, skilled nursing facilities, group homes, correctional facilities, and facilities for people experiencing homelessness. Referencing Table 3-36, there were 395 individuals living in group quarters in 2000.

**Table 3-36**  
**City of Reedley Group Quarters Population, 1990-2000**

	<u>1990</u>	<u>2000</u>
<b>Total</b>	<b>209</b>	<b>395</b>
Institutionalized population:	209	355
Correctional institutions	0	0
Nursing homes	209	298
Other institutions	0	57
Non-institutionalized population:	126	40
College dormitories (includes college quarters off campus)	104	0
Military quarters	0	0
Other non-institutional group quarters	22	40

Source: Census 2000, SF 1, P37. Census 1990, SF 1, P28

### 3.6.6 Units at Risk of Conversion to Market Rate Housing

According to the California Housing Partnership Corporation, the Mountain View Apartments at 128 S. Haney Avenue are at risk of losing Section 8 Certificates in 2013. According to the Housing Authority of the City and County of Fresno and the manager of the Mountain View Apartments, however, the apartments are a HUD-assisted low-income project and therefore do not require or accept Housing Choice Vouchers (formerly Section 8 certificates). The manager reports that HUD assistance for low-income households will continue and the units are not at risk of changing to non-low income housing in the next 10 years.

## 3.7 Housing Stock Characteristics

### 3.7.1 Age of Housing Stock

Table 3-38 illustrates age of housing units by tenure in each Census Tract. Tract 66.01 has accommodated a major share of new owner-occupied housing, as well as housing for renters. Parts of Tracts 66.02 and 67 comprise the central section of the City.

The City's rehabilitation program has been funded through CDBG, HOME and redevelopment set-aside (no longer available). These programs have successfully completed 41 rehabilitations during the 2003-2008 planning period.

**Table 3-37  
Year Built by Tenure**

	<b>Units</b>	
<b>Owner occupied:</b>	<b>3,540</b>	<b>61.3%</b>
Built 1999 to March 2000	72	2.0%
Built 1995 to 1998	360	10.2%
Built 1990 to 1994	495	14.0%
Built 1980 to 1989	369	10.4%
Built 1970 to 1979	775	21.9%
Built 1960 to 1969	451	12.7%
Built 1950 to 1959	382	10.8%
Built 1940 to 1949	311	8.8%
Built 1939 or earlier	325	9.2%
Subtotal built prior to 1970	1,469	< 1,970
<b>Renter occupied:</b>	<b>2,234</b>	<b>38.7%</b>
Built 1999 to March 2000	6	0.3%
Built 1995 to 1998	63	2.8%
Built 1990 to 1994	202	9.0%
Built 1980 to 1989	616	27.6%
Built 1970 to 1979	459	20.5%
Built 1960 to 1969	361	16.2%
Built 1950 to 1959	252	11.3%
Built 1940 to 1949	97	4.3%
Built 1939 or earlier	178	8.0%
Subtotal built prior to 1970	888	< 1,970
<b>Total built prior to 1970</b>	<b>2,357</b>	

Source: H36. TENURE BY YEAR STRUCTURE BUILT [21] - Universe: Occupied housing units Data Set: Census 2000 Summary File 3 (SF 3).

**Table 3-38  
Housing Age by Census Tract**

<b>Reedley Census Tracts Fresno County</b>	<b>Built 1999 to March 2000</b>	<b>1970-1999</b>	<b>1970-Earlier</b>	<b>Total Housing Units</b>
<b>Owner Occupied</b>				
63	0	745	495	1,240
66.01	66	839	452	1,357
66.02	0	231	417	648
67	6	558	577	1,141
68.02	0	301	299	600
City	72	1,999	1,469	3,540
<b>Renter Occupied</b>				
63	0	240	270	510
66.01	0	698	267	965
66.02	6	374	421	801
67	0	228	186	414
68.02	0	183	237	420
City	6	1,340	888	2,234
<b>Total Units</b>	<b>78</b>	<b>3,339</b>	<b>2,357</b>	<b>5,774</b>

Source: U.S. Census 2000, SF 3 (H36)

**Table 3-39  
Reedley Housing Growth by Structure Type**

<b>Unit Type</b>	<b>1990</b>		<b>2000</b>		<b>Change</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Single-Family	3,251	68.70%	4,136	71.8%	885	86.4%
Duplex	121	2.60%	216	3.8%	95	9.3%
3-4 Units	324	6.80%	366	6.3%	42	4.1%
5+ Units	834	17.60%	851	14.8%	17	1.7%
Mobile Home/Other	206	4.30%	191	3.3%	-15	-1.5%
<b>Totals</b>	<b>4,733</b>	<b>100.00%</b>	<b>5,756*</b>	<b>100.0%</b>	<b>1,024</b>	<b>100.00%</b>

Source: U.S. Bureau of the Census 1990 and 2000 Census of Population and Housing and Department of Finance E-5 Report. 2000 totals do not include "group quarters" or vacant homes and therefore do not equal 5,983 housing units.

Table 3-40 identifies the total number of housing units for Reedley and Fresno County in 1990, 2000, and 2008. The growth rate of housing units in the City of Reedley has been significantly higher than in the remainder of Fresno County. In 2008, the number of housing units in Reedley had risen to 7,229, an increase of 1,257 units since 2000. As of Census 2000, 38.1 percent of the housing stock in the City was less than 20 years old. By contrast, 41.1 percent of the housing stock is 30 or more years old, and of that amount, 26.8 percent was built before 1960.

**Table 3-40  
Total Housing Units in Reedley and Fresno County 1990 - 2008**

Jurisdiction	1990		2000		2008	
	Housing Units	Percent Change From 1980	Housing Units	Percent Change From 1990	Housing Units	Percent Change From 2000
City of Reedley	4,773	33.5	5,983	20.2	7,229	17.2
Fresno County	235,563	21.6	270,767	14.9	308,403	13.8

Sources: Census 1990 and 2000. DOF, E-5 City / County Population and Housing Estimates, 2008

### 3.7.2 Occupied Housing Units

Table 3-41 shows owner-occupied versus rental units from the 2000 Census for Reedley and the County. At 61.2 percent owner-occupied housing, Reedley's rate is 4.7 percent higher than the County.

**Table 3-41  
Reedley and Fresno County Occupied Housing Units by Jurisdiction, 2000**

Jurisdiction	Total Occupied Housing Units	Owner Occupied Housing Units	Renter Occupied Housing Units
City of Reedley	5,774	3,540	2,357
County of Fresno	252,940	142,795	110,145

Source: Census 2000

### 3.7.3 Single-Family and Multi-Family Housing Units

The Department of Finance (DOF) estimates for Reedley in 2000 and 2008 indicated occupied housing units increased by 1,473 units. Increases were overwhelmingly single-family homes, which increased from 71.9 percent of occupied housing to 76.9 percent. Only 47 multifamily units added were added between 2000 and 2008, so that overall occupancy in multifamily housing decreased. Economic conditions reveal the need to construct additional multi-family units with lower per-unit costs.

**Table 3-42  
City of Reedley Occupied Housing Units by Type, 2000-2008**

Unit Type	2000		2008		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-Family	4,136	71.9%	5,562	76.9%	1,426	96.8%
2-4 Units	578	10.0%	612	8.5%	34	2.3%
5+ Units	851	14.8%	864	12.0%	13	0.9%
Mobile Home/Other	191	3.3%	191	2.6%	0	0.0%
Totals	5,756	100.0%	7,229	100.0%	1,473	100%

Source: DOF, E-5 County/State Population and Housing Estimates of occupied homes, excluding "group homes."

### 3.7.4 Vacancy Trends

HUD standards indicate that a vacancy rate of five percent is sufficient to provide choice and mobility. In 2000, the Census reported a Reedley vacancy rate of 3.5 percent, with a homeowner vacancy rate of 1.2 percent and a rental vacancy rate of 3.2 percent. Table 3-43 shows the characteristics of the City's and Fresno County's vacant housing units per the 2000 Census.

**Table 3-43  
City of Reedley Vacancy Rate, 2000**

	<b>2000 Census</b>
Total	5,972
Occupied	5,761
Vacant	211
For Rent	74
For Sale only	43
Rented or sold, not occupied	15
For seasonal, recreation, or occasional use	25
For migrant workers	1
Other vacant	53

Sources: Census 2000 Summary File (SF 3), H6 Occupancy status, H8 Vacancy status.

### 3.7.5 Housing Condition

An updated citywide housing quality survey was conducted in 2002. As indicated in Table 3-37, a substantial percentage of housing was constructed over 20 years ago.

#### *Survey Criteria*

The HCD recognizes a housing quality survey point system which reflects and rates serious health and safety issues such as roof and foundation structural integrity and adequate protection from the elements provided by secure windows and sound framing, stucco and other siding. The ratings are defined by HCD as:

**SOUND** - a unit that appears new or well maintained and structurally intact, and requires no significant repairs. A sound unit will reflect 9 or fewer points on survey.

**MINOR** – a unit that shows signs of deferred maintenance, or which needs only one major component such as a roof. Minor conditions will rate between 10 to 15 points on survey.

**MODERATE** – a unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.

**SUBSTANTIAL** – a unit that requires replacement of several major systems (e.g. foundation work, roof structure replacement and re-roofing, as well as painting and window replacement.)

DILAPIDATED – a unit where the building appears structurally unsound and maintenance is non-existent, not fit for human habitation in its current condition, may be considered for demolition or at minimum, major rehabilitation will be required.

The 2002 housing quality survey showed the following stock conditions (Table 3-44) as:

**Table 3-44  
Reedley Housing Condition Survey Results**

Housing Type	Sound	Minor	Moderate	Substantial	Dilapidated	Vacant	Total
Single	645	871	769	1,844	6	143	4,278
Multi-family	111	506	460	490	0	32	1,599
Total	756	1,377	1,229	2,334	6	175	5,877
Percent	12.9	23.4	20.9	39.7	0.1	3.0	100

Source: City of Reedley, 2002 Housing Quality Survey

### 3.7.6 Residential Building Permits

Building permit data is collected annually as shown in Table 3-45. According to the Construction Industry Research Board, California housing starts in 2008 were lower than in 2007 by almost 44 percent. Additionally, housing starts for condominiums and apartments fell from 3,333 in May 2008 to only 671 units in May 2009 (a decrease of 80 percent), and single family housing starts in May 2009 were down another 40 percent from 2008.

**Table 3-45  
City of Reedley Finalized Building Permits by Housing Type 1997 – 2008**

Fiscal Year	Total Dwellings	Single-Family Dwellings	Multiple Family Dwelling Units (Plexes & Apts)	Hotels/Motels Dormitories
1997	130	103	35	0
1998	96	85	24	0
1999	66	65	2	0
2000	27	19	12	0
2001	25	27	0	0
2002	13	15	0	0
2003	73	54	23	0
2004	226	212	21	0
2005	117	113	6	0
2006	160	162	0	0
2007	201	205	0	0
2008 (to 6/30)	45	45	0	0
TOTAL	1179	1105	124	0

Source: City of Reedley, Planning and Development Department (Permit Center), 2010

Permit Statistics by Internal Report Category – “Permits” category used to calculate number of single-family dwellings.

“Number of Units” category for duplex, four-plex, and apartments used to calculate number of multi-family dwelling units.

From 1997 through 2008, the City issued permits for the demolition of 43 single-family units and multi-family units, as well as the removal of 29 manufactured homes. New units constructed totaled 1,244. Of the new units, 406 were permitted since January 2006 and can be credited to the RHNA in this planning period. Although none of the permits issued since 2005 were for multiple family units, two multiple family development projects were approved for construction before 2010, and another 80-unit lower income complex was approved for construction by 2012.

**Table 3-46  
Pending Housing Developments (with number of units)**

<b>Developer/ Development Name</b>	<b>Number/Type of Units</b>	<b>Unit Size (sq. ft.)</b>	<b>Price Range</b>	<b>Status</b>
Moorea Estates	46 SF	2000-2800	Mod	A (T)
Milestone	155 SF / 10 MF	1300-2400	Mod / Low	A (T)
Lakewood	209 SF / 80 MF	1600-3000	Mod	A (T)
Kings River Estates	19 SF	1200-2400	Mod	A (T)
Kingswood Commons	196 SF	1500-2500	Ab Mod / Mod	A (T)
Escobar Estates	20 SF	1200-2000	Mod	A (T)
Piazza Del Flora	11 SF	1200-1800	Ab Mod	19 A (T), 1C
River Ridge I	87 SF	1300-2400	Mod	69 C, 10 UC, 8 A
River Ridge II	74 SF		Mod	67 C, 4 UC, 3 A
River Ridge III	67 SF		Mod	67 C
Presidential Estates	30 SF	1200-2200	Mod	A (F)
Monte Vista	17 SF	1600-2200	Mod	1 UC, 16 A
Orchard I	131		Mod/Ab Mod	115 C, 16 UC
Orchard II	136 SF / 16 MF	1300-2600	Mod / Low	27 C, 14 UC, 108 A
Cottage Commons	16 SF	1200-2000	Low/Mod/Ab Mod	12 C, 4 UC
Cottage Glen IV	12 SF	1200-2600	Mod	4 UC, 12 A (F)
Riverglen III	74 SF	1300-2400	Low/Mod/Ab Mod	33 C, 26 UC, 15 A
Cypress Estates	228 SF	1100-1900	Mod / Low	UC

Status: C = Complete; UC = Under Construction; A = Approved (Tentative or Final Map)

Sources: City, and discussions with developers

As of October 2008, a total of 684 single-family homes and 106 multifamily homes were pending development. Of these, 545 units were planned for moderate- and low-income groups, 610 were planned for moderate-income groups, and 207 were planned for above moderate- or moderate-/above moderate-income development. A total of 557 units are under construction for lower- and moderate-income groups, of which 16 are multifamily units. These units include some with larger square footage, indicating that these projects will include units with over three bedrooms. No units for moderate-/above moderate-income groups are under construction at this time.

## ***3.8 Alternatives to Traditional Single-Family Housing***

### **3.8.1 Condominiums**

Condominiums are buildings in which individuals separately own the air space inside the interior walls, floors and ceilings of their unit, but they jointly own an interest in the common areas that they share such as the land, lobby, hallways, swimming pool, and parking lot. In addition to paying a mortgage, each owner is responsible for paying a monthly fee to a homeowners' association, which is made up of the unit owners. 1990 Census data indicate that there were 147 condominiums in Reedley (1990 Census, SF3, H007) in 1990. Of those 147 condominium units, 105 were renter-occupied and 42 were owner-occupied. 2000 Census data is not available for condominiums, therefore, it is unknown how many of those condominium units remain in Reedley, or for that matter, how many have been built since 1990.

Condominiums have become more popular in recent years. As the economy degraded and more people lost their homes to foreclosures, more purchased condominiums as a cheaper alternative to ownership of single family homes. Although a check of real estate in Reedley in September 2009 revealed that condominiums exist within the City, none were for sale.

### **3.8.2 Mobile/Manufactured Homes**

Manufactured homes (previously known as mobile homes) are a less expensive housing alternative. Manufactured homes are constructed to comply with the National Manufactured Home Construction and Safety Standards, a uniform building standard administered and enforced by HUD. Since manufactured homes are prefabricated, they require less labor than construction of a conventional house. As of 2008, there was one "mobile home park" in the City. The total number of spaces occupied by permanent residents was 180, and the total number of spaces in the mobile home park was 180. There were no vacancies.

City Zoning Regulations permit mobile homes on R, RM2, RM3, PO and PUD, under 42 USC Section 5401, et seq., Health & Safety Code 18551. A Conditional Use Permit is required in the CN and CC Zones. A policy is included in the Housing Element to define the term "manufactured home," so that they will be permitted in zones that allow mobile homes when they are placed on concrete pads and have permanent utilities installed.

### **3.8.3 Modular Housing**

Many modular homes are indistinguishable from their site-built counterparts in construction and appearance. Facilitating this opportunity are State laws which allow modular homes to be sited on any residential lot, provided the home meets local development standards. The City's municipal code does not specifically define "modular" housing. As it meets building requirements for construction as well as municipal code ordinances, it is permitted wherever stick-built and other single family dwellings are allowed.

### 3.9 VALUE

#### 3.9.1 Housing Costs

##### *Median Value of Owner-Occupied Housing Units*

Median Home Values (MHV) of Reedley and its neighboring cities of Fresno and Dinuba, and in California as a whole are compared in Table 3-47. In 2007, MHV was at the highest to date, with significant decreases in 2008 and 2009. As with many other parts of California, many homeowners in 2009 found that their homes decreased in value and could not be sold for the amount owned or invested at purchase.

**Table 3-47  
Median Home Value (MHV) 1990, 2000, 2007, 2009**

Value	1990		2000		2007		2009	
	Number	Number	Percent	Number	Percent	Number	Percent	
Reedley								
MHV	74,100	104,200	29%	294,567	64%	157,700	87%	
Dinuba MHV	67,200	97,000	31%	233,151	58%	131,700	77%	
Fresno MHV	79,200	97,300	19%	282,100	66%	144,300	95%	
California								
MHV	NA	211,500	NA	535,700	61%	274,740	95%	

Gross rents tend to be lower in local jurisdictions than in the State as a whole. For instance, the City of Reedley median rent was \$189 lower than the State average in 1990 and \$221 lower than the State average in 2000. It is assumed that those differences can be attributed to land costs, cost of living, desirability, and other factors pertaining to the Central Valley and other larger urban areas of the State. These lower land costs reduced the total cost of housing units and lots. Current median rents are shown for the Fresno County area (including Reedley) in Table 3-48.

**Table 3-48  
Current Median Rents**

Bedroom Type	Median Market Rents
Room Only	500
Studio	None listed
One-Bedroom	455
Two-Bedroom (Apt)	665
Two-Bedroom (SFD)	None listed
Three-Bedroom (Apt)	785
Three-Bedroom (SFD)	1133
Four-Bedroom	None listed

Source: Fresno Bee, June 2009 and Reedley Exponent November 2009

HUD’s Fiscal Year 2009 Fair Market Rent (FMR) figures are as follows for Fresno County:

**Table 3-49  
Final FY 2007 FMRs by Unit Bedrooms**

	<b>Efficiency</b>	<b>One-Bedroom</b>	<b>Two-Bedroom</b>	<b>Three-Bedroom</b>	<b>Four-Bedroom</b>
<b>Final FY 2007 FMR</b>	\$647	\$713	\$842	\$1,225	\$1,319

### 3.9.2 Costs in Terms of Income

Table 3-50 illustrates the dropping affordability levels for the Central Valley, although the recent adjustments to sales prices are showing signs of potential return to 2003 levels. Figures indicate the percentage of households that can afford to purchase the median priced home in the noted region, based on traditional assumptions.

**Table 3-50  
First-Time Buyer Housing Affordability Index 2003-2007**

<b>Area/Region</b>	<b>Q2 2003</b>	<b>Q2 2004</b>	<b>Q2 2005</b>	<b>Q2 2006</b>	<b>Q2 2007</b>	<b>Q2 2008</b>
<b>California</b>	27	19	16	12	11	30
<b>Central Valley</b>	38	29	19	20	25	n/a
<b>Fresno County</b>	44	31	21	39	44	43

Source: California Association of Realtors, May 2009

Home prices dropped in Reedley and the County since 2006 as they did elsewhere in the state, while median income increased. According to the State EDD Labor Statistics, the average home price in 2005 was \$258,000 in Fresno County. In 2006, it increased to \$299,000, but in June of 2009 the average price of a home had decreased to \$153,000.

### 3.9.3 Existing Home Sales Prices

A search of multifamily and single-family properties for sale in July 2008 revealed that there were four multifamily properties totaling 17 units, each of which ranged in price from \$93,000 to \$130,000. The average price was \$107,000. There were more than a hundred single-family units for sale. The number of 2 bedroom/1 bath and larger single-family homes priced under \$200,000 was 29. The number of single-family homes priced between \$200,000 and \$300,000 was 45; between \$300,000 and \$400,000 was 19; and over \$400,000 was 15.

### 3.9.4 New Home Prices

According to the Fresno Association of Realtors Quarterly Housing Report, the “Indicator” price of a new home in the third quarter of 2007 was \$302,259 and was \$364,231 in the third quarter of 2006. Since 2006, home sales prices have steadily decreased and inventory has increased. Manufactured homes range in size from 700 to over 3,000 square feet and the cost of a new 2,100 square foot 3-4 bedroom, 2 bath manufactured home at the time of this report ranges from approximately \$97,000 to \$125,000, not inclusive of land, and foundation cost and service fees.

### 3.9.5 Financing Costs

Mortgage interest rates for 1990 through 2007 can be found in Table 3-51. Since 2008, interest rates remained low, although other economic factors made financing less available to those without good credit histories.

**Table 3-51**  
**Interest Rate on Conventional Home Mortgage Loans, Annual Averages 1990-2007**

Year	Rate	Points
1990	10.13	2.1
1991	9.25	2.0
1992	8.39	1.7
1993	7.31	1.6
1994	8.38	1.8
1995	7.93	1.8
1996	7.81	1.7
1997	7.6	1.7
1998	6.94	1.1
1999	7.44	1.0
2000	8.05	1.0
2001	6.97	0.9
2002	6.54	0.6
2003	5.83	0.6
2004	5.84	0.7
2005	5.87	0.6
2006	6.41	0.5
2007	6.34	0.4

Source: Freddie Mac, Monthly Average Commitment Rate and Points on 30-Year Fixed-Rate Mortgages

As of January 2007, the median-income household with a monthly income of \$3,748 could afford a monthly housing payment of \$1,124, calculated at 30 percent of monthly earnings. To purchase a home at the (2009) median home value of \$157,800, assuming 10 percent down and a mortgage of \$142,020 and 6.5 percent interest, the monthly mortgage payment would be \$1,113.

#### *Loans for Existing Homes, Fresno county Trends*

Information received from the Fresno Board of Realtors indicated that a variety of loan programs and lower mortgage rates were used in Fresno County in 2007. Conventional and FHA financing took big leaps forward, indicating a drop in interest rates. The following example of a mortgage was given of a typical conventional single-family loan as of July 2008.

#### *Typical Loan*

- Loan Amount - \$260,000
- Down Payment - Ten percent or more/\$30,000 on a \$300,000 purchase
- Average Interest Rate - Five and three quarters percent, fixed
- Average Loan Fees - One half to one percent plus one-half point. Loan fees and points are typically paid by the buyer.

## 3.10 Energy Conservation

### 3.10.1 Construction Permit Requirements

To obtain a construction permit in the City of Reedley, plans and specifications must be submitted that include the plot plan, floor and foundation plans, framing, and *energy conservation compliance certification* as cited in Title 24 (California Building Codes) and current State Energy Standards for Climate Zone 13. Pacific Gas and Electric (PG&E) offers several rebates for installing energy saving roofing, appliances, qualified insulation products, heating and cooling units, lighting, water heaters and solar power. The company also offers an energy analysis program on-line.

Promotion of additional energy saving devices are encouraged by the City through their housing programs, access to the San Joaquin Valley Air Pollution Control District's website, the Low Income Home Energy Assistance Program (LIHEAP), and the Low Income Energy Efficiency Program (LIEE) through PG&E.

Financial incentives are also available for solar panel installation on new, multi-family affordable units. The Multifamily Affordable Solar Housing (MASH) Program, managed by PG&E, provides solar incentives on qualifying affordable housing multifamily dwellings.

### 3.10.2 Air Quality and Transportation Issues

AB 32 became law in 2006 and requires greenhouse gas emissions reductions to 1990 levels by 2020. Air pollution caused by vehicle emissions can be reduced by reducing vehicle miles traveled (VMT). This can be accomplished, in part, by building residential units at a higher density and by providing jobs and services adjacent to residential areas. SB 375 ties transportation issues to RHNA allocations, and also encourages higher densities, services close to residential areas, alternative transportation, such as mass transit, walking, and bicycling to reduce VMT. These issues are being addressed in the City's ongoing General Plan update by incorporating policies to address housing and transportation issues. The Housing Element also includes programs to review zoning ordinances to promote higher density development, including infill and mixed use development.

According to Census 2000, only 36.0 percent of Reedley residents are part of the City's labor force, while 64.0 percent worked outside the City. Between 1990 and 2000, commuting patterns have changed to show an increasing number of workers willing to travel longer distances to work. The number of workers commuting more than 15 minutes to work in 2000 was 59.4 percent compared to 54.2 percent in 1990.

**Table 3-52**  
**City of Reedley Employment by Commuting Patterns, 1990-2000**

<b>Commuting Pattern</b>	<b>1990</b>		<b>2000</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Worked in City	2,404	40.0	2,430	36.0
Worked Outside of City	3,609	60.0	4,312	64.0
Worked in the County	5,252	87.6	5,631	83.5
Worked Outside County	741	12.4	1,096	16.3
<b>Commute Time to Work</b>				
0-14 Minutes	2,611	43.4	2,631	39.0
15-29 Minutes	1,526	25.4	1,799	26.7
30-44 Minutes	1,133	18.8	1,394	20.7
45+ Minutes	600	10.0	811	12.0
Worked at Home	143	2.4	107	1.6

Source: Census 1990 and 2000

**Table 3-53**  
**Commute Patterns in Fresno County**

<b>Place of Residence</b>	<b>Place of Work</b>	<b>Number of Workers</b>
Fresno County	Fresno County	273,212
Madera County	Fresno County	9,765
Fresno County	Madera County	7,674
Tulare County	Fresno County	6,418
Fresno County	Tulare County	5,374

Source: 2000 U.S. Census

## CHAPTER FOUR – ADEQUATE SITES INVENTORY AND ANALYSIS

Provision of sites available for new housing and delivery of urban services are important facets of assessing the overall ability of a jurisdiction to meet housing needs. The goal of this Chapter is to specifically identify land available to meet the housing need through 2013.

### 4.1 Recent Development Trends

The City has seen the construction of an average of 103 new residential units annually over the period from 1997 through 2006, a net figure which includes the subtraction of demolished units. Table 4-1 lists construction activity since 1997.

**Table 4-1  
Residential Construction Activity, 1997-2008**

<b>Fiscal Year</b>	<b>Total Units</b>	<b>Single Family</b>	<b>SFR Demos</b>	<b>MFR Units</b>	<b>MFR Bldgs.</b>	<b>MFR Demos. (Units)</b>	<b>MFR Demos. (Bldgs.)</b>	<b>Hotels/ Motels &amp; Dorms</b>
1997	130	103	8	35	8	0	0	0
1998	96	85	6	24	6	7	2	0
1999	66	65	1	2	1	0	0	0
2000	27	19	4	12	3	0	0	0
2001	25	27	2	0	0	0	0	0
2002	13	15	2	0	0	0	0	0
2003	73	54	4	23	5	0	0	0
2004	226	212	7	21	5	0	0	0
2005	117	113	2	6	3	0	0	0
2006	160	162	2	0	0	0	0	0
2007	201	205	4	0	0	0	0	0
2008	61	61	1	0	0	22	1	0
<b>Totals</b>	<b>1,195</b>	<b>1,121</b>	<b>43</b>	<b>123</b>	<b>31</b>	<b>29</b>	<b>3</b>	<b>0</b>

Source: City of Reedley and Quad Knopf

### 4.2 Inventory of Land within City Limits Available for Residential Uses

#### 4.2.1 Summary of Available Land

Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. The purpose of the inventory is to identify specific sites suitable for residential development within the planning period in order to compare the local government's regional housing need allocation with its residential development capacity. Land meeting one of the following criteria may be considered for the land inventory:

- Vacant and residentially zoned
- Underutilized residentially zoned site, capable of being developed at a higher density or greater intensity; underutilized land indicates there is a single dwelling on a site that is zoned for greater density
- Sites in the process of being made available for residential use via rezones or specific plans, provided the housing element includes a program that commits the local government to completing all necessary administrative and legislative actions early in the planning period

In addition, the sites must either include public utility services or must have reasonable access to public services. Property that does not have reasonable access to public services may not be included in the inventory.

Table 4-2 is a summary of all land with potential for housing. Typical development densities provided by City staff were applied to vacant parcels and then a potential number of units were calculated. Using this method, Table 4-2 indicates that approximately 744 additional residential units can be accommodated within the City of Reedley through current planning processes.

The City’s 2007 Regional Housing Needs Allocation (RHNA) identified a need for 1,350 units for the 2008-2013 planning period, including 586 for low, very low and extremely low income households. In addition, land for 586 units of low income housing must be included from the 3<sup>rd</sup> housing element cycle. The 586 units remaining from the 3<sup>rd</sup> housing element cycle could be accommodated with 36.61 acres of multifamily zoning. See revised Table 4-4 which demonstrates this zoning to accommodate the 3<sup>rd</sup> cycle need in addition to the 4<sup>th</sup> cycle requirement.

**Table 4-2  
Summary of Land Available Land for Housing**

Category	Acres	Potential Units
Vacant Parcels in City Limits	148.22	744
2008-2013 Allocation	RHNA	1,350
3 <sup>rd</sup> cycle allocation		586
<b>Total</b>		<b>1,871</b>

Source: City of Reedley

The following sections describe how the total land available for housing was calculated.

#### 4.2.2 Realistic Development Capacity

In the past, densities were originally calculated based on density of historical development, also known as “traditional development” rates. However, this methodology does not take in account the City’s efforts to encourage greater density of development through its General Plan policies, zoning, and the General Plan update.

The “realistic” capacity used in the inventory has been calculated by City staff as follows:

- High Density Residential in the RM-SP zone district permits one unit per 2,000 square feet of land area, or 21.78 units per acre. Because multifamily units in this zone district are generally two stories, there is adequate space on the site for required parking, landscaping and amenities and full site utilization occurs. As a result, 21.78 units/acre is the realistic capacity for this designation and zone district.
- Medium Density Residential in the R-1-6 zone district permits a minimum lot size of 6,000 square feet, or 7.26 units per acre. There is need, however, for streets and common area landscaping which reduces the density. Based on existing development, staff has used a “gross to net conversion factor” of 80% resulting in a realistic capacity for this designation and zone district of 5.81 units/acre.
- The 2030 General Plan has proposed by-right density of 20 units/acre for commercial zone districts as part of mixed use project. Staff considers this a realistic capacity for mixed use projects and 20 units/acre has been used in the site inventory.

The maximum zoning density and realistic capacity are listed in Table 4-3 for each residential land use category.

**Table 4-3  
Realistic Capacity**

<b>Land Use Designation</b>	<b>Maximum Units per Acre</b>	<b>Realistic Capacity</b>
Residential Medium Density	7.26	5.81 <sup>1</sup>
Residential High Density	21.78	21.78
Commercial Designations	20.00	20.00 <sup>2</sup>

<sup>1</sup> Capacity assumed at 80% of maximum for single family uses

<sup>2</sup> Proposed Mixed use residential density in Zoning Ordinance Update

For residential high density, the consistent zone district is RM-3 which permits 1 unit for each 2,000 square feet of site area, or 21.78 units per acre. This density applies city-wide in any RM-3 zone. The analysis maintains the maximum density in the RM-3 district for holding capacity purposes in order to be consistent with the housing element default density of 20 units per acre. The Zoning Ordinance update to be completed in 2013 will address mixed use. Alternatives being considered include identifying mixed uses areas, or simply allowing multifamily in commercial districts with a minimum density of 20 units to the acre.

### **4.2.3 Vacant Land Inventory**

Table 4-4 shows the amount of vacant land by planned densities. The location of the sites on Fresno County Assessor's maps can be found in Appendix A. The total acres equal the gross acreage of the site. The capacities for each designation are based on Table 4-3. The table shows that there are approximately 148.22 acres of vacant or underutilized land with appropriate designations and zoning for various housing types within the existing City limits. These parcels have a capacity for 1239 residential units, of which 184 would be single family, and 1,052 would be multifamily.

The identified RHNA need is for 1,350 units (see Table 6-1), of which 551 would be for extremely low, very low, and low income. The 3<sup>rd</sup> cycle needs adds an additional 586 units for low income households. The totals are therefore 1,936 units, of which 1,156 should be for low income households. The land inventory within the existing city limits is therefore deficient in lands designated and zoned for multifamily use at a default density of 20 units/acre or more which would be affordable to these income groups.

The table identifies land by General Plan land use designation and zoning designation. The number of potential units is based on the zoning designation using the realistic capacity. These parcels do not require any further land use changes to be developed; the only discretionary permit required is typically a Site Plan Review and/or a tentative subdivision or parcel map.

As is typical with bypassed land in smaller Valley communities, larger underutilized properties typically have an older single family home on a street frontage with vacant land to the rear of the home. When this land is sold for development, the home is moved to another site or demolished if in poor condition. All of the parcels within the inventory listed as "under-utilized" share this condition and this is not considered an impediment to the development of the property at planned urban densities.

**Table 4-4: Inventory of Vacant/Underutilized Parcels  
in the Existing City Limits**

<b>Map No.</b>	<b>APN</b>	<b>Acres</b>	<b>Type of Site</b>	<b>Land Use Designation</b>	<b>Zoning</b>	<b>Capacity (DU/AC)</b>	<b>Units</b>
1	363-080-19	19.25	Under Utilized <sup>1</sup>	Med Density	UR	5.81	112
2	363-520-23T	2.11	Vacant	Med Density	R-1-SP	5.81	12
3	363-090-61	8.86	Under Utilized <sup>1</sup>	Med Density	R-1-SP	5.81	51
4	363-090-83	4.80	Under Utilized <sup>1</sup>	Med Density	R-1-SP	5.81	28
5	363-090-84	4.80	Under Utilized <sup>1</sup>	Med Density	R-1-SP	5.81	28
6	363-380-45	2.20	Vacant	Med Density	R-1-6	5.81	13
7	363-380-47	4.60	Under Utilized <sup>1</sup>	Med Density	R-1-6	5.81	27
9	368-241-08S	1.38	Vacant	High Density	ML	21.78	30
10	363-291-17	2.47	Vacant	Med Density	R-1-6	5.81	14
11	363-482-15T	1.79	Under Utilized <sup>1</sup>	High Density	R-1-7	21.78	39
13	363-110-84	4.26	Vacant	Med Density	R-1-6	5.81	25
14	363-110-85	3.14	Under Utilized <sup>1</sup>	Med Density	R-1-6	5.81	18
18	368-030-69	14.32	Under Utilized <sup>1</sup>	Med Density	R-1-6	5.81	83
20	365-131-21	8.93	Vacant	Med Density	R-1-6	5.81	52
21	370-431-01	1.84	Vacant	Commercial	CC	20.00	4
22	365-220-36	1.28	Under Utilized <sup>1</sup>	Med Density	R-1-SP	5.81	7
23	365-220-66	1.29	Under Utilized <sup>1</sup>	Med Density	R-1-SP	5.81	7
24	370-020-73	3.80	Vacant	High Density	RM-SP	21.78	83
27	370-424-07	0.80	Vacant	High Density	RM-SP	21.78	17
28	370-426-07	0.84	Vacant	High Density	RM-SP	21.78	18
33	370-070-78	6.20	Vacant	Heavy Industrial	MH	0	0
34	370-400-42T	3.04	Vacant	Med Density	R-1-SP	5.81	18
35	370-400-42T	1.72	Vacant	High Density	RM-SP	21.78	37
36	370-400-35	1.16	Vacant	High Density	RM-SP	21.78	25
40	370-400-33	1.18	Vacant	Commercial	CN-SP	20.00	24
41	370-400-34	1.18	Vacant	Commercial	CN-SP	20.00	24
44	370-240-20	10.00	Vacant	Light Industrial	MP	21.78	218
45	370-240-24	19.72	Vacant	Light Industrial	UR	0	0
46	368-350-19	11.26	Vacant	Commercial	CC	20.00	225
		<b>148.22</b>					<b>1239</b>

<sup>1</sup> Under Utilized properties contain an existing single family home which will be removed prior to development at planned densities.

After further review, previous sites 29, 30, 31, 42 and 43 have been removed from the inventory. In addition, sites which could not accommodate the minimum number of units required by HCD – i.e., a minimum of 16 units on the site for multifamily – were also removed.

In that the General Plan update has included policies for mixed-use residential units by right in commercial zone districts, four mixed-use sites have been included in the site inventory in deference to HCD requirements that multifamily be a by-right use.

**Rail Corridor Master Plan.** The previous Housing Element proposed development of up to 550 affordable units in the Rail Corridor Master Plan (RCMP) area. With adoption of the 2030 General Plan, however, there will no longer be an RCMP. Rather, this area will simply be part of the Reedley downtown. The former master plan area contains several parcels with multifamily zoning that have been included in the current available land inventory shown in Table 4-4.

While this area of downtown could someday contain up to 550 multifamily units, this is considered a very long-term process which would combine units on vacant parcels with some having potential for mixed use residential. These sites would be subject to the traditional standards for multifamily zoning contained in the Reedley zoning ordinance and do not require special development standards.

### 4.3 Underutilized Properties

Programs to rezone vacant or underutilized lands to accommodate housing needs are contained in Chapter 6. Underutilized lands are those lands that are utilized less than fully or below the potential use. Some characteristics of underutilized lands are as follows:

- Only a small amount of the total available land is developed;
- Development densities are far below the allowable density;
- Costs to maintain or rehabilitate existing structures exceeds the value of the structures;
- Value of the structures is smaller than the value of the land at the highest and best use.

In order to meet the identified housing need, the following zoning and/or General Plan policy and zoning revisions are proposed:

1. Mixed Use. The 2030 General Plan to be adopted in early 2014 contains numerous polices related to mixed use opportunities for development. To implement these policies the City will initiate a text amendment to the Reedley Municipal Code (RMC) that would allow both vertical and horizontal mixed use in office and commercial zone districts as a by-right use. In PO (Professional Office Zone District) and C-AO (Administrative and Office Zone District) zone districts, multiple family development may occur consistent with the medium residential density planned land use designation (8-15 dwelling units/acre). In CC (Central and Community Commercial Zone District) and CS (Service Commercial Zone District) zone districts, multiple family development may occur consistent with the high density residential planned land use designation (15-29 dwelling units/per acre) of mixed use in the designated commercial zones.

This mixed use program development standards have been designed to recognize building heights of 50' to 70', to incorporate a less restrictive Floor Area Ratio (FAR) of commercial to residential, and no requirement for first floor commercial use. Practically,

the parking standards are also considered to be blended to minimize unnecessary consumption of land and to ensure that maximum density ranges can be achieved.

The 2030 General Plan to be adopted in the early 2014 includes policies to permit up to 20 units/per acre of mixed use residential in all commercial zones. Following adoption of the General Plan, the zoning ordinance would be revised to permit the proposed mixed use. Units would be developed to RM-3 standards and would be permitted by right.

The analysis, transition of existing land use and development of vacant land is a long-term effort that is to some degree speculative. Therefore, only those sites, Map Sites Nos. 21, 40, 41 and 46 have been allocated 20 units per acre of multifamily use to be implemented as part of a mixed use project. It is noted that all of the commercial sites are vacant and can be designed from the start as mixed use residential projects reducing impediments to development. This action will increase the multifamily inventory by 310.

Rezoning. Rezoning. To accommodate the housing need for the combined 3rd cycle unaccommodated need and 4th cycle unmet need for units affordable to lower-income households, the City will rezone approximately 36.61 acres of underutilized residential sites to RM-3 zoning at a density allowing a minimum of 21.78 units per acre and 16 units per site, and approximately 15.46 acres of vacant land to for mixed use in the commercial zone districts, at a density allowing a minimum of 20 units per acre and 16 units per site, by Summer 2014, to accommodate a total of 1156 units of owner-occupied and/or rental multifamily housing for lower income households. Rezoned sites will include Map #3, 4, 5, 7, 10,13,14,34 and 44 as High Density and Map #21, 40, 41 and 46 in the CC and CN-SP zones, as described on Table 4-4 and Table 4-5, and permit owner-occupied and rental multifamily residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action) pursuant to Government Code Section 65583.2 (h). In addition, at least 50 percent of the remaining 1,156 units will be accommodated on sites zoned for exclusively residential uses.

Several sites are proposed for rezoning to the RM-3 district which would permit 21.78 units per acre. These sites are also subject to the general plan amendment process, but several are designated for High Density in the 2030 General Plan. The parcels proposed for rezoning and the resulting increase in densities are:

**Table 4-5A**  
**Proposed Rezoning of Underutilized Lands (High Density Residential)**

<u>Map No.</u>	<u>Proposed Rezoning</u>	<u>Acres</u>	<u>Realistic Capacity</u>	<u>Projected Units</u>
3	RM-3	4.3	21.78	94
4	RM-3	2.4	21.78	52
5	RM-3	2.4	21.78	52
7	RM-3	4.6	21.78	100
10	RM-3	2.47	21.78	54
13	RM-3	4.26	21.78	93

14	RM-3	3.14	21.78	68
34	RM-3	3.04	21.78	66
44	RM-3	<u>10.00</u>	21.78	<u>212</u>
		36.61		791

**Table 4-5B**

<b>Rezoning of Underutilized Lands (Mixed Use)</b>				
<b><u>Map No.</u></b>	<b><u>Proposed Rezoning</u></b>	<b><u>Acres</u></b>	<b><u>Realistic Capacity</u></b>	<b><u>Projected Units</u></b>
21	CC	1.84	20.00	37
40	CC	1.18	20.00	24
41	CC	1.18	20.00	24
46	CC	<u>11.26</u>	20.00	<u>225</u>
		15.46		310

The combined requirement for multifamily units affordable to low, very low and extremely low income households for the 3<sup>rd</sup> and 4<sup>th</sup> cycles is 1,137 units (586 + 551). With existing zoning (249 units) proposed rezoning (579 units) and proposed mixed use units revised the combined total of 1,156 is sufficient to meet the needs of the 3<sup>rd</sup> and 4<sup>th</sup> cycle. Mixed use units comprise 24% of the total, which is less than the 50% threshold required by HCD.

To accommodate the housing need for the combined 3<sup>rd</sup> cycle unaccommodated need and 4<sup>th</sup> cycle unmet need for units affordable to lower-income households, the City will rezone approximately 36.61 acres of underutilized residential sites to RM-3 zoning and approximately 15.46 acres of vacant land to for mixed use in commercial zones (See Program 1, A-1.1, Page 6-6).

#### **4.4 Environmental Constraints to Housing**

The ability to construct housing is dependent on the environmental conditions existing on any site where development is proposed. One such issue is a flood zone. The City requires that any new development in either the floodway (FW) or the flood fringe (FF) overlay zones be elevated or flood proofed. The relatively small amount of land zoned for residential purposes within the floodplain includes the local country club and is not economically feasible for lower-income housing. Therefore, no parcels were considered in this area of the City for inclusion in the land inventory.

The other potential environmental issue is soils less suitable for the location of structures. Expansive soils, as defined by the Natural Resource Conservation Service (NRCS), are found in several areas of Reedley. This soil type is not considered a significant issue, as areas with expansive soils can be developed as long as proper construction practices are followed. The City building department will ensure that these practices are implemented according to the requirements of the California Building Code.

As the Reedley urban area expands, there will be loss of prime agricultural soils. Affordable housing projects located on the urban fringe that require annexation could be subjected to mitigation measures for the loss of prime land. The City's existing General Plan Final EIR includes a Statement of Overriding Considerations that acknowledges development on prime farmland as a significant but unavoidable impact. Therefore, parcels within the City limits will not need to address this issue, as they are considered infill projects.

Areas within the City's SOI will need to mitigate the loss of agricultural soils in most cases. Additionally, some of the lands in the City's SOI are under Williamson Act contracts. HCD will not accept for consideration any land outside the City limits or in the Williamson Act (except in specific circumstances), so that they are not included on the City's list of available sites.

#### **4.5 Additional Potential Capacity for Housing by Residential Zone District**

In 2004, SB1818 revised the State's Density Bonus law which encourages development of affordable multi-family residential units by providing developers an incentive. The City has not yet instituted a specific Density Bonus Ordinance; however, developers may still utilize the State law to pursue a density increase. The City's zoning ordinance does provide for an increase in the number of units in a project by as much as 35 percent, through the Planned Unit Development process. A program to include a Density Bonus ordinance meeting the requirements of SB1818 is included in this Housing Element.

#### **4.6 Sites for Emergency Shelters and Transitional Housing**

SB 2 requires that the Housing Element identify both the seasonal need and annual need for emergency shelter, and provide at least one zone where sites with sufficient capacity to meet the local "unmet need" can be developed without discretionary approval.

According to the Reedley Zoning Ordinance, Emergency Shelters and other types of short-term supportive housing are classified as "Community Care Facilities," which can be considered a residential use. This category of housing is allowed in all residential zone districts and the Professional Office district. In most cases, a community care facility for up to six people can be established without any discretionary permits from the City. Currently, homes with more than six people will need to obtain approval of a Conditional Use Permit (CUP). A program to eliminate the requirement for discretionary approval for emergency shelters is included in this Housing Element so that facilities for greater than six individuals can be constructed without a CUP. The City has determined that they have an unmet need for up to five persons per day who are homeless; therefore, a zone or zones identified must consist of sites that have sufficient capacity to accommodate a shelter or shelters for up to six people.

#### **4.7 Land for Manufactured Housing**

It is the policy of the City to define any mobile or manufactured home which meets certain standards to be considered a residence. As such, it may be located on any residentially designated property within the City. Mobile or manufactured homes must receive a "Certificate

of Compatibility” prior to installation in a residential area. Mobile home subdivisions and trailer parks may be placed in mobile home or trailer park zones, which are consistent with the medium- and high-density designation of the General Plan.

#### **4.8 City Infrastructure**

As the City is the water and sewer service provider, it must, pursuant to Section 65589.7, have adopted written policies and procedures granting priority for water and sewer services to developments that include housing units affordable to lower income households. The element will adopt a program to establish policies and procedures for granting water and sewer service priority pursuant to Section 65589.7 (See Program 1: A-1.12, Page 6-10).

All sites presently zoned for residential use are served by public facilities, including water, sewer and solid waste. City standards and service delivery policies require extension of infrastructure to ensure that new development is adequately served. In 2006, the City waste water treatment plant (WWTP) had a capacity of 3.0 million gallons per day (mgpd). The City initiated a multi-phase plan to increase capacity beginning in 2008. The first phase of the plan increased plant capacity by 2.0 mgpd, with construction beginning in 2008. The second phase is also 2.0 mgpd, and is anticipated to be complete by 2020.

There are projects underway which will replace existing water lines, construct two new 1.5 million gallon water towers, and drill a new city well. New water fees will ensure that the City moves forward on a secure financial footing. The project to install water meters throughout the City has been completed. The first water tower was completed in early 2011, with the completion of the second tower expected in late 2012.

In June of 2009, the City approved a 22 percent increase in solid waste disposal rates. The increase is expected to make up for a budget deficit that resulted from increased fees to the County landfill. A portion of this deficit and reason for the increase was implementation of new air quality regulations that require upgrades to the City’s diesel trucks and acquisition of retrofits and new vehicles in future years.

As an entitlement city for HUD funding, Reedley received a portion of the funding from the American Recovery and Reinvestment Act of 2009 that was provided to Fresno County. The funds are being used for improvements to Reedley’s central area streets.

The Kings Canyon Joint Unified School District includes schools not only in Reedley, but also some schools in Orange Cove, Dunlap, Parlier, and Dinuba. The number of school aged children (5-17 years of age) in Reedley in 2009 was estimated to be 5,901. Any impacts to schools must be mitigated by the imposition of specified impact fees. The school district was successful in getting bond measures passed allowing construction of necessary new facilities. Recently Measure C was passed by the voters, providing funding for construction of a new kindergarten through eighth grade school in Reedley, as well as improvements to existing facilities.

#### **4.9 Second Units**

In accordance with state law, all residential parcels within the city are eligible for a second unit. Since 1998, no second units have been constructed. The City has revised its zoning ordinance to encourage construction of second units in all residential zone districts. However, the City also believes the number of second units constructed during the current planning period will not significantly affect the number of dwelling units needed to meet the RHNA. Because no second units currently exist within the City, a typical range of rental cost has not been established.

# CHAPTER FIVE – CONSTRAINTS

This chapter addresses governmental and non-governmental constraints as they relate to the development, maintenance and improvement of housing for all income levels including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. Constraints to the provision of housing for all income levels must be addressed within each jurisdiction's Housing Element.

## 5.1 Governmental Constraints

### 5.1.1 Land Use Controls

The following discussions detail base policies, standards and fees which guide Reedley's processes from concept to permitting.

#### *Residential Development Standards*

Basic residential development standards for Reedley are summarized in Table 5-1. The table indicates the minimum lot size requirements, minimum site area per unit, setbacks, height restrictions, and parking and open space requirements that apply in each of the City's residential zoning districts. Table 5-2 shows housing types permitted by zoning district.

**Table 5-1  
City of Reedley Development Standards by Zoning District**

Zone District	Bldg Height	Min Lot Width	Minimum Yard Setback			Min. Lot Area (sq. ft.)	Lot Area Per DU (sq. ft.)	Max. Site Area Structures %	Parking Spaces per DU	Minimum Open Space (sq. ft.)
			Front	Side	Rear					
RE	35'	150'	50'	25'	20'	30,000	30,000	40	2	18,000
R-1-6	35'	60'	20'	5'	10'	6,000	6,000	40	2	3,600
R-1-7	35'	60'	20'	5'	10'	7,000	7,000	40	2	4,200
R-1-9	35'	60'	25'	5'	10'	9,000	9,000	40	2	5,400
R-1-12	35'	60'	25'	5'	10'	12,000	12,000	40	2	7,200
RM-3 <sup>1</sup>	35'	50'	15'	5'	5'	6,000	3,000	50	1.5	3,000
RM-2 <sup>1</sup>	35'	50'	15'	5'	5'	6,000	2,000	60	1.5	2,400
PO	Any use permitted in any R or RM district									
C-AO	Existing Residential Buildings									

Source: City of Reedley Zoning Ordinance

<sup>1</sup>An open space area shall be provided comprising not less than ten percent (10%) of the area of the lot, in addition to minimum yard requirements, and "designed and landscaped in a manner suitable for children's play..."

Note: Consult the City of Reedley Zoning Ordinance for detailed information for each zone district.

Reedley has three residential districts, RE (Residential Estate), R (Residential Single-Family), and RM (Residential Multifamily). The PO (Professional Office) district allows any use permitted in any R or RM district. The C-AO (Administrative and Office) district allows only existing residential uses.

The RE district combines advantages of both urban and rural settings by limiting development to estate density single-family dwellings with a minimum site area of 30,000 square feet and minimum lot width of 150 feet. Additional permitted uses include raising of fruit, vines, and vegetables, incidental and accessory structures, small family daycare, intermediate care, and community care facilities.

R districts provide for single family dwellings in low and medium density designated areas, including the following sub-districts: R-1-6, R-1-7, R-1-9 and R-1-12. The minimum site area in square footage for each is 6,000, 7,000, 9,000 and 12,000 respectively. Minimum lot width is 60 feet. Additional permitted uses include condominiums, raising of fruit, vines, vegetables and horticultural specialties on a noncommercial basis, accessory structures, mobile homes, small family daycare, intermediate care, and community care facilities. Most residential development over the last decade has occurred in this zone.

**Table 5-2  
City of Reedley Housing Types Permitted by Zoning District**

Housing Types Permitted	Zoning District				Professional/Commercial	
	SF Residential		MF Residential		PO	CS
	R-E	R-1*	RM-3	RM-2		
<b>Residential Uses</b>						
Single-family detached	P	P	P	P		A
Single-family attached	P	P	P	P		A
Multi-family (3or more)			P	P		A
Duplex			P	P		
Second units		C	C	C		
Mobile Homes	P	P	P	P		
Manufactured Home	N/A	N/A	N/A	N/A		
<b>Special Needs Housing</b>						
Transitional Housing	N/A	N/A	N/A	N/A		
Emergency Shelter	N/A	N/A	N/A	N/A		
Supportive	N/A	N/A	N/A	N/A		
Single Room	N/A	N/A	N/A	N/A		
<b>Occupancy</b>						
Boarding House						A
Guest House					A	A

Table Key: P = Permitted as Ministerial Use  
 A= Administrative  
 C= Use subject to issuance of Conditional Use Permit  
 N/A = Not explicitly defined in Zoning Ordinance

Source: City of Reedley Zoning Ordinance  
 \*Includes all R-1 categories as listed in the Municipal Code.

Reedley's residential (R) one-family districts contain regulations designed to accomplish the following:

- promote suitable family life environment
- space for community facilities to complement urban residential
- institutions that require residential areas in accordance with policies of the General Plan
- location of a limited number of two- and three- family units in newly developing single-family areas under General Plan medium density criteria and standards
- location of a limited number of two-and three-family dwelling units within older predominantly single-family areas in accordance with the Zoning Code
- location of second dwelling units and bed and breakfast inns
- an appropriated single-family district for newly annexed areas designated as medium density residential.

The RM district includes the RM-3 and RM-2 districts. Additional permitted uses include one-family dwellings, accessory structures, manufactured homes, small family daycare (serving 6 persons or fewer), and community care facilities (also serving 6 persons or fewer).

All residential districts have a building height limitation of 35 feet. Plans for buildings that exceed that limit require a variance. Lot coverage requirements apply in all residential zone districts and state that no more than 40 percent of an RE or R, 50 percent of a RM-3 and 60 percent of a RM-2 lot may be covered by structures. These requirements are not a development constraint and variances to exceed these limits are rarely requested.

Planned unit developments (PUDs) are encouraged to achieve a more functional and harmonious environment which otherwise might not be possible by strict adherence to zoning regulations. A PUD may include a combination of different dwelling types and/or a variety of land uses that are made to complement each other and harmonize with existing and proposed land uses in the vicinity, by design. A PUD may be located in any district upon the granting of a conditional use permit.

The City's residential development standards do not act as a constraint to development of new housing and affordable housing. Height and setback requirements relate well to the densities permitted. Lot size requirements are reasonable, and there have been no growth controls or moratoriums against multi-family housing in the City. The overriding constraint to the provision of affordable housing is the lack of available funding to make projects affordable to very low income households. Policies have been included in the Zoning Ordinance to define manufactured homes and single room occupancy homes (see Table 5-2) and explicitly state within which zoning districts they are permitted or permitted subject to a conditional use permit.

In accordance with recently enacted law Chapter 633 of Statutes 2007 (SB 2), transitional housing and supportive housing must be considered a residential use of property, and be subject only to those restrictions that apply to other residential dwellings of the same type in the same

zone. As these conditions do not currently apply, a programmatic action must be included to address the constraint.

The Reedley Zoning Ordinance explicitly states that a Community Care Facility is any place or building which is maintained and operated to provide nonmedical residential care, daycare or home providing agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired or incompetent persons and includes Adult Residential, Residential Care, and Rehabilitation Facilities, and Foster Family Homes.

***Allowances for Residential Uses in Non-Residential Zoning Districts***

Multifamily and single-family housing is permitted in the PO zone. In the Neighborhood Commercial (CN), and the Central and Community Commercial (CC) zones, one-family dwellings are conditional uses provided that such dwellings are for the use of the person operating the commercial use on the site. These districts could provide for live/work style housing in the downtown area.

Development standards in the commercial zones are generally conducive to housing development. The site area and coverage have no limitations and the frontage, width and depth, also have no limitations. Building height in the CN zone is 50 feet maximum and 75 feet maximum in the CC zone.

A proposed text amendment to the Reedley Municipal Code addressing mixed use will be implemented following the adoption of the Updated General Plan. The proposed combination of by-right uses and the assignment of residential planned land use density ranges in the commercial zone districts will reduce governmental constraints.

***Zoning Standards for Parking***

Parking standards of the Zoning Code and are summarized in Table 5-3.

**Table 5-3  
Parking Requirements for New Housing**

<b>Unit Type</b>	<b>Parking Required</b>
One-Family Dwellings	2 spaces for each dwelling unit
Two-Family, Three-Family and Multifamily Dwellings	1.5 spaces for each dwelling unit
Elderly Housing	1 space for each dwelling unit, provided that sufficient space shall be set aside for 1.5 spaces for each dwelling unit in the event of a change of use.
Private Clubs, Fraternity and Sorority Houses, Lodges, Lodging Houses and Rooming Houses	1 space for each 2 beds

The basic requirement for a single-family dwelling is that two off-street spaces be required for each unit. The single family parking requirements are generally not a development constraint and are comparable to those throughout the State. Parking for two, three and larger multifamily dwellings is 1.5 spaces per unit; this number is usually adequate, especially if on-street parking is

also available. Parking for elderly housing is one space for each unit, provided that sufficient space is set aside for 1.5 spaces for each unit in the event of a change of use. The City will consider reducing parking space requirements, such as multifamily housing intended for seniors and those with disabilities, and second units. Requiring lesser off-street parking could become a safety issue, especially in multi-family developments where children and traffic are substantially increased.

In the Downtown Commercial District, the Zoning Code does not require provision of off-street parking and off street loading spaces. This exception applies to any parcel of property located in the area bounded by 10th and 12th Streets, and the first easterly and westerly alleys from G Street.

### ***Standards for Special Housing Types***

Special Housing Types may include second units, manufactured homes, guest houses (separate dwellings without kitchen facilities), and boarding houses, which may provide housing for those in the extremely low and very low-income categories. Each of these types of housing are allowed, as described in table 5-2, in one or more districts.

Second units are permitted in all single-family zones subject to a CUP. The City requires the owner to live on the property (either in the second unit or in the primary residence). The City will consider revising the need for a CUP and the landowner to live in either the primary unit or second unit.

Mobile homes on permanent foundations are permitted in all residential districts consistent with State law, except they are not explicitly allowed in the RE district. The minimum size for a manufactured home, as with any residence, is 800 square feet and the minimum dwelling width is 20 feet.

Further density provisions within the City's zoning regulations allow additional one-, two-, or three-family dwelling units to be developed in predominately older single-family areas with a CUP. Limitations include: a maximum of 10 net units per acre, a minimum site area per unit of 3,000 square feet, and parcels of 7,500 square feet or greater.

Additional one-, two-, or three-family dwelling units may be built within newly developing single-family areas in accordance with the General Plan standards and criteria for medium density areas. Limitations include: lots of sufficient size created through subdivision or parcel map processes, a maximum of 7 dwelling units per net acre, a minimum of 3,000 square feet of site per unit, and frontage or close proximity to arterial or collector streets.

All of the City's residential (R) districts, with a Conditional Use Permit, allow for public and private charitable institutions; hospitals; sanitariums; rest homes and nursing homes; authorized, certified and licensed intermediate care facilities and community care facilities serving more than 6 clients.

The development standards for second units and manufactured homes are not considered prohibitive in the City of Reedley. As noted previously, manufactured homes are not defined in the Zoning Code, but are defined by the state as a “mobile home.” A policy is included to add the definition of “manufactured home” to the Zoning Ordinance.

## 5.1.2 DEVELOPMENT PROCESSES

### *Annexations*

The foremost constraint to annexation is the City-County Memorandum of Understanding (MOU). The MOU is an agreement establishing procedures for annexation and also outlines the distribution of property taxes between the Reedley and Fresno County.

The MOU standards for annexation require that a minimum of 50 percent of annexation areas have an approved tentative subdivision map or site plan. This standard has the unintended consequence to smaller cities of limiting the City’s ability to annex lands to only those areas subject to eminent development. Therefore, annexation requests must be initiated primarily by private developers. HCD has interpreted this to mean that the City must meet its RHNA within its city limits, excluding the lands in its Sphere of Influence, which otherwise meet the requirements and needs for expansion.

A related agreement that affects the cost and feasibility of annexation is the Fresno County Fire Protection District (FCFPD) Transition Agreement. This Agreement, required by LAFCO, has the effect that development pay fees for fire protection to FCFPD in annexed areas that are no longer within the District, and these fee costs are passed on to those who purchase homes. Until the property develops and can be sold, the fee is a burden carried by the developer. Although no data are available that explicitly demonstrate that the Agreement is a constraint to development of lower-income housing, it is likely that this fee, like most others, are passed on to the buyer.

The total area in Reedley's SOI is 5,053 acres. Approximately 50 percent (2,469 acres) are incorporated; the remainder is designated for future development to 2012. The predominant land use designated is residential, which comprises approximately 44 percent of all land uses within the SOI. One predominate constraint is the time necessary to process annexations, as each takes an average of approximately 6 - 9 months.

### *Development Review*

Multiple family and mixed use projects, are required to go through the development review process to evaluate the project’s consistency with the City of Reedley General Plan and Municipal Code. The process is administrative and does not require a public hearing before a decision making body. Projects are subject to the California Environmental Quality Act.

Development Review applications are processed and reviewed each week by City staff. If changes are required, then a resubmittal may be required. Following an approval from the

Development Review Committee, an applicant may submit for any entitlements, if necessary or for a building permit.

**Table 5-4  
Annexation Processing Time**

<b>Typical City Annexation Procedure</b>	<b>Elapsed Time</b>
Annexation application submitted. Annexation application generally accompanied with other land use applications.	0 Days
Applications reviewed by staff and distributed to other agencies for review.	30 Days
Planning Commission hearing scheduled. Ten days prior to scheduled public hearing, public hearing is noticed.	60 Days
Annexation and land use applications are reviewed by Planning Commission at a public hearing. Planning Commission makes recommendations to Council.	75 Days
City Council hearing scheduled. Ten days prior to scheduled public hearing, public hearing is noticed.	120 Days
Staff notifies applicant in writing of City Council outcome and submits application to LAFCO.	135 Days
LAFCO conducts public hearing and sends resolution to City Council.	175 Days
City Council accepts resolution.	205 Days

***Subdivision, Parcel Map Review***

Subdivision is initiated via the tentative tract or tentative parcel map process. Tentative maps are processed and approved within 90 days. Pursuant to Ord. 2000-05, 4-25-2000, prior to submitting an application, developers have the option of scheduling a pre-application meeting. The developer is informed of the City’s policies, fees, infrastructure and development standards and may make recommendations on design. The tentative map application is then filed and the City determines completeness of the application within 30 days. It is then circulated as required and a public notice is posted for a Planning Commission hearing. Approval or conditional approval expires after 24 months with extensions of the map possible.

Improvement plans are submitted by the sub divider to the City Engineer and must include all public utilities, electric, gas, telephone and cable television. Improvement plans are acted on within 60 days, unless revised submittals are received. Public improvements are to be completed prior to approval of the final map, or the applicant enters into a subdivision improvement agreement with the City as a part of conditional approval.

***Conditional Use Permit Process and Variance***

The Planning Commission may grant use permits for conditional uses as described in the zoning ordinance. The application is acted on within 30 days of the hearing informing the applicant of stated conditions, dedications, or requirements of approval found to be reasonably necessary to protect the public health, safety and general welfare. The use permit becomes final 10 days following the date of resolution by the Commission.

The board of zoning adjustment may grant variances “only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this title deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.” Their decisions are subject to appeal to the City Council.

### ***Administrative Approvals***

Applications filed for administrative approval are submitted with prepared site plans and may include consideration of yards, spaces and buffers; fences and walls; street dedications and improvements; points of vehicular ingress and egress; signs; landscaping; noise; environmental impact mitigation; regulation of time for conducting certain activities; and a bond or other form of security for completion of improvements to assure conformance with conditions. The applicant is notified within 10 working days of filing.

#### **5.1.3 Entitlement Fees and Exactions**

Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels...including ...fees and other exactions required of developers, and local processing and permit procedures...”

Government Code Section 66000 et. seq. (Mitigation Fee Act) sets forth requirements for adopting and collecting capital facilities fees and exactions, and requires they be supported by a report establishing the relationship between the amount of any capital facilities fee and the use for which it is collected. Planning and permit processing fees may not exceed the reasonable cost of providing the service, unless approved by the voters. Unlike some other cities, Reedley cannot afford to reduce or eliminate development fees as they contribute to the City’s budget for services that cannot be eliminated.

New housing typically requires payment of the following fees to the City: building, plan check, General Plan Assessment, impact fees, various permits, and a variety of other handling and service charges. These fees comprise a significant part of housing costs in the City. In addition, residential projects may incur the cost of preparing environmental documents, soils reports, traffic studies, and filing fees for tentative and final maps. See Table 5-5 for a list of planning and development fees.

In addition to planning and development fees, Regional Transportation Mitigation Fees are payable to the Fresno COG as a part of “Measure C,” approved by Fresno County voters in 2006. The City has no control of these fees which are paid to ensure that future development contributes toward the cost to mitigate cumulative, indirect regional transportation impacts. Fees for single-family dwellings are \$1,727 per unit; fees for multi-family dwellings are \$1,212 per unit; fees for commercial/retail and commercial/office/service are determined on a square footage basis. Commercial/retail fees are \$1.96 per square foot, and commercial/office/service fees are \$1.23 per square foot. Government and Non-profit education are exempt from fees.

**Table 5-5  
Planning and Development Fees**

<b>Fee Category</b>	<b>Fee Amount</b>
<b>Planning and Application Fees</b>	<b>Single-Family/ Multifamily</b>
Administrative Review	\$185.00
Annexations	\$4,500.00
Appeals	\$435.00
Change of Zone	
COZ - Residential	\$1,500.00
COZ – Commercial	\$2,000.00
Conditional Use Permit (CUP) – Major	\$1,500.00
Minor Revision to CUP	\$450.00
Major Revision to CUP	\$1,075.00
Conditional Use Permit (CUP) – Minor	\$600.00
Environmental Review:	
Categorical Exemption	\$75.00
Initial Study: (Fee amended 07/08/08)	\$225.00
Environmental Impact Report	Cost + 10%
Negative Declaration	\$1,000.00
Mitigated Negative Declaration	Cost + 10%
Mitigation Monitoring Fee	Cost + 10%
General Plan Amendment:	
Minor	\$1,500.00
Major	\$3,000.00
Maintenance	\$0.65/\$1000 of Building Valuation
Land Division Applications:	
Tentative Parcel Map	\$1,550 + \$60/Lot
Tentative Subdivision Map	\$2,000 + \$30/Lot
Vesting Tentative Parcel Map	\$2,000 + \$60/Lot
Vesting Tentative Subdivision Map	\$2,000 + \$30/Lot
Final Map	Cost + 10%
Exceptions	\$190.00
After the Fact Exceptions	\$350.00
Lot Line Adjustment	Cost + 10%
General Code Amendment	\$2,000.00
Planned Unit Development	\$1,500.00
Public Convenience or Necessity Findings	\$500.00
Site Plan Review:	
Minor Site Plan Review	\$350.00
Major Site Plan Review	\$1,500.00
Site Plan Review – Time Extension	\$250.00
Time Extension – All others	\$250.00
Variance	\$500.00
Zoning Interpretation (Planning Commission)	\$350.00
Improvement Plan Check	2% of first \$20,000; plus 1.5% of amount of \$20,000
Construction Inspection of Public Improvements	4.5% of first \$10,000; plus 3% of amount over \$10,000

Table 5-6 demonstrates the typical proportion of overall development costs dedicated to City impact fees. When comparing fees to the City's most recent fee impact study, the cost to development is under 10 percent for single-family housing and less than 2 percent for multifamily. Additional incentives are provided for infill development which receive a 25 percent reduction in fees.

**Table 5-6  
Proportion of Fee in Overall Development Cost for A Typical Residential Development**

<b>Development Cost for a Typical Unit</b>	<b>Single-Family</b>	<b>Multifamily</b>
Total estimated fees per unit	\$19,365.88	\$11,980.00
Typical estimated cost of development per unit	\$204,988.36	\$669,600.00
Estimated proportion of fee cost to overall development cost per unit	9.44%	1.79%

Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of public parkland and to provide necessary public works (streets, sewers, and storm drains) to support new development. While such costs are charged to the developer, most, if not all, additional costs are ultimately passed on to the consumer in the form of higher home prices or rents.

The City is located with the San Joaquin Valley Air Basin (“air basin”) and is subject to the regulatory jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). The air basin as a whole does not meet ambient air quality standards set at the state and federal levels. By these standards, the City is within a “Severe Nonattainment” Area for ground level ozone, PM10, PM2.5 and other air pollutants.

As a consequence of these conditions, the SJVAPCD has implemented an Indirect Resource Review (ISR) to reduce the impacts of growth in emissions from all new land development. Projects are subject to an ISR when there is a discretionary approval required and meets or exceeds 50 residential units and square footage standards for various land uses. Fees are also exacted by the SJVAPCD to offset emissions created by typical operational sources. According to contact with the SJVAPCD, there are currently no fees assessed on a multi-family project of up to 50 units. However, calculations provided by the district using one typical mitigation measure still resulted in a cost of \$89,650 charged to a project of 100 units providing some affordable housing, or almost \$900 per unit.

The total fee charged by the SJVAPCD for the same project and the one typical mitigation measure, without affordable housing units, would be \$102,358.88, or \$127.09 more per unit. In either case, the total cost is reduced for a lesser number of units, and may be reduced with additional mitigation measures.

#### 5.1.4 PROCESSING AND PERMIT PROCEDURES

Government Code Section 65583(a) requires “An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income

levels,...including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...”.

Table 5-7 lists the typical processing time in which the City completes standard permits or approvals, and Table 5-8 summarizes conventional procedural processes.

**Table 5-7  
Timelines for Permit Procedures**

<b>Type of Approval or Permit</b>	<b>Typical Processing Time</b>
Ministerial Review	30-60 Days
Conditional Use Permit	75-90 Days
Zone Change	75-90 Days
General Plan Amendment	75-90 Days
Site Plan Review	30-60 Days
Tract Maps	90-120 Days
Parcel Maps	75-90 Days
Initial Environmental Study	90-120 Days
Environmental Impact Report	120-150 Days
Other	PUD – 90-120 Days

Source: Local Building and Planning Departments

**Table 5-8  
Typical Processing Procedures by Project Type**

	<b>Single Family Unit</b>	<b>Subdivision</b>	<b>Multifamily &lt; 20 units</b>	<b>Multifamily &gt; 20 units</b>
List Typical Approval Requirements	Zoning Compliance	Zoning Compliance Engineering/Public Works Compliance Title/Soil Reports Covenants and Restrictions	Zoning Compliance Engineering/Public Works Compliance CUP Application Title/Soil Reports Covenants and Restrictions	Zoning Compliance Engineering/Public Works Compliance CUP Application Title/Soil Reports Covenants and Restrictions
Est. Total Processing Time	30 Days	90-120 Days	60-90 Days	60-120 Days

Review periods for site plans, and architectural/design review are standard periods for the region, and are review periods for other services listed. Processing procedures are also considered standard, and do not present any constraints for lower income housing developments.

## 5.1.5 Codes and Standards

### ***Building Codes***

In the 2003 Housing Element Program 6, the City pledged to review building codes. As a result, the City adopted the 2007 California Building, Electrical, Fire, Plumbing and Mechanical Codes. Also related to housing, the California Administrative Code (2007) and the California Energy Code (2004) were adopted, as well as the Uniform Solar Energy Code (1988) as published by the International Association of Plumbing and Mechanical Officials. A recent revision to the Fire Code significantly added to housing construction costs mandating that single family homes include fire sprinklers as of January 1, 2011.

### ***Floodplain Requirements***

In 2007, the State passed a number of bills regarding development in floodplains which became part of the Government Code (GC) for inclusion in General Plan safety elements. GC Section 65302(g)(2)(B) requires that jurisdictions establish goals, policies, and objectives for the protection of the community from flooding, including whether development should be located in flood hazards zones, and identifying construction methods to minimize danger from floods. City Municipal Code Section 10-10A-5 includes appropriate measures to minimize flood hazards. However, costs to implement these measures may increase costs for affordable housing to an extent that would be prohibitive. Therefore, the City has not included in its land inventory any land determined to be within the 100-year flood zone.

### ***On and Off-Site Improvement Standards***

The City's standards for residential subdivisions are comparable to most urban jurisdictional standards and do not exceed those reasonably expected to provide safety for pedestrians and cyclists, adequate guest parking and efficient traffic flow.

Minimum lot sizes within new subdivisions are cited in the City's Codes at 60 feet wide (corners 65 feet) and 100 feet deep. Blocks are to be between 660 feet and 990 feet long. Storm drainage must be provided pursuant to the City's Storm Drain Master Plan. Water and sewer lines shall be connected to the City's main line for every lot; where lines are in streets or alleys, laterals for lots will be extended to the right-of-way lines, with the sub divider providing related parts. Fire hydrants are to be provided as necessary for adequate fire protection.

Easements are to be provided by the developer and dedicated to the City for overhead and underground utilities, including but not limited to, electrical, communication, sewer, water or gas lines or drainage facilities. The sub divider is also responsible for related appurtenances and improvements necessary for connection of all utilities to each lot.

Local residential streets include a 60 foot of right-of-way, with a paving width of 40 feet, 175 feet radius of curvature and 2, four foot wide sidewalks, except on specific routes where street widths and sidewalks must be wider.

## *Housing Accessibility For Persons With Disabilities*

Government Code Section 65583(a) (4) requires: “an analysis of potential and actual government constraints upon the maintenance, improvement or development of housing... for persons with disabilities as identified in the analysis pursuant to paragraph (4) of subdivision (a), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting ... the need for housing for persons with disabilities.

In addition to an analysis of potential and actual government constraints upon the maintenance, improvement or development of housing, Government Code §65583(c)(3) states that jurisdictions must, “Address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.”

As described in Chapter 3, persons with disabilities and the elderly have a number of housing needs related to accessibility of dwelling units. Housing should be accessible to those with limited mobility, designed to encourage independent living, and within close proximity to services and shopping. In addition, those with disabilities may face challenges in adequate transportation, employment, and access to medical and other services and shopping.

The City provides transportation through its Dial A Ride services with rates of \$0.50 to those between 55 and 65 and those with disabilities, and free rides to those over 65 years. The City has converted many of the non-ADA compliant sidewalks in the downtown area and along Manning Avenue to include ramps on corners, and downturns to allow better access to sidewalks. The City will consider a program to reduce the number of parking spaces needed at residential facilities intended for use by those with disabilities and seniors.

Within buildings, the City requires developers to comply with applicable standards for the Federal Fair Housing Act and California Fair Employment and Housing Act. Per the California Building Code, the City allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements.

The City zoning ordinance includes several types of facilities that provide services and conditions utilized by the elderly and those with disabilities. These include the community care facility, defined as a facility providing non-medical care for children or adults including, but not limited to, the physically handicapped, mentally impaired or incompetent persons. These facilities are permitted for 6 or fewer persons as a ministerial use in all residential districts and the PO district. Community care facilities for 7 or greater persons is permitted as a conditional use in the RM and PO districts.

Intermediate care facilities, which provide basic 24-hour inpatient care to ambulatory or non-ambulatory patients who have recurring need for skilled nursing supervision and supportive care,

are permitted as a conditional use for seven or greater persons in the RM and PO districts, and for fewer than seven persons by-right in all residential districts.

Nursing homes, operating as lodging houses in which nursing, dietary and other personal services are rendered to convalescents and where surgery is not provided are permitted as a conditional use in the RE, R-1, and PO districts. Rest homes, intended primarily for the care and nursing of invalids and aged persons – not including nursing homes, are permitted as a ministerial use in the C-AO district, and as a conditional use in the RM and PO districts.

The Golden Living Center, Sierra View Homes, and Palm Village Retirement Community are situated in Reedley. All provide some level of nursing or assisted living.

The City provides a process under which residents can apply for a variance which will allow them to alter their homes with ramps or other atypical features. Although the City could not identify any zoning or other land use regulatory practice that would discriminate against the elderly or those with disabilities, there are no programs or provisions that explicitly facilitate a variety of housing types or modifications for housing for this special needs group. A program to establish a written and administrative reasonable accommodation procedure in the zoning code for providing exception for housing for persons with disabilities in zoning and land use has been included in Chapter 6.

#### 5.1.6 Other Government Constraints

##### *County General Plan Land Use Element Goal*

The land surrounding Reedley is considered “prime” farmland, and has been its economic base from the beginning. Agricultural lands outside the City’s SOI fall under Fresno County’s jurisdiction. The County has established land use objectives considering both land stewardship and economic responsibility. The Fresno County General Plan, Land Use Element includes the following goal: “To promote the long-term conservation of productive and potentially-productive agricultural lands and to accommodate agricultural-support services and agriculturally-related activities that support the viability of agriculture and further the County’s economic development goals.” Twenty-one policies are listed that further support the goal to sustain agriculture, including, “maintain agriculturally-designated areas for agriculture use and direct urban growth away from valuable agricultural lands to cities, unincorporated communities, and other areas planned for such development where public facilities and infrastructure are available.” This goal provides a constraint to the cities within Fresno County, as attempts to expand the cities’ SOI automatically means encroaching into agricultural land under County jurisdiction.

##### *Williamson Act*

The Williamson Act was established in order to preserve agricultural lands and open space. To encourage land owners to keep lands in agriculture, the County offers lower tax assessments and is then partially reimbursed by the State for the taxes they would otherwise have collected. Contracts under the Act are voluntary and are renewed on a “rolling 10-year” basis. If the owner

decides to terminate the contract by filing a Notice of Non-renewal, the property taxes increase for the next 10 years until they are at the rate for those without a contract.

The Act may act as a constraint to land available for affordable housing. A significant amount of land in Reedley's SOI is under the Williamson Act. Land subject to contract adjacent to the City must almost always be removed from a Williamson Act contract to be considered for annexation. In addition, in the few instances where land annexed remains under contract, development is limited to one dwelling and housing for agricultural workers.

## ***5.2 Non-Governmental Constraints***

Government Code Section 65583(a)(6) requires "An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction."

### ***5.2.1 Land Costs***

Land costs in Fresno County have continued to decline since a high in late 2006. According to EDD Labor Statistics, home prices are the lowest in several years; in April of 2009, the median home value of \$153,000 was 60 percent lower than in 2004. Costs for land have similarly decreased. The price of land and cost of construction has fallen during the housing recession. Land prices have begun to rebound slightly and are estimated at \$20,000 to \$40,000 per acre for land zoned for residential purposes.

This decrease in land values is reflected in housing affordability. According to the California Building Institute of America (CBIA), in the first quarter of 2009 approximately 71 percent of homes in the Fresno metropolitan area were affordable to those with median incomes. During the first quarter of 2008, 28 percent were in this category, and in March of 2007, the percentage was 12.7. The quarter with the lowest percentage for affordability was the fourth quarter of 2006 at 7.1 percent, and the percentage has steadily climbed since then. Although California as a whole maintains the record for least-affordable housing, the Fresno area and other parts of the San Joaquin Valley are relatively affordable.

### ***5.2.2 Financing Costs and Availability***

Developers of lower income housing typically seek funding through federal and state funds, often managed by local jurisdictions. As an entitlement city within Fresno County, Reedley competes for funding with other seven other cities and the unincorporated areas of the County. In order to successfully compete for limited funding, the City must carefully plan in advance and work closely with Self-Help and other non-profit organizations.

Funding to individual buyers for mortgages is equally limited. With recent changes in the economy, criteria for loans from banks and other lending institutions have become more stringent, and fewer lower-income households are able to qualify. Changes in federal law

governing issuance of mortgage revenue bonds makes this alternative more difficult, particularly for individuals seeking to purchase single-family housing. Additionally, the unemployment rate remains high in Reedley, contributing to the shrinking number of residents who might otherwise qualify for conventional loans and adding to the growing number of households competing for limited federal and state funds.

Within the current market, construction financing continue to climb as costs for materials rise. However, as lending institutions suffer more foreclosure and bankruptcies, and banks are less willing to loan to those without excellent credit histories, it has become more difficult for many to attain a loan.

Mortgage lending rates remain relatively low. Additionally, in July 2008, California SB 1137 was enacted to provide some relief to home owners with mortgages they could no longer afford. The Perata Mortgage Relief Bill states, "As foreclosures have increased, California has experienced reduced housing prices, reduced real estate sales, increased unemployment in the construction and finance sectors, reduced spending, and reduced tax revenues for public safety and education." Homeowners threatened with foreclosure must now be notified at least 60 days prior to eviction, and must be contacted by lenders to arrange a meeting to discuss potential ways to avoid foreclosure.

However, despite these measures, the website [foreclosurelistings.com](http://foreclosurelistings.com) listed 14 foreclosures, 62 pre-foreclosures, and one auction in Reedley in July 2009. All foreclosure listings were for single-family homes. Pre-foreclosures were overwhelmingly single-family homes as well, although the listing included one duplex and one mobile home. Foreclosures in this area are more likely due to high unemployment rates and low wages associated with agricultural jobs than inflated home prices.

# CHAPTER SIX – PROGRAMS / FIVE-YEAR ACTION PLAN

## 6.1 Introduction

This chapter describes housing goals, policies and programs for Reedley and outlines actions to meet the RHNA throughout the five year plan period. A goal is a general statement of the highest aspirations of the community. A policy is a course of action to guide decision-making and provide a framework around which the housing program operates. A program is a specific action which implements policy and moves the community toward achievement of its goals. Programs are a part of the City's five-year action plan. This combination of goals, policies and programs constitutes the local housing strategy.

The State of California has adopted the broad state-side housing goal: *To assure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment.* The City both subscribes to this goal and obtains direction from it in formulating its own goals. Additionally, the State HCD has established the following four primary goals:

- The provision of new housing;
- The preservation of existing housing and neighborhoods;
- The reduction of housing costs; and
- The improvement of housing conditions for special needs groups.

## 6.2 Housing Goals and Allocation

In order to effectuate and maintain the integrity of Reedley's goals, Chapter 2 of this Housing Element reviews and evaluates past policies and programs. A committee was established by the City Council, basically comprised of residents knowledgeable of the area and its resources, constraints and needs, to accomplish this evaluation. In this evaluation, existing policies and accomplishments were analyzed, and determinations were made to keep, eliminate or modify the policy for the 2008-2013 Housing Element.

Some of the policies are general in nature and do not support quantifiable measurement for effective monitoring and evaluation. New program needs were discovered through the review and committee discussion process and are incorporated in the current action plan.

The requirements for the City of Reedley from the 2007 RHNA are shown in Table 6-1.

**Table 6-1  
2008 Reedley Housing Element RHNA**

Income	Fair Share Allocation	Percent (%) of Total Units Required
Extremely Low Income	158	11.7
Very Low Income	159	11.8
Low Income	234	17.3
Moderate	260	19.3
Above Moderate	539	39.9
<b>Total # Units</b>	<b>1,350</b>	<b>100</b>

Included in the total number of 1,350 units the special needs listed in Table 6-2 should also be met.

**Table 6-2  
Target Allocation by Special Needs Group and Income**

Special Needs Group	No. Units Required	Extremely Low	Very Low	Low	Moderate	Above Moderate
Elderly (65+)	341	40	40	59	66	136
Disabled	184	21	22	32	36	73
Female-Head-of-Household	175	20	21	30	34	70
Large Family Unit	253	30	30	44	49	100
Farm Worker Housing	85	42	43	0	0	0
Homeless	22	11	11	0	0	0
<b>SPECIAL NEEDS TOTAL</b>	<b>1,060</b>	<b>164</b>	<b>167</b>	<b>165</b>	<b>185</b>	<b>379</b>
<b>OTHER</b>	<b>290</b>					
<b>TOTAL HOUSING UNITS REQUIRED</b>	<b>1,350</b>					

Special Needs Methodology based on 2000 population of 5,761 households: Farm workers comprise 6.3% of the total population; Homeless comprise 0.16% of the total population; Disabled comprise 13.66% of the total population; Senior's comprise 25.29% of 5,761 Households (in 2000); Large Families comprise 18.78% of the households, (in 2000); Female Heads of Households comprise 12.95% of 5,761 Households (in 2000).

The number of housing units, by income level, that can be constructed, rehabilitated and conserved over a five-year time frame are shown in Table 6-3.

**Table 6-3**  
**Quantified Objectives by Income Category**

<b>Income</b>	<b>New Construction</b>	<b>Rehabilitation</b>	<b>Conservation/Preservation</b>
Extremely Low	153	5	-0-
Very Low	149	10	-0-
Low	224	10	-0-
Moderate	260	-0-	-0-
Above Moderate	539	-0-	-0-
<b>TOTAL</b>	<b>1,325</b>	<b>25</b>	<b>0</b>

Reedley’s 2002-2007 Housing Element identified five primary goals:

- The provision of new housing
- The preservation of existing housing and neighborhoods
- The removal of constraints and reduction of costs;
- The improvement of housing conditions for special needs groups; and
- The promotion of energy conservation activities in all residential neighborhoods

These goals are continued in this update of the Housing Element. Objectives, policies, and action plans have been modified for the current period, as appropriate, to meet the RHNA targets.

### **6.3 Funding Sources**

Housing Element Law states that the analysis shall identify and consider the use of all federal, State, and local financing and subsidy programs which can be used to preserve assisted housing developments for lower-income households.

The following funding sources may be available to the City to preserve existing housing or with new or replacement housing:

Community Development Block Grant (CDBG) Program. Reedley’s CDBG funding can be utilized for the replacement of substandard housing, rehabilitation of lower income owner-occupied and rental-occupied housing units, and other programs that assist households with incomes at or below 80 percent of median income.

Housing Investment Partnerships (HOME) Program. The City receives HOME allocations that may be used for rehabilitation, acquisition and/or new construction of affordable housing. The City must use 100 percent of its HOME funds to assist families with incomes below 80 percent of area median income.

Proposition 1C (Housing and Emergency Shelter Act of 2006) and Proposition 46 funding from the State of California extended the nation’s largest state-funded affordable housing assistance effort. The State’s voters approved \$2.85 billion in State General Obligations bonds to continue several housing assistance programs and to begin new infrastructure programs to support housing. Funds may be used to provide shelters for battered women and children; housing for

low-income seniors, homeowner assistance for the disabled, military veterans, and working families; and for repairs and accessibility improvements to apartments for families and disabled citizens.

Low Income Housing Preservation and Residential Homeownership Act (LIHPRHA). LIHPRHA requires that all eligible HUD Section 236 and Section 221(d) projects “at-risk” of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies that guarantee owners an eight percent annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12-month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

California Housing Finance Agency (CalHFA). The mission of the various homeownership programs are to provide affordable housing opportunities by offering below market interest rate mortgage programs to very low-to-moderate income first-time homebuyers. There are several programs offered to the prospective buyer:

1. Conventional Loans – CalHFA programs offer interest only PLUS, 30- and 40-year fixed mortgages, and 30-year fixed government insured mortgages.
2. Down payment assistance – CalHFA offers a number of programs designed to assist with down payments for homebuyers, such as the Affordable Housing Partnership program, the CalHFA Housing Assistance program, the California Homebuyers Down payment Assistance Program, the Extra Credit Teachers Home Purchase Program, the High Cost Area Home Purchase Assistance program, and the School Facility Fee Down payment Assistance program
3. Other programs – CalHFA manages programs to provide help to builders, borrowers who are disabled, home-buying assistance to Section 8 voucher recipients and the Self-Help Builder Assistance program.

California Low-Income Housing Tax Credit Allocation Committee (TCAC). The California Tax Credit Allocation Committee (TCAC) administers two Low-Income Housing Tax Credit Programs – a federal 9 percent program, and a State 4 percent program. Both programs were created to encourage private investment in affordable rental housing for households meeting certain income requirements. The TCAC also administers a Farmworker Housing Assistance Program.

California Debt Limit Allocation Committee (CDLAC). Federal law limits how much tax-exempt debt a State can issue in a calendar year, with the cap determined by a population-based formula. CDLAC was created to set and allocate California’s annual debt ceiling, and administers the tax-exempt bond program to issue the debt.

Allocation is distributed among six program areas. The Qualified Residential Rental Project Program assists developers of multifamily rental housing units, the Single-Family Housing Program assists first-time homebuyers with their home purchase, the Exempt Facility Program

helps finance solid waste disposal and waste recycling facilities and an Industrial Development Bond Project Program helps construct or expand manufacturing facilities.

Additionally, CDLAC allocates to the Extra Credit Home Purchase Program, which helps teachers and school staff purchase a home and the Student Loan Program to help students and families pay for their higher education.

California Community Reinvestment Corporation (CCRC) provides long-term and bond financing for new construction, acquisition and rehabilitation and investment funds to acquire at-risk housing. Programs are available for family, senior, mixed-use and special needs housing.

Affordable Housing Program (AHP) provided through member banks of the Federal Home Loan (FHL) system, subsidizes the cost of owner-occupied housing for individuals and families with incomes at or below 80 percent of the Area Median Income (AMI), and rental housing in which at least 20 percent of the units are reserved for households with incomes at or below 50 percent of AMI. The subsidy may be in the form of a grant or a below-cost or subsidized interest rate on an advance.

Multifamily Housing Program (MHP) HCD provides deferred payment loans through their Multifamily Housing Program (MHP). The cost is based on 3 percent simple interest on the unpaid principal over a 55 year term. Local public entities, for-profit and non-profit corporations, and others are eligible applicants through the program's Notice of Funding Availability process. Under this program, funds awarded may be utilized for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing.

The federal Housing Choice (formerly Section 8) Voucher Program is administered locally by the Fresno City/County Housing Authorities. Financial subsidy assistance is available for very low-income residents earning less than 50 percent of the County median income. Vouchers may be used for apartment rentals or mortgage payments for eligible first-time homebuyers.

In addition to the Housing Choice Voucher Program, CDBG and HOME programs could be utilized by the City to assist alleviating the high rate of overcrowding. HOME program requirements limit expenditures to either subsidize eligible low and moderate income households in purchasing a home or to rehabilitate affordable units for sale or rent to eligible households or families. In addition to making modifications to make a unit habitable, rehabilitation can also include the addition of bedrooms. CDBG requirements are more flexible than HOME, in that funding can be used to contribute to the necessary supporting infrastructure for new affordable, single or multi-family housing.

#### **6.4 Programs and 5-Year Action Plan**

Many of the detailed actions can be accomplished at the local level; others require State and Federal government participation, including funding of various housing programs, and approval of applications for assistance by the City and other entities.

Each program contains a brief overview; an identification of existing and potential actions and programs to meet stated goals and objectives; year of implementation; identification of responsible agencies; and funding sources. Funding is not fixed, may vary from year to year, and some programs are competitive in nature.

In general, quantified objectives are not provided for programs which propose to carry out, adopt or amend a code or regulation as the time frame for such adoption or amendment fulfills the City's obligation for action. In this regard, for example, programs which propose the amendment of the zoning ordinance are not appropriate for a quantified objective. As a result, programs are provided quantified objectives where appropriate.

The City can provide housing sufficient to meet the RHNA by providing incentives such as funding opportunities to low-income housing developers and a density-bonus; by providing identifying adequate sites for high-density construction and infill, and ensuring that minimum density requirements are adopted.

### **Program 1: Provision of Adequate Sites for Housing Development**

#### **Actions**

The available land inventory enumerates vacant lands that could be developed using existing infrastructure. Additionally, the City's land use policies restrict fringe area development through cooperation with Fresno County. Because urban development requires services and infrastructure which the City provides and the County does not, fringe development occurs following annexation. Fresno County generally zones unincorporated land within the City's Sphere of Influence (SOI) with a minimum parcel size of 20 acres, a parcel size sufficient to preclude inappropriate development while encouraging productive agricultural use until development occurs.

Established annexation policies of Fresno County and the Local Agency Formation Commission (LAFCO) require rezoning and approval of residential entitlements by the City of Reedley prior to annexation. This policy is a means to protect agricultural land from premature land conversion. The land inventory indicates there is sufficient land designated within the Reedley SOI to accommodate future residential development; however, this land is not annexed and available for development.

A-1.1 To accommodate the housing need for the combined 3rd cycle unaccommodated need and 4th cycle unmet need for units affordable to lower-income households, the City will rezone 36.61 acres of underutilized residential sites to RM-3 zoning at a density allowing a minimum of 21.78 units per acre and 16 units per site, and 15.46 acres of vacant land to for mixed use in the Commercial zone, at a density allowing a minimum of 20 units per acre and 16 units per site, by Summer 2014, to accommodate a total of 1,156 units of owner-occupied and/or rental multifamily for lower income households. Rezoned sites will include Map #3, 4, 5, 7, 10,13,14, 34 and 44 as High Density and Map #21, 40, 41 and 46 in the CC and CN-SP zones, as described on Table 4-4, Table 4-5A and Table 4-5B, and permit owner-occupied and rental multifamily residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action)

pursuant to Government Code Section 65583.2(h). In addition, at least 50 percent of the remaining 1,156 units will be accommodated on sites zoned for exclusively residential uses.

Responsibility: Community Development Department

Timing: Sites rezoned by late summer of 2014

Funding: General Fund

Objective: Create opportunity for at least 1,156 units of owner-occupied and/or rental multifamily housing for lower income households

A-1.2 The City will approach developers and funding agencies through outreach of materials and vacant site inventory to facilitate development of the sites with assisted housing. The elimination of redevelopment by the State presents a significant obstacle to infill housing, but the City will continue to work with the State to find a suitable replacement for facilitating infill development.

*Time frame: Review annually*

*Quantified Objective: 10 infill sites/dwellings units per year*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

A-1.3 The City will continue to cooperate with affordable housing developers to identify sites, consider reduced development costs, and streamline the development review process. The City helped Self-Help Enterprises with infrastructure cost through helping owners with down-payment for completed lots in the New Horizons Subdivision.

*Time frame: Review annually*

*Quantified Objective: 2 sites per year purchased*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

A-1.4 The City will maximize the use of the City's CDBG allocated share to address deficient or non-existent infrastructure in support of housing. Funds will be leveraged for area-wide improvements for housing construction, rehabilitation, and preservation.

*Time frame: Review annually*

*Quantified Objective: 10 units assisted*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

A-1.5 The City will identify and analyze potential alternative funding sources for the purchase of sites for low and moderate-income housing, to be land banked or used for the development of assisted housing.

*Time frame: On-going to be reviewed annually*

*Quantified Objective: N.A.*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

- A-1.6 As part of the annual housing element review, a consistency review between the General Plan elements and the housing element will be performed to ensure consistency between the elements. In addition, during the planning period any amendment to the General Plan or Housing Element will be reviewed at the time they are proposed to ensure consistency between the General Plan elements and Housing Element.”

*Timing: Annually and as General Plan or Housing Element is amended*

*Quantified Objective: N.A.*

*Responsibility: Community Development Department*

*Funding: General Fund*

- A-1.7 To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City will every two years update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City’s RHNA.

To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.

*Time Frame: Development of evaluation procedure to implement Government Code section 65863 by December 1, 2013*

*Quantified Objective: Supply of land within the City in keeping with Housing Element requirements*

*Responsibility: Community Development Department*

*Funding Source: General Fund*

- A-1.8 Promote parcel consolidation for the assembly of new housing sites to ensure that minimum densities are achieved. Develop a Priority Lot Consolidation List with the goal of creating a list of “ready to go” development sites that can be shown to potential developers. Using the list of sites in Table 4-1 as a starting point, the list should:

- Prioritize sites located in General Plan land use areas designated for allowing for multifamily residential development;
- Consider common ownership patterns, the physical condition of existing buildings, on site constraints, and the Assessor’s ratio of improvement value to land value - an indicator of underutilization of land A; and

- Focus efforts on specific geographic areas with the greatest development potential according to the latest development trends and expressed developer interests. The identified sites should be ideally located to meet the criteria for affordable housing grants and financing.
- Offer incentives to developers to promote parcel consolidation, such as priority permit processing; exemptions from zoning requirements; and deferred development fees.

*Time Frame: Create a Lot Consolidation List within six months of adoption of the Housing Element.*

*Quantified objective: Site consolidation will be completed within two years after the consolidation list is complete.*

*Responsible Agency: Community Development Department*

*Funding: General Fund.*

A-1.9 Continue to provide adequate sites for development, housing rehabilitation and conservation, and other programs for new housing. The amount of land designated for high density residential use is to be increased with the 2030 General Plan Update. Land designated for high density will be strategically located near school, commercial services, and public services so future projects can be competitive when seeking funding. In keeping with the intent of the San Joaquin Valley Blueprint, overall housing density within each land use designation is increasing.

*Time frame: On-going to be reviewed annually*

*Quantified Objective: Supply of land within the City in keeping with Housing Element requirements*

*Responsibility: Community Development Department*

*Funding Source: General Fund*

A-1.10 Promote mixed-use development downtown where housing is located in close proximity to urban services, shopping and/or public transportation. The City will promote mixed-use development by the following actions:

- Promote the development of live-work in the downtown mixed-use areas;
- Provide incentives such as density bonuses and increases in commercial floor area ratios when mixed-use development integrates an affordable housing component; and
- Identify candidate sites where higher density residential development might be feasible and appropriate.
- Prepare a mixed use zone with modified densities and standards for the Downtown and surrounding areas.

*Time frame: Include within Zoning Ordinance Update by ~~December 2013~~ June 2014*

*Quantified objective: Facilitate one in-fill project annually to include up to 20 units.*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

A-1.11 Establish minimum densities for multifamily housing in mixed-use zoning districts. Rezone the sites identified in Table 4.1 sufficient to accommodate the housing needs of households of all income levels.

*Time Frame: The City will adopt Zoning Ordinance amendments that create and set specific development standards for mixed use within one year of adoption of the Housing Element. Also within one year, the City will complete the rezoning of sites identified in Table 4.1. The City will report the status of the rezones in the City's annual General Plan Progress Report to HCD*

*Quantified objective: N.A.*

*Responsible agency or department: Community Development Department*

*Funding: General Fund*

A-1.12 The City will establish specific procedures to grant priority water and sewer services to development project with affordable to lower-income households, pursuant to State Code Section 65589.7.

*Timeline: The City shall adopt a program to establish policies and procedures within one month after the Certification of the Housing Element.*

*Quantified objective: The City shall follow and use the HCD "Building Block" resources as a guide.*

*Responsible agency or department: Community Development Department*

*Funding Source: General Fund*

## **Program 2: Provision for Extremely Low, Very Low, and Moderate-income Housing for Homeowners and Renters**

### **Actions**

A-2.1 The City will encourage developers to make application for FmHA 502 Interest Subsidy programs and will work with and assist those developers. The program provides direct loans to individuals of low to moderate income to purchase newly constructed homes. The interest rate varies according to the applicant's adjusted family income and ranges from one percent to market rate. The City will participate with Fresno County in securing any additional housing programs as they become available.

*Time frame: On-going to be reviewed annually*

*Quantified Objective: Assistance with two applicants during planning period*

*Responsibility: Community Development Department*

*Funding Source: General Fund*

A-2.2 The City will assist developers who are willing to provide low-income housing through expediting the entitlement processing and approvals for such projects. Expedited processing and direct staff attention are necessary for income qualified projects to meet their schedule due to their unique characteristics. Entitlement processing, Engineering Plan Check, and Building Plan Check have been expedited for qualified projects.

*Time frame: On-going to be reviewed annually*

*Quantified Objective: Expedite approval of all low income products*

*Responsibility: Community Development Department*

*Funding Source: General Fund*

A-2.3 The City will support the Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program, which provides rent subsidies directly to participants' landlords, and will support that agency's attempts to secure additional funding for expanded programs. The City does not track the number of rental subsidies in the community and shall develop a formal tracking system with the Housing Authority to insure accurate reporting.

*Time frame: On-going to be reviewed annually*

*Quantified Objective: 15 additional rent subsidies*

*Responsibility: Community Development Department*

*Funding Source: General Fund*

A-2.4 The City will support and participate in any additional rental programs which may become available. The City will keep the community informed of programs for which it is eligible, and the City will assist in the application process and administration of such programs.

*Time frame: On-going to be reviewed annually*

*Quantified Objective: Participate in one additional rental program*

*Responsibility: Community Development Department*

*Funding Source: General Fund*

A-2.5 Continue Multifamily Infill Housing that facilitates residential development and provides affordable housing and/or housing for those with special needs.

*These programs include the following:*

- *Conducting public outreach to provide a broad overview on all types of infill housing development and illustrates various infill projects;*
- *Evaluating existing vacant and underutilized sites for the development of multifamily housing; and*
- *Identifying vacant and underutilized multifamily lots with the potential for site consolidation and make this information available to residential developers;*

*Time frame: Initiate upon adoption of the Housing Element*

*Quantified objective: Facilitate two infill projects annually to include 10 units.*  
*Responsible agency or department: Community Development Department*  
*Funding source: General Fund*

- A-2.6 Research the practicality and feasibility of creating minimum single family lots of approximately 4,500 to 5,000 square feet.

*Time frame: Zoning Ordinance to be complete by December 2013*  
*Quantified objective: N.A.*  
*Responsible agency or department: Community Development Department*  
*Funding source: General Fund*

- A-2.7 The City shall review and revise the Zoning Ordinance as it pertains to permitting secondary residential units by right on any residential lot containing a single-family unit, in accordance with California Government Code Section 65852.1 and 65852.2 and Ordinance No. 2009-05 adopted by the City on August 6, 2009.

*Time Frame: Zoning Ordinance to be complete by December 2013*  
*Quantified objective: N.A.*  
*Responsible agency or department: Community Development Department*  
*Funding: General Fund*

- A-2.8 The Zoning Ordinance shall be revised to incorporate updated Density Bonus provisions, with options as per Government Code Section 65915-65918.

*Time Frame: Zoning Ordinance to be complete by December 2013*  
*Quantified objective: N.A.*  
*Responsible agency or department: Community Development Department*  
*Funding: General Fund*

- A-2.9 Implement the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant up-zoning of a comparable property.

*Time Frame: Zoning Ordinance to be complete by December 2013*  
*Quantified objective: N.A.*  
*Responsible agency or department: Community Development Department*  
*Funding: General Fund*

- A-2.10 Facilitate the development of affordable multifamily housing for extremely low, very low and low income households through medium and high density zoning and mixed-use zoning, density bonuses, land write-downs, priority permit processing, direct subsidies and other financial incentives.

*Time Frame: Ongoing. At least annual contact with developers*  
*Quantified objective: Facilitate one project annually to include up to 50 units.*

*Responsible agency or department: Community Development Department*  
*Funding source: General Fund; HOME funds and CDBG funds*

A-2.11 The City will continue to monitor, at least annually, at-risk units and pursue State and Federal funding sources such as the HOME and MHP Programs to assist at-risk units. Where feasible, the City will provide technical assistance and support to non-profit organizations with respect to financing. The City will ensure property owners comply with noticing requirements and work with tenants to provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority and other affordable housing opportunities in the City.

*Time frame: On-going, to be reviewed at least annually*

*Quantified objective: N.A.*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

**Program 3: Maintain And Improve The Quality Of The Existing Housing Stock And The Neighborhoods In Which They Are Located.**

**Actions**

A-3.1 Provide for adequate infrastructure and services to meet demands generated by residential development.

*Time frame: On-going, to be reviewed at least annually*

*Quantified objective: N.A.*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

A-3.2 Encourage a mix of housing types in mixed use areas and large developments.

*Time frame: On-going, to be reviewed at least annually*

*Quantified objective: N.A.*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

A-3.3 The Community Development Department will complete a housing condition survey pursuant to HCD protocol in order to identify substandard housing units in the City and assist homeowners in applying for rehabilitation assistance..

*Time frame: Within one year of adopting the Housing Element*

*Quantified objective: N.A.*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

A-3.4 Maintain a code enforcement program to ensure building safety and integrity of residential neighborhoods.

*Time frame: On-going*

*Responsible agency or department: Fire Department/Code Enforcement*

*Funding source: General Fund*

A-3.5 The City shall continue housing rehabilitation assistance through the provision of low interest loans and grants. Funds for this program will become available from such sources as CDBG Funds, applications for FmHA Section 504 Single Family rehabilitation allocations for home repair loans, and other available sources.

*Time frame: On-going, to be reviewed at least annually*

*Quantified objective: Rehabilitate five units annually.*

*Responsible agency or department: Community Development Department*

*Funding source: CDBG Funds, RRA L & M Funds, FMHA*

A-3.6 Various City Departments under a coordinated effort will work with community groups and non-profit organizations such as the Chamber of Commerce to accomplish at least one of the following citizen-led neighborhood cleanup programs per year:

- Single event or annual free yard waste pickup (tipping fees to be reduced by Fresno County),
- Paint-Your-House program,
- Neighbor-Helping-Neighbor event(s) for painting home of senior or disabled residents, or simple repairs.

*Time frame: On-going, to be reviewed at least annually*

*Quantified objective: At least one neighborhood cleanup program per year*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

#### **Program 4: Housing to Accommodate Special Needs Groups**

Households with "special needs" are those whose housing requirements include unique physical and/or sociological requirements. Included in this category are senior citizens and disabled persons who have particular physical needs as well as sociological needs unique to their group; large families, who need four, five or more bedrooms in their dwelling; farm workers, who may move from one location to another for all or part of the year; and families with female heads-of-household, who are disproportionately represented in the total of lower income households.

A-4.1 The City will encourage nonprofit sponsors to make application for the construction of rental housing for seniors and other special needs groups as and will take all actions

necessary and proper to expedite processing and approval of such projects. The City assisted the Marjoree Mason Center to develop and operate a displaced mothers and children home by renting the home to the Center for one dollar per year. The City has assisted CYM (Community Youth Ministries) with funding to develop and maintain “Our House,” a transitional home for teen mothers. These programs have been successful in assisting women, teens, and children in the community.

*Time frame: On-going, to be reviewed at least annually*

*Quantified objective: Assistance with two applications and other direct and indirect assistance (if available) during the planning period*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

- A-4.2 The City will make application to the State of California to fund housing under the HCD Farm Worker Housing program for renters and owners. The City has assisted several non-profit groups with applications for HCD Farm Worker Housing Programs, including New Horizons in 2004. These funds have been coupled with other funds on other projects (Self-Help Enterprises). The City also assisted with an application for the Joe Serna Housing Program for an affordable development. This program has been effective and will continue, including cooperation with Fresno County on individual applications where appropriate.

*Time frame: On-going, to be reviewed at least annually*

*Quantified objective: Assistance with two applications to the HCD farm worker Housing Program during the planning period*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

- A-4.3 The City will support the Housing Authority's continued implementation of the Economic Opportunity Act of 1964, which provides federal funds for the purpose of developing and operating programs that will meet the special needs of migratory agricultural workers and their families. The City Planning and Building department refers potential clients to the Housing Authority and will continue to promote Housing Authority Programs through referral, dissemination of informational material, and promotion at community events. Qualified residents in Reedley participate in most, if not all, of the available Housing Authority Programs.

*Time frame: On-going, to be reviewed at least annually*

*Quantified objective: Assistance with applications as they become available through the Housing Authority*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

- A-4.4 The City will provide assistance to nonprofit sponsors and/or the Housing Authority and assist in two applications for FmHA 514/516 allocations for rentals that provide a combination of grants and loans to finance the construction of Migrant Farm Worker Rental Housing. Public and private nonprofit corporations, including State agencies and

political subdivisions, are eligible for both grants and loans. The City will contract with a nonprofit housing agency to provide technical assistance and encourage participation in the program.

*Time frame: On-going, to be reviewed at least annually*

*Quantified objective: Assistance with two applications for FmHA 514/516 for the construction of migrant farm worker rental housing*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

- A-4.5 With elimination of redevelopment by the State, the City will seek alternative funding sources for rehabilitation assistance to 47 very low-, low-, and moderate-income and special needs households.

*Time frame: On-going, to be reviewed at least annually*

*Quantified objective: Assist 50 low, very low and special needs households*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

- A-4.6 With elimination of redevelopment by the State, the City will seek alternative funding sources to assist and leverage the development of additional affordable housing units for large families and seniors by implementing housing programs established in its Redevelopment Plan.

*Time frame: On-going, to be reviewed at least annually*

*Quantified objective: One home/tax credit application for large families and seniors*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

- A-4.7 The City will continue to seek grants and partner with non-profit organizations to establish a homeless facility within the City of Reedley. The City is working with the Marjoree Mason Center and CYM which both provide emergency temporary housing to prevent homelessness. However, both of these organizations serve only women and children. The City continues to refer others seeking assistance to Fresno County resources.

*Time frame: As part of the zoning ordinance update to be completed by December 2013*

*Quantified objective: Two applications for grant funding*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

- A-4.8 The City will encourage developers to make application for FmHA 502 Interest Subsidy programs and will work with and assist those developers. The City will take all necessary actions to expedite processing and approvals for such projects. The City will contract with a nonprofit housing agency to provide technical assistance and encourage developer participation in the program.

*Time frame: On-going*

*Quantified objective: Two applications for program funding*  
*Responsible agency or department: Community Development Department*  
*Funding source: General Fund*

- A-4.9 Provide financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.) and priority permit processing for senior housing developments that provide 25 percent or more of their units at rents or prices affordable to moderate-, low- or very-low-income seniors.

*Time frame: On-going*  
*Quantified objective: Provide incentives to one project annually to include up to 20 units.*  
*Responsible agency or department: Community Development Department*  
*Funding: HOME Fund; CDBG Fund; and General Fund*

- A-4.10 Require all housing developments designated for seniors to be handicapped accessible, with such features provided at the time of construction as a standard feature rather than as an optional feature available for an additional charge.

*Time frame: On-going*  
*Quantified objective: N.A.*  
*Responsible agency or department: Community Development Department*  
*Funding: HOME Fund; CDBG Fund; and General Fund*

- A-4.11 Facilitate the development of accessible housing by providing financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.); and continue to offer priority permit processing for housing developments that make at least 15 percent or more of the total units accessible to persons with disabilities through appropriate design and amenities.

*Time frame: On-going*  
*Quantified objective: Provide incentives to one project annually to include up to 20 units.*  
*Responsible agency or department: Community Development Department*  
*Funding: HOME Fund; CDBG Fund; and General Fund*

- A-4.12 Require accessible units in multifamily housing developments in accordance with State law, with accessibility features provided at the time of construction as a standard feature rather than as an optional feature available for an additional charge.

*Time frame: On-going*  
*Quantified objective: N.A.*  
*Responsible agency or department: Building Department*  
*Funding: General Fund*

A-4.13 Enforce State handicapped, accessibility, and adaptability standards and remove constraints to housing accessible to persons with disabilities, consistent with SB 520.

*Time frame: On-going*

*Quantified objective: N.A.*

*Responsible agency or department: Building Department*

*Funding: General Fund*

A-4.14 Allow residential care facilities, group homes, foster homes and similar housing as required by State law. As part of the Zoning Ordinance update, the City will review parking requirements of group homes to ensure requirements do not act as a constraint on the development of housing for person of disabilities.

*Time Frame: Amend the Zoning Ordinance by December 31, 2013*

*Quantified objective: N.A.*

*Responsible agency or department: Community Development Department*

*Funding: General fund*

A-4.15 Coordinate with the County and non-profits to address the housing and social needs of the homeless. The City will provide financial support, where appropriate, to non-profit agencies or groups that provide emergency, supportive, and/or transitional housing for the homeless or people at risk of homelessness. Additionally, staff will meet with non-profit groups at least once/year to discuss needs of the homeless population.

*Time Frame: Ongoing*

*Quantified objective: N.A.*

*Responsible Agency: Community Development Department and Recreation Department*

*Funding: General fund*

A-4.16 Work with the Central Valley Regional Center to implement an outreach program that informs families within Reedley on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.

*Time Frame: Development of Outreach Program by December 2013*

*Quantified objective: N.A.*

*Responsible Agency: Community Development Department*

*Funding: General fund*

A-4.17 Develop a program to provide rental assistance to fill the gap between income levels and the cost of housing for persons with Developmental Disabilities. The program will include the following steps:

- Work with the regional center to identify the housing needs of the clients and assist in identifying available housing that meets those criteria.
- Identify the gaps that limit access to housing for persons with developmental disabilities (i.e. financial, accessibility).
- Develop Guidelines and market program

*Time Frame: Development of Program by December 2013*

*Quantified objective: Assist 10 persons with developmental disabilities.*

*Responsible Agency: Community Development Department*

*Funding: General fund*

## **Program 5: Removal of Constraints**

Factors which either limit construction or raise the cost of construction and/or housing are considered constraints. Some of these constraints are the result of governmental actions, policies, regulations, and standards, and some are non-governmental market factors.

The City does apply “infill” development impact fee for affordable housing projects. We do require a covenant be placed on the property that the housing will remain in the affordable inventory for a period of 25 years. This may be a constraint in one sense, but we believe it provides assurance that the affordable housing inventory/stock is available for a period of time. We really don’t want to create affordable housing opportunities with a life space of 5 years, or until the first turn-over in ownership. That would overly burden the city in trying to achieve its RHNA numbers.

A-5.1 The City will analyze housing related development fees on an annual basis. City is encouraging development within the existing downtown and along the public Rail Trail. Development Impact Fees are reduced in these infill development areas.

*Time frame: On-going, to be reviewed at least annually*

*Quantified objective: N.A.*

*Responsible agency or department: Community Development Department*

*Funding source: General fund*

A-5.2 The City will consider adoption of an Ordinance to eliminate the requirement to place overhead utility lines underground when the site is considered an infill site. When approving an affordable housing project, special consideration is given to the utility undergrounding requirement.

*Time frame: As part of the zoning ordinance update by December 2013*

*Quantified objective: Consideration of ordinance amendment by 2013*

*Responsible agency or department: Community Development Department*

*Funding source: General fund*

A-5.3 The Community Development Department will assemble 2010 Census data and update annually to 2015. Information will be used to update projections, monitoring, and justify

program adjustments. Building permit reports will be monitored to identify trends. The City relies on data from the State Department of Finance, US Census, and other sources when working on specific applications or projects.

*Time frame: Update census data on an annual basis*

*Quantified objective: N.A.*

*Responsible agency or department: Community Development Department*

*Funding source: General fund*

- A-5.4 Public Works and the Community Development Department shall review user fees to ensure charges remain consistent with costs of improvements and maintenance. Review of fees also includes comparison of fees with surrounding communities to recognize disparity. The City is a full service provider delivering water, sewer, and disposal services and historically has delivered these services at a rate lower than would be experienced if the City were to privatize these services.

*Time frame: Review service user fees one time during the planning period*

*Quantified objective: N.A.*

*Responsible agency or department: Community Development Department*

*Funding source: General fund*

- A-5.5 The City will continue to review funding alternatives to facilitate affordable housing construction, including alternatives to redevelopment financing and reimbursement agreements for the installation of infrastructure. The City's CDBG allocation is limited and redevelopment tax increment funds have been eliminated by the State.

*Time frame: Reviewed annually*

*Quantified objective: Financial participation in infrastructure improvements*

*Responsible agency or department: Community Development Department*

*Funding source: General fund*

- A-5.6 The City will amend the zoning ordinance to provide for emergency shelter, transitional housing and supportive housing as by-right uses.

Definitions of "emergency shelter", "transitional housing" and "supportive housing" are to be added to the zoning code as follows:

**Emergency Shelter:** Housing with minimal supportive services for homeless persons limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.

**Transitional Housing:** Rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point which shall be no less than six months.

Supportive Housing: Housing, with no limit on length of stay, linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

As part of the Governmental Constraints analysis for the Housing Element update, the following revisions to the zoning code were identified as appropriate to address the needs of extremely low income households:

- Add transitional housing and supportive housing within the zoning code's definition section, and to permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zone.
- Add emergency shelter within the zoning code's definition section and list emergency shelters as a permitted use, without a conditional use permit or other discretionary action, in the Commercial and Light Industrial zone districts. Indicate that emergency shelters shall be subject to the same development and management standards as other permitted uses in the Commercial and Light Industrial zone districts .
- The City will develop standards for emergency shelters to regulate the following, as permitted under SB 2: the maximum number of beds/persons permitted nightly; parking not to exceed requirements for other residential or commercial uses in the same zone; waiting and client intake areas; onsite management; proximity of other emergency shelters; length of stay; and security.

*Time Frame: As part of the Zoning Ordinance update to be completed by December 2013, explicit provisions will be included for transitional and supportive housing, and emergency housing, as well as developing objective standards for emergency shelters*

*Quantified objective: N.A.*

*Responsible agency or department: Community Development Department*

*Funding source: General fund*

A-5.7 The City will consider a zone change to permit Single Room Occupancy in at least one zone as a ministerial use to further promote housing choices for extremely low-income groups.

*Time frame: As part of the zoning ordinance update by December 2013*

*Quantified objective: N.A.*

*Responsible agency or department: Community Development Department*

*Funding source: General fund*

A-5.8 The City will define manufactured homes and revise the zoning ordinance to allow by right (along with mobile homes on a permanent pad) in residential zones.

*Time frame: As part of the zoning ordinance update to be completed by December 2013*

*Quantified objective: N.A.*

*Responsible agency or department: Community Development Department*

*Funding source: General fund*

- A-5.9 The City will consider reducing parking space requirement for senior housing, those with disabilities, and second unit projects.

*Time frame: As part of the zoning ordinance update by December 2013*

*Quantified objective: N.A.*

*Responsible agency or department: Community Development Department*

*Funding source: General fund*

## **Program 6: Promotion of Equal Opportunities**

Actions that result in illegal discrimination in the rental or sale of housing violate State and federal laws. The agency responsible for investigation of housing discrimination complaints is the State Department of Fair Employment and Housing. The Fresno County Department of Public Works, Consumer Protection Division handles complaints not accepted by that agency.

- A-6.1 Refer discrimination complaints to the Fair Housing Council of Central California (559-244-2950 or toll free at 888-489-FAIR) and ensure complaints are resolved.

*Time frame: On-going*

*Quantified objective: N.A.*

*Responsible agency or department: Community Development Department*

*Funding source: General Fund*

- A-6.2 The City will expand its fair housing program to promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color. Information notices will be posted on an annual basis at public places such as the Fresno County Public Library, Reedley Branch; U.S. Post Office, Reedley; and the City Community Center, as well as the City Hall.

*Time frame: On-going*

*Quantified objective: Notices posted and discrimination complaints are immediately referred to the proper agency*

*Responsible agency or department: Community Development Department*

*Funding source: General fund*

- A-6.3 The city will participate and distribute fair housing materials at a variety of community activities to reach out to all segments of the community. The city will annually conduct fair housing in-service trainings press releases, directly contact interest groups for distributing fair housing materials, mail fair housing materials through utility billings and post fair housing information in a variety of community locations such as City Hall, the library, public counters, and the City's website. Other specific actions include:

- A pamphlet on equal housing opportunity to be prepared by December 2013 and distributed to the public through a variety of groups and locations as described above within two months.
- Identify local nonprofits, service organizations and community groups by October 2013 and distribute fair housing information every two years.

*Timing: Develop pamphlet, identify nonprofits, service organizations, and place information by October 2013*

*Quantified objective: Participate in two community activities annually.*

*Responsibility: Community Development Department*

*Funding: CDBG*

A-6.4 The City will annually analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

*Time frame: On-going*

*Quantified objective: One annual status report completed*

*Responsible agency or department: Community Development Department*

*Funding source: General fund*

## **Program 7: Energy Conservation Opportunities**

State energy conservation standards for residential buildings (Title 24, California Administrative Code) recognize climate differences within the state and permit considerable flexibility to the builder, as long as a minimum "energy budget" is achieved. These requirements are also designed to cut monthly energy consumption costs and apply to all new residential construction as well as all remodeling and rehabilitation construction.

A-7.1 The City will support public education programs that promote residential energy conservation, greenhouse gas emission reduction, and public awareness. In addition to material being made available, information is also attached to utility bills throughout the year. The City has coordinated and hosted energy conservation and efficiency programs at public facilities.

*Time frame: Ongoing with annual review*

*Quantified objective: Availability of outreach information at 3 public facility locations*

*Responsible agency or department: Community Development Department*

*Funding source: General fund*

A-7.2 The City will continue to enforce building code regulations (Title 24) California Administrative Code that require compliance with residential energy conservation

measures for all new construction. The City Building Division archives compliance through the plan check and building inspection process.

*Time frame: As part of the zoning ordinance update by December 2013*

*Quantified objective: Violation monitored and brought into compliance*

*Responsible agency or department: Community Development Department*

*Funding source: General fund*

- A-7.3 The City will continue to encourage water conservation through the landscape watering schedule. The City is installing water meters on all parcels and water utility fees will be based on consumption.

*Time frame: Ongoing with annual review*

*Quantified objective: Compliance with watering schedule*

*Responsible agency or department: Community Development Department*

*Funding source: Water Account*

- A-7.4 Include utility company(s) energy-saving program information in brochures to be distributed by the City.

*Time frame: Ongoing with annual review*

*Quantified objective: Brochures distributed to at least three public buildings and available to the public upon inquiry*

*Responsible agency or department: Community Development Department*

*Funding source: General fund*

- A-7.5 Develop an ordinance for a streamlined review of solar projects.

*Time frame: Initiate immediately upon adoption of the Housing Element*

*Quantified objective: N.A.*

*Responsible agency or department: Community Development Department*

*Funding source: General fund*

**APPENDIX A**  
**LAND INVENTORY - APN MAPS**



NOTE ...  
 This map is for Assessment purposes only.  
 It is not to be construed as portraying  
 legal ownership or divisions of land for  
 purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 23, T. 15 S., R. 23 E., M.D.B. & M.

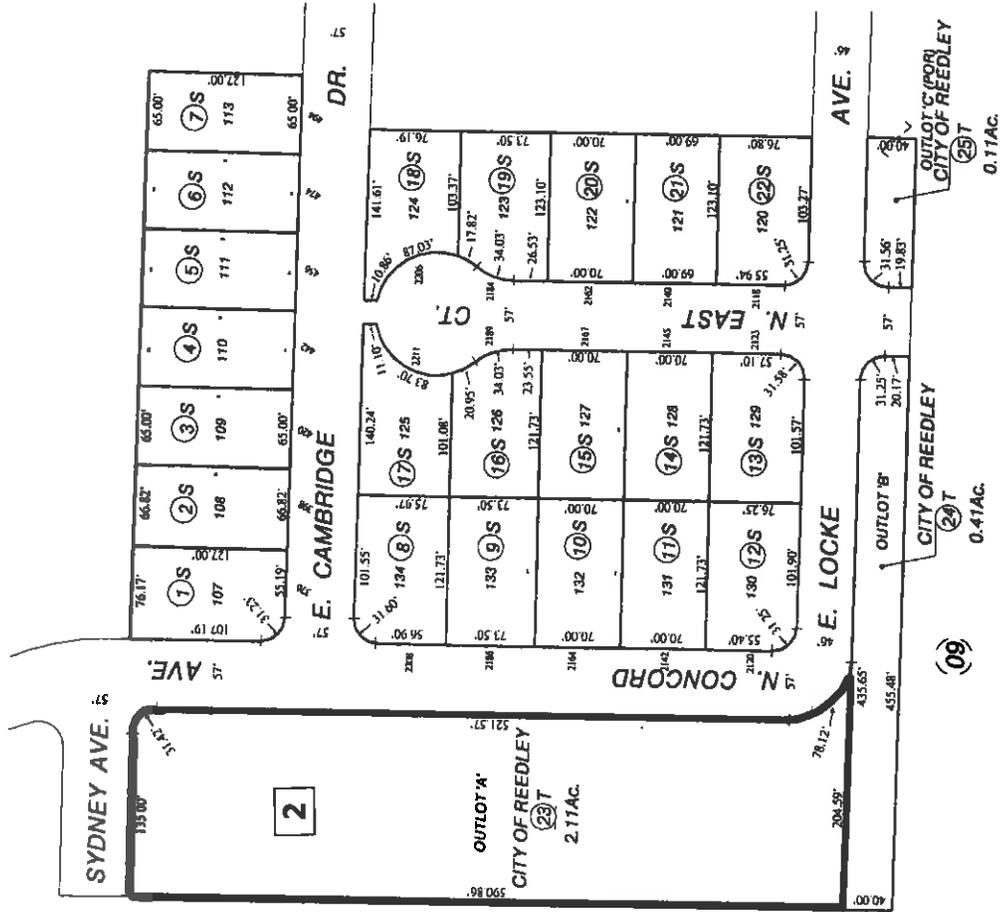
Tax Rate Area  
 8-067

363-52



(49)

AVE.



(09)

(51)

(09)

(25)

Reedley Estates - Tract No. 5355 - Plat Bk. 74, Pgs. 96-101

Assessor's Map Bk. 363 - Pg. 52  
 County of Fresno, Calif.

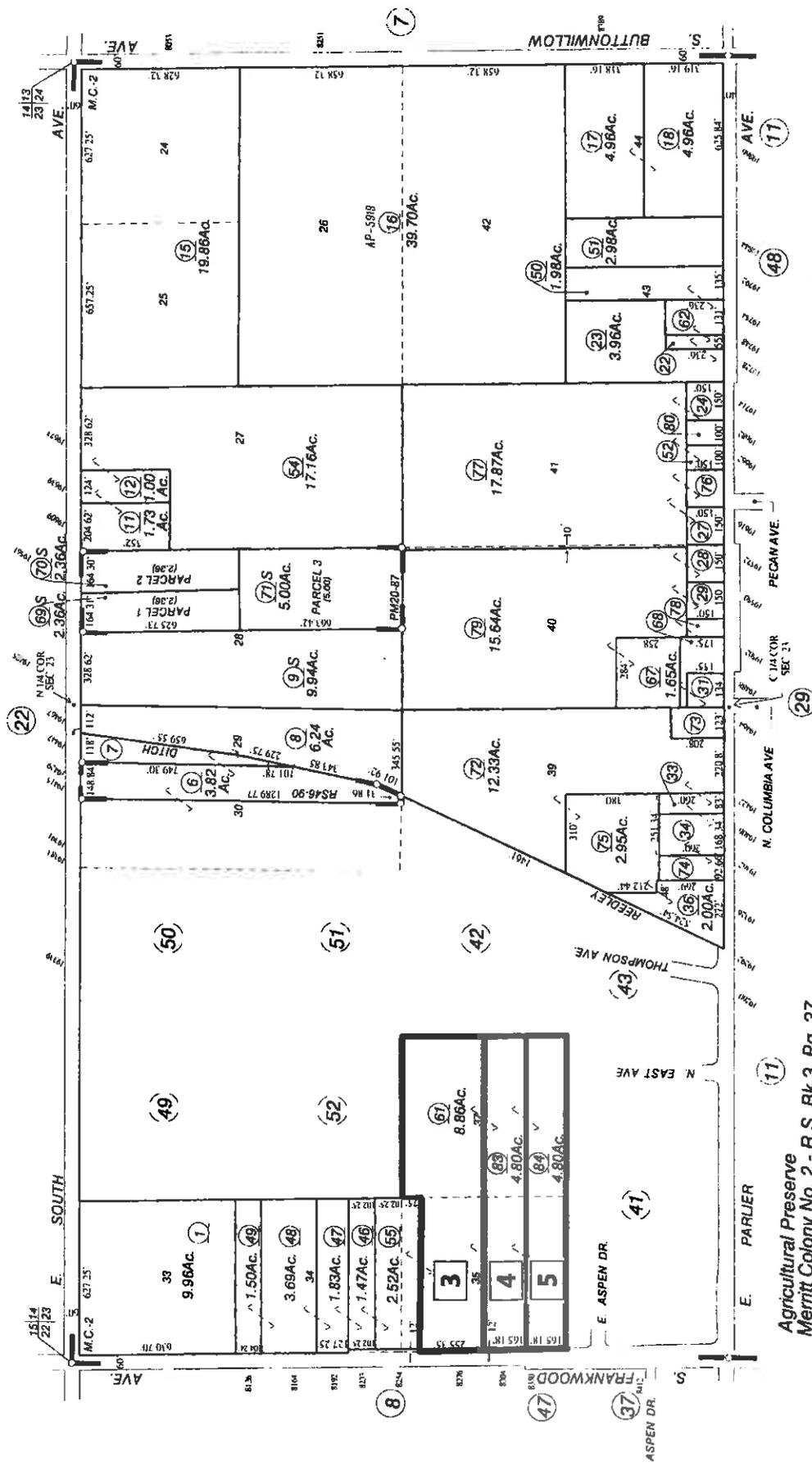
NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

NOTE  
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SUBDIVIDED LAND IN POR. SEC. 23, T.15 S., R.23 E., M.D.B. & M.

Tax Rate Area  
 008-067  
 169-001  
 169-041

363-09



Agricultural Preserve  
 Merritt Colony No. 2 - R.S. Bk.3, Pg. 37  
 Parcel Map No. 2951 - Bk. 20, Pg. 87  
 Record of Survey - Bk. 46, Pg. 90

Assessor's Map Bk. 363 - Pg. 09  
 County of Fresno, Calif.

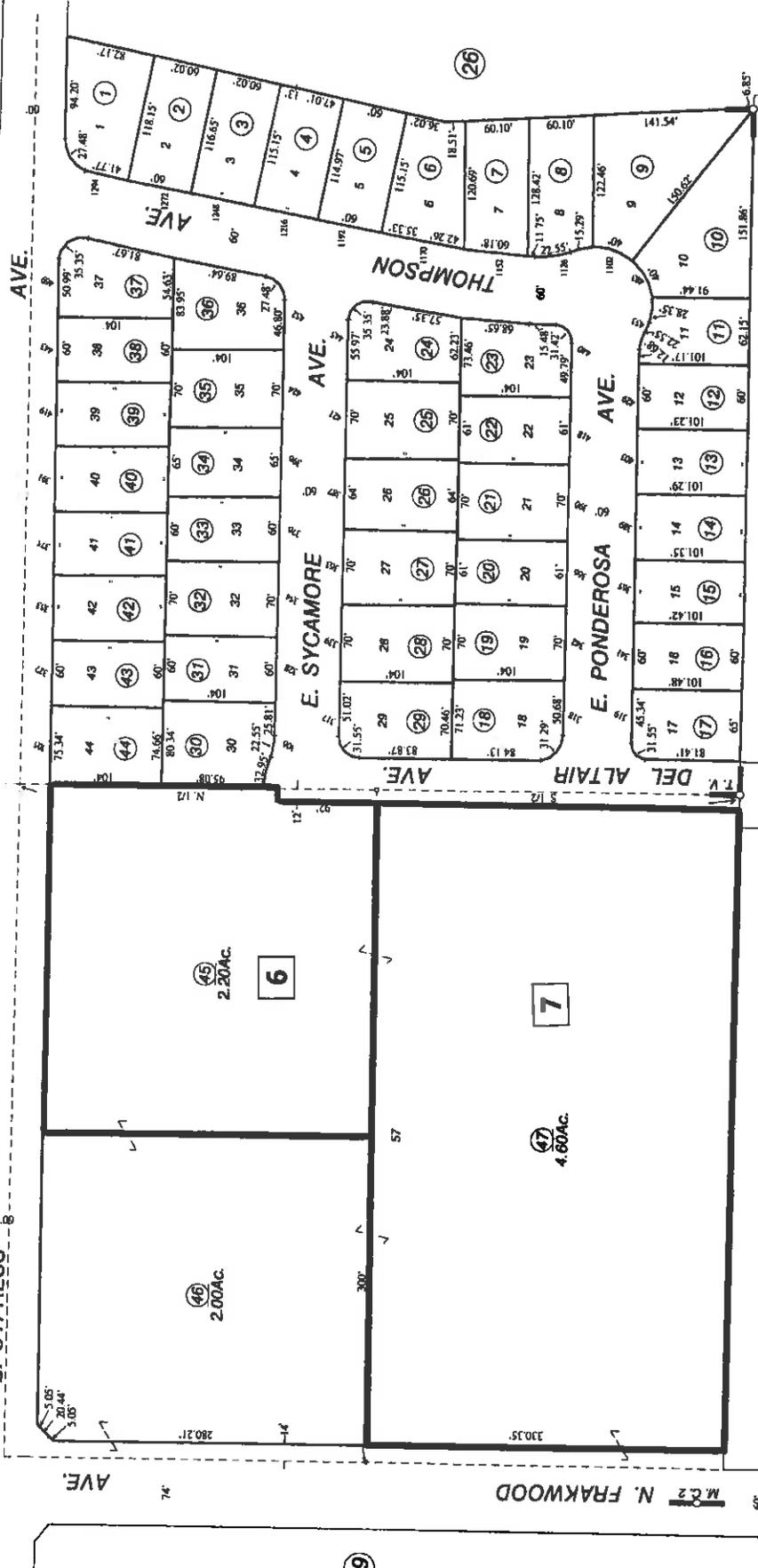
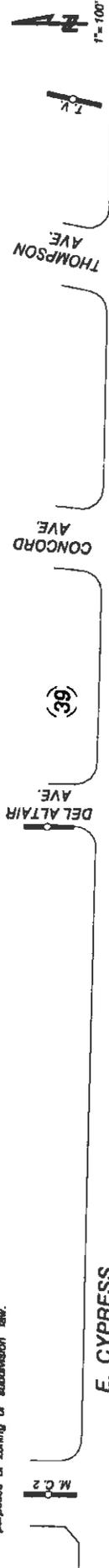
NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

NOTE ---  
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SUBDIVIDED LAND IN POR. SEC. 23, T. 15 S., R. 23 E., M. D. B. & M.

Tax Rate Area  
 8-028

363-38



Merritt Colony No. 2 - R. S. 3, Pg. 37  
 The Vineyard - Tract No. 4222 - Plat Bk. 51, Pgs. 20-22

\* FRESNO COUNTY NEIGHBORHOOD STABILIZATION JOINT POWERS AUTHORITY

Assessor's Map Bk. 363 - Pg. 38  
 County of Fresno, Calif.

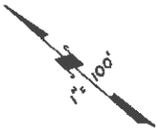
NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

— NOTE —  
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 of zoning or subdivision law.

**SUBDIVIDED LAND IN POR. SEC'S 26 & 27, T.15S., R.23E., M.D.B.8.M.**

Tax Area  
 8-029

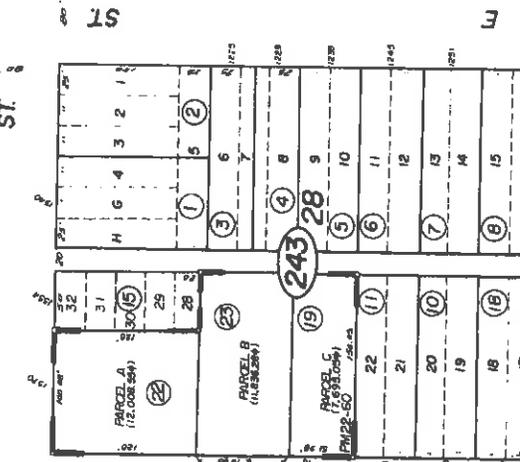
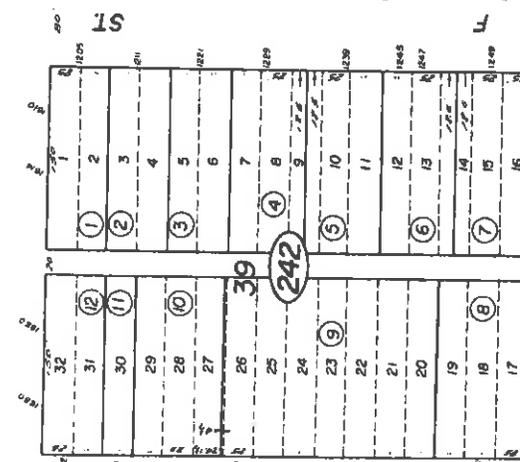
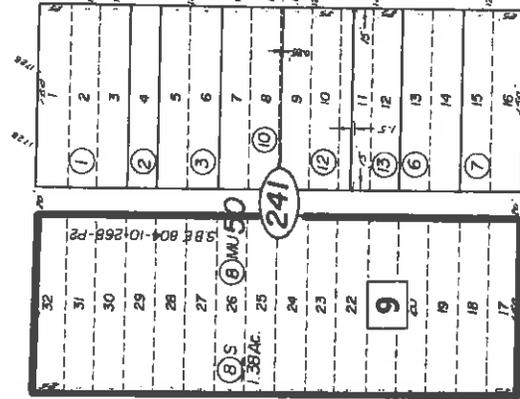
**368-24**



(20)

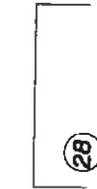
(21)

12th



(38)

13th



Town of Reedley - Plat Bk.5, Pg.6  
 Parcel Map No. 83 - Bk. 22, Pg. 60

1961

NOTE - Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk.368 - Pg.24

County of Fresno, Calif.



NOTE ...  
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 legal ownership or divisions of land for  
 purposes of zoning or subdivision law.

**SUBDIVIDED LAND IN POR SEC. 23, T. 15S., R. 23E. M.D.B.&M.**

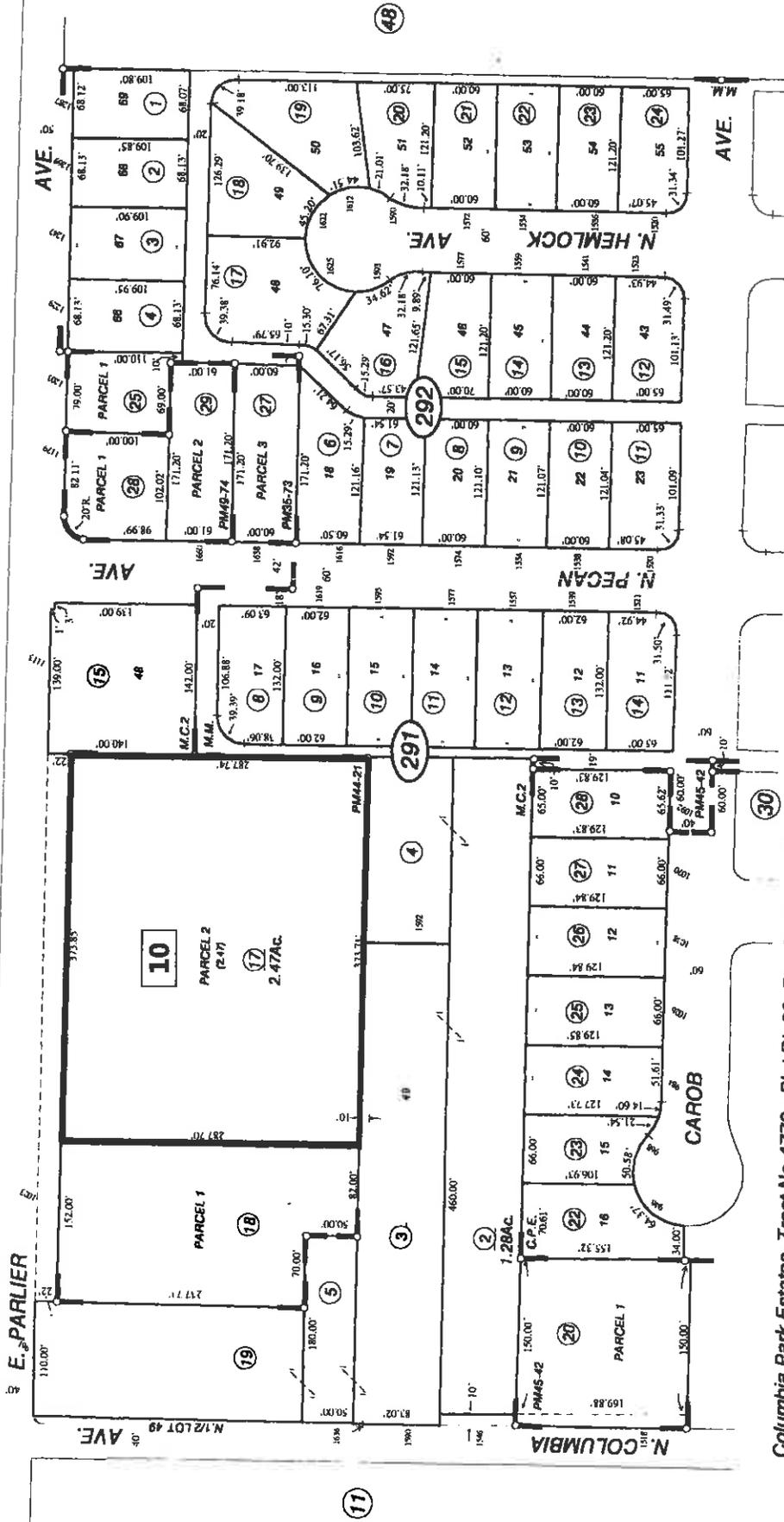
Tax Rate Area

- 8-029
- 8-032
- 169-041

**363-29**



1" = 100'



NOTE ...  
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 purposes of zoning or subdivision law.

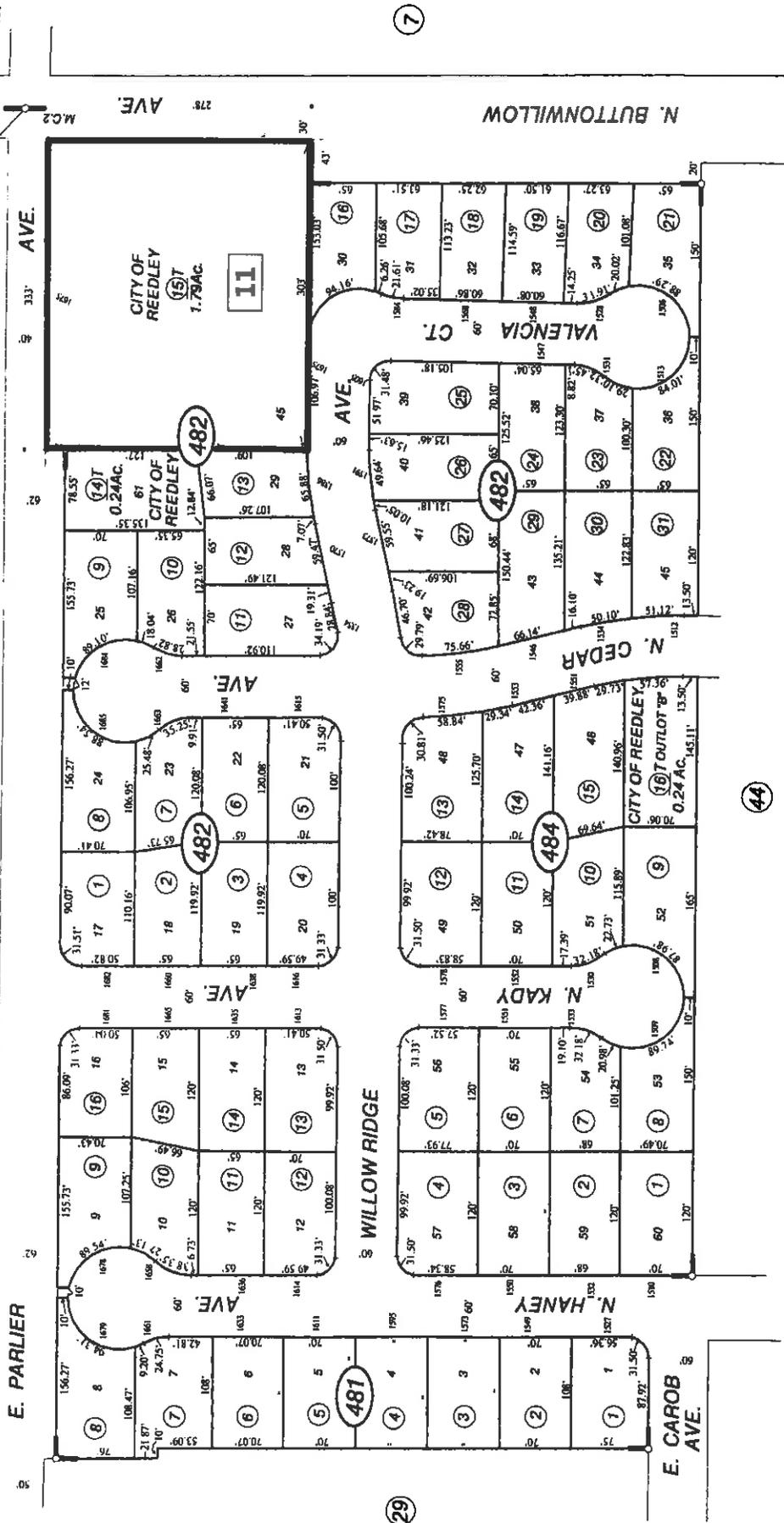
SUBDIVIDED LAND IN POR. SEC. 23, T. 15S., R. 23E., M.D.B.&M.

Tax Rate Area  
 6-055

363-48



E. COOK SEC. 23, 1523



Merritt Colony No. 2, R. S. Bk. 3, Pg. 37  
 Willow Ridge II - Tract No. 4715 - Bk. 59, Pgs. 92-93

Assessor's Map Bk. 363 - Pg. 48  
 County of Fresno, Calif.

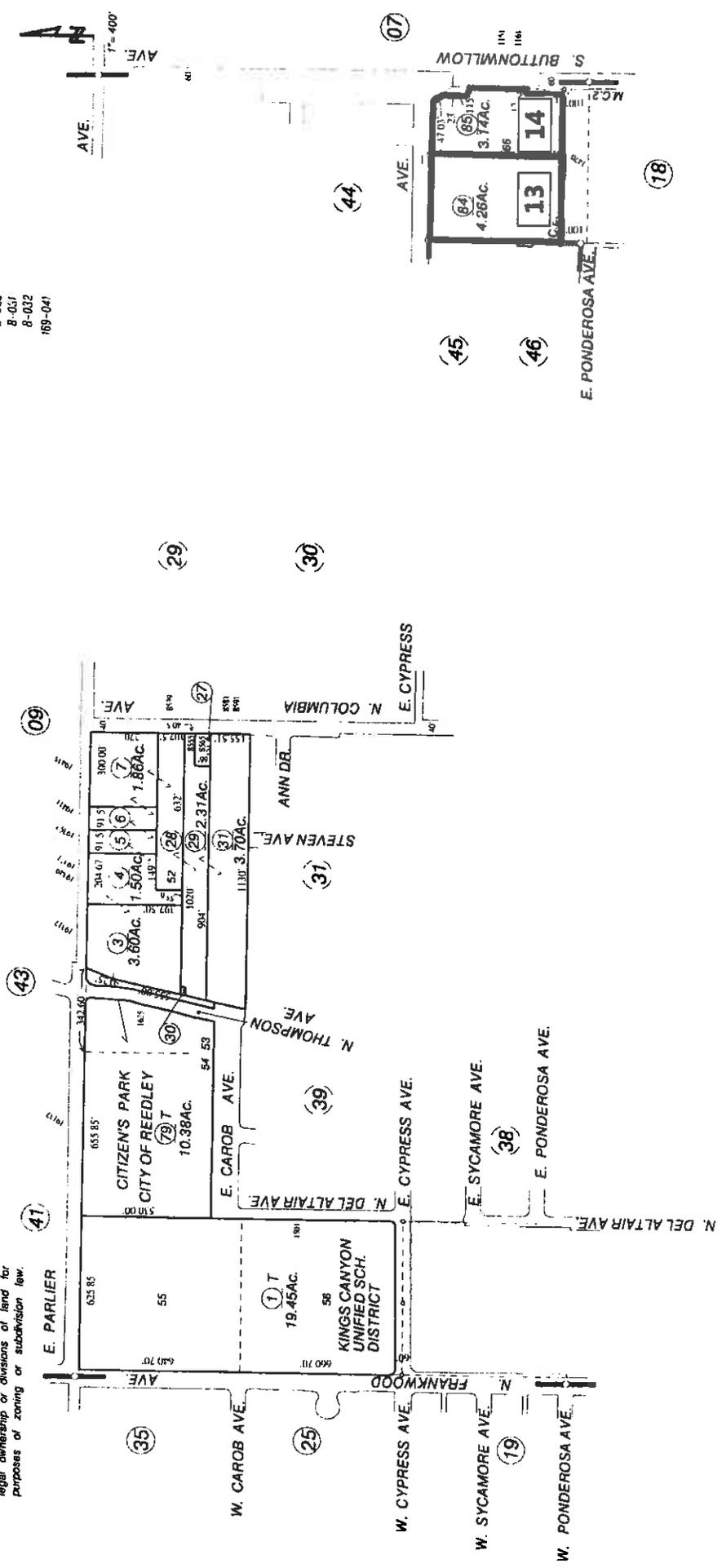
NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

**SUBDIVIDED LAND IN POR. SEC.23, T.15S., R.23E., M.D.B.&M.**

NOTE  
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 legal ownership or divisions of land for  
 purposes of zoning or subdivision law.

Tax Rate Area  
 8-028  
 8-031  
 8-032  
 169-041

363-11



Agricultural Preserve  
 Merritt Colony No.2 - R.S. Bk.3, Pg.37  
 Cypress Estates Tract No.4371 - P.U.D. - Plat Bk.58, Pgs.24,25

11/16/09

NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

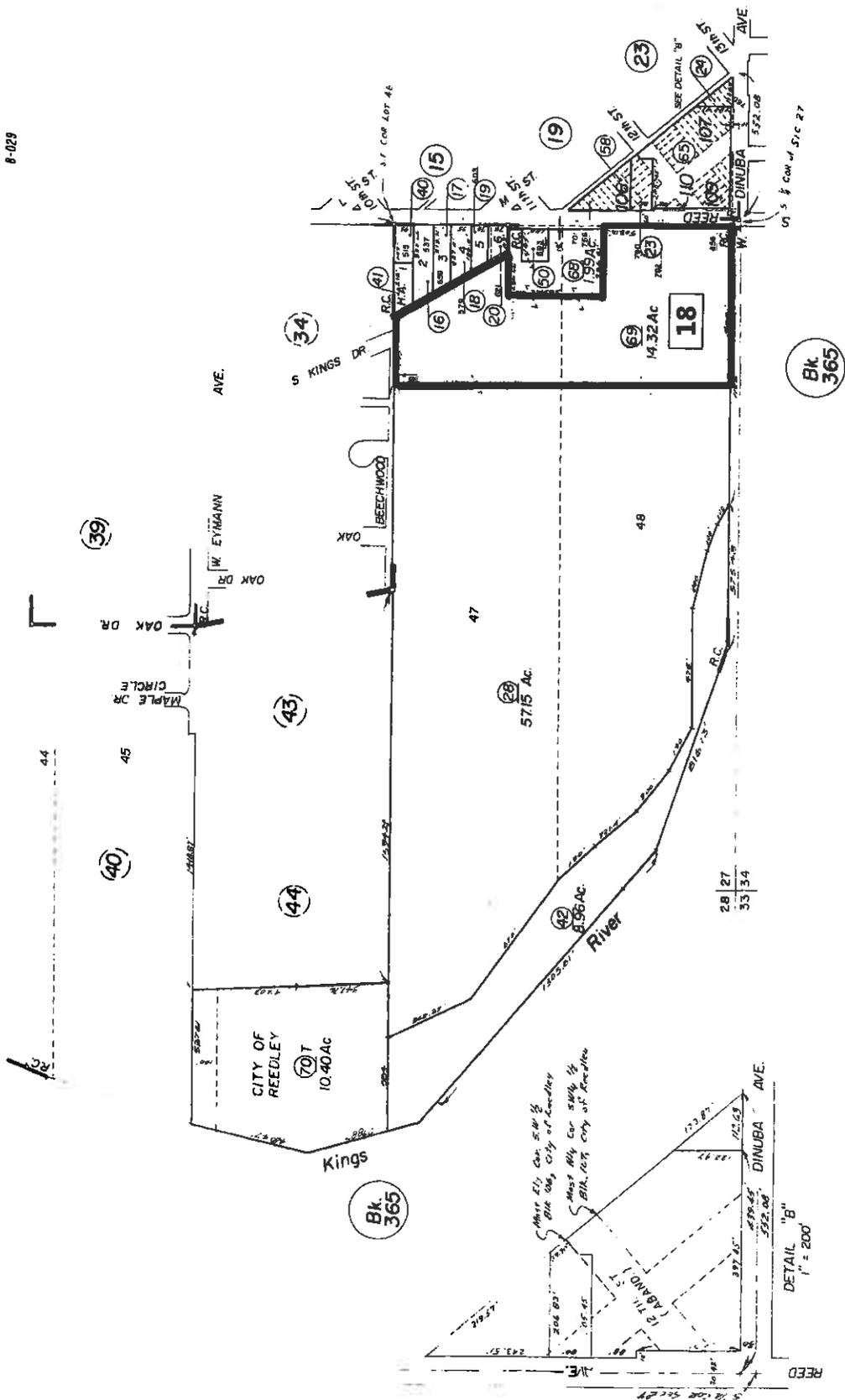
Assessor's Map Bk.363 - Pg. 11  
 County of Fresno, Calif.

NOTE —  
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 ownership or divisions of land for purposes  
 of zoning or subdivision law.

**SUBDIVIDED LAND IN POR. SECS. 27 & 28, T. 15 S., R. 23 E., M.D.B. & M.**

**Tax Area**  
 8-001 8-003  
 8-014 168-002  
 169-001  
 8-029

**368-03**



**Horner Addition - R. S. Bk. 6, Pg. 56**  
**Reedley, Town of - Plat Bk. 5, Pg. 6**  
**Reed Colony - Plat Bk. 4, Pg. 39**

**Assessor's Map Bk. 368 - Pg. 03**  
**County of Fresno, Calif.**

NOTE - Assessor's Black Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

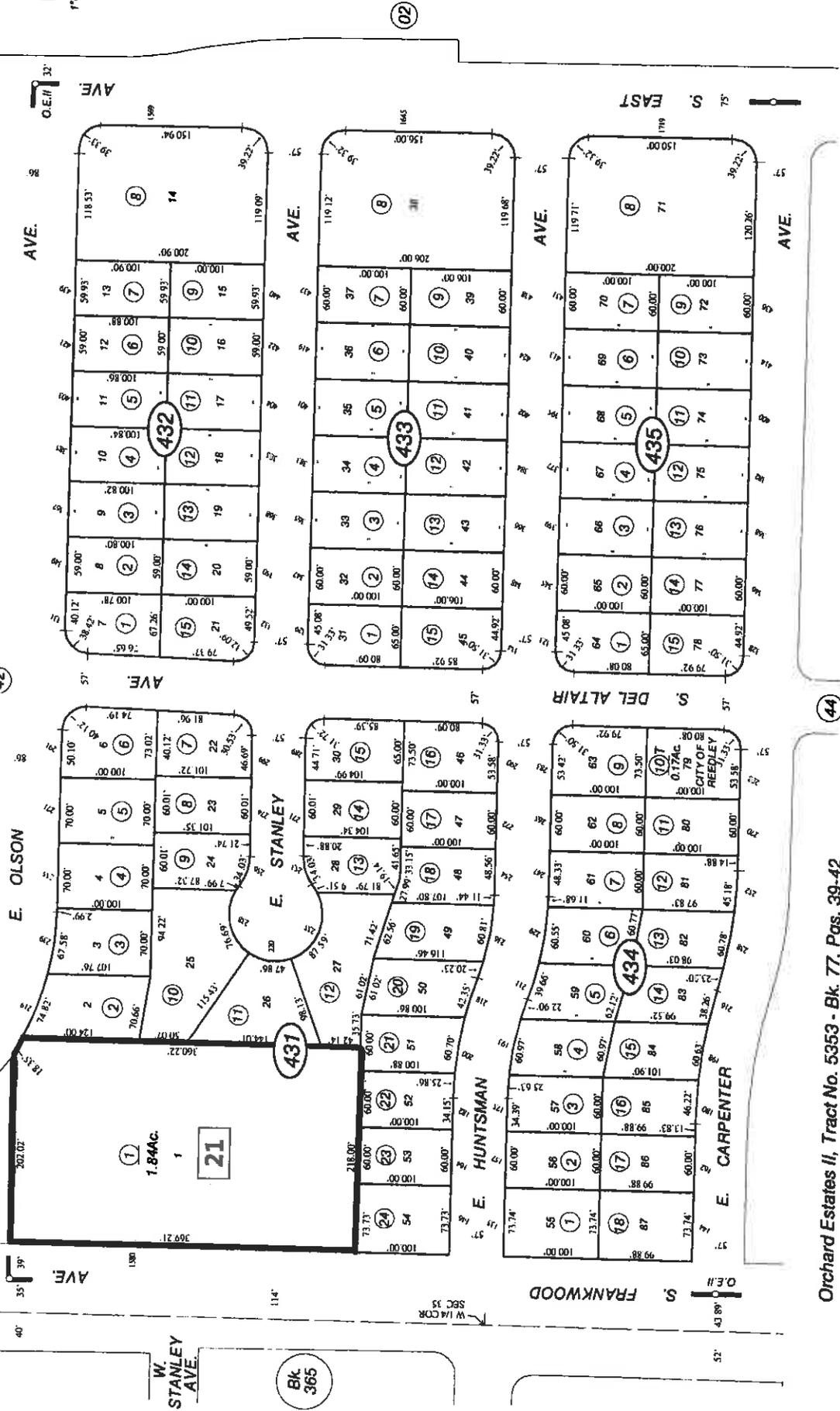


NOTE ---  
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 purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 35, T. 15 S., R. 23 E., M. D. B. & M.

Tax Rate Area  
 8-068

370-43



Orchard Estates II, Tract No. 5353 - Bk. 77, Pgs. 39-42

Assessor's Map Bk. 370 - Pg. 43  
 County of Fresno, Calif.

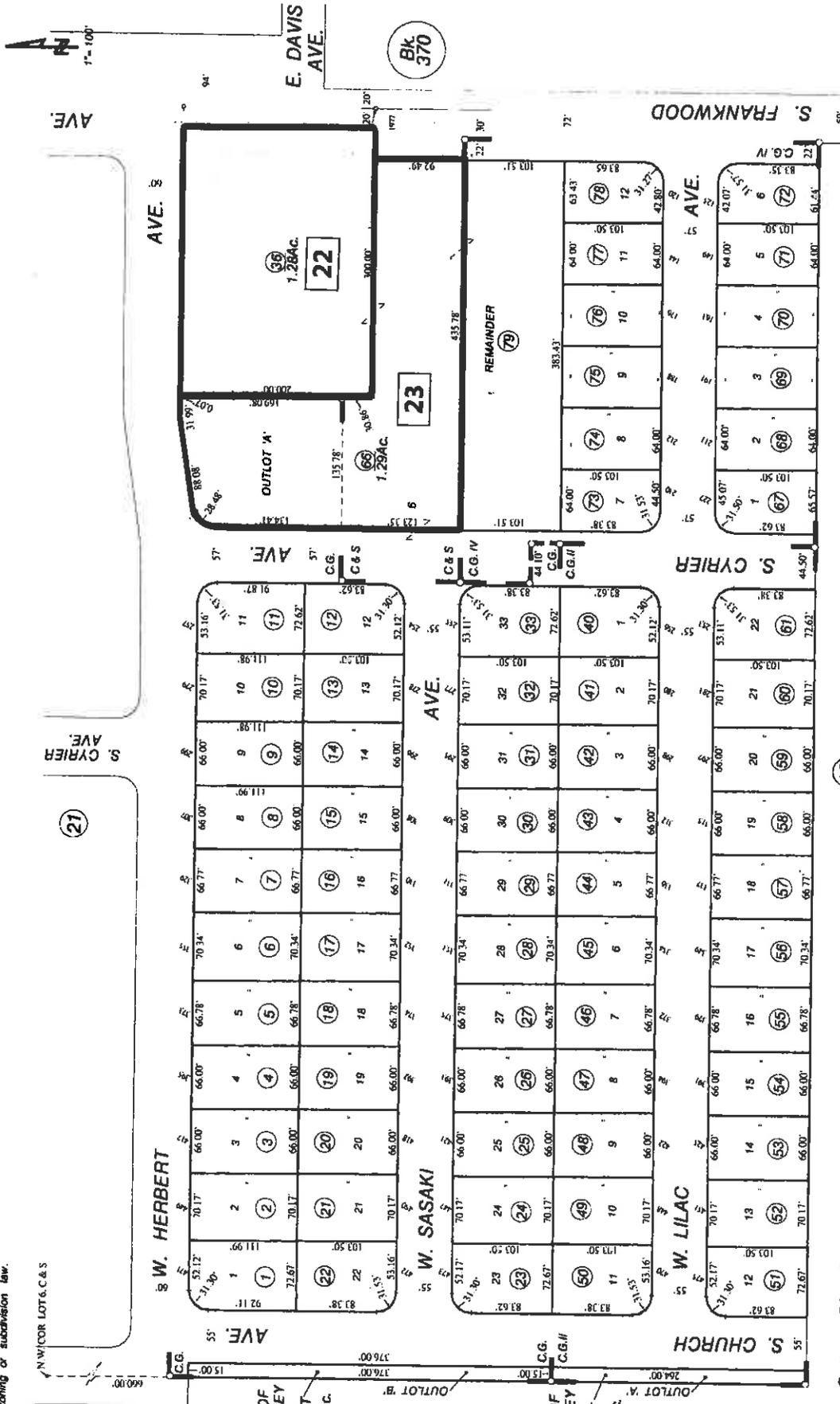
NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

**SUBDIVIDED LAND IN POR. SEC. 34, T.15 S., R.23 E., M.D.B.&M.**

Tax Rate Area  
8-051

365-22

NOTE ...  
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legal ownership or divisions of land for  
purposes of zoning or subdivision law.



(18)  
Cottage Glen Subdivision, Tract No. 5080 - Plat Bk. 68, Pgs. 61-63  
Cottage Glen Subdivision II, Tract No. 5299 - Plat Bk. 72, Pgs. 1-2  
Curtis & Shoemaker Tract - Plat Bk. 5, Pg. 11  
Cottage Glen IV, Tract No. 5475 - Plat Bk. 78, Pgs. 50-51

Assessor's Map Bk. 365 - Pg. 22  
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

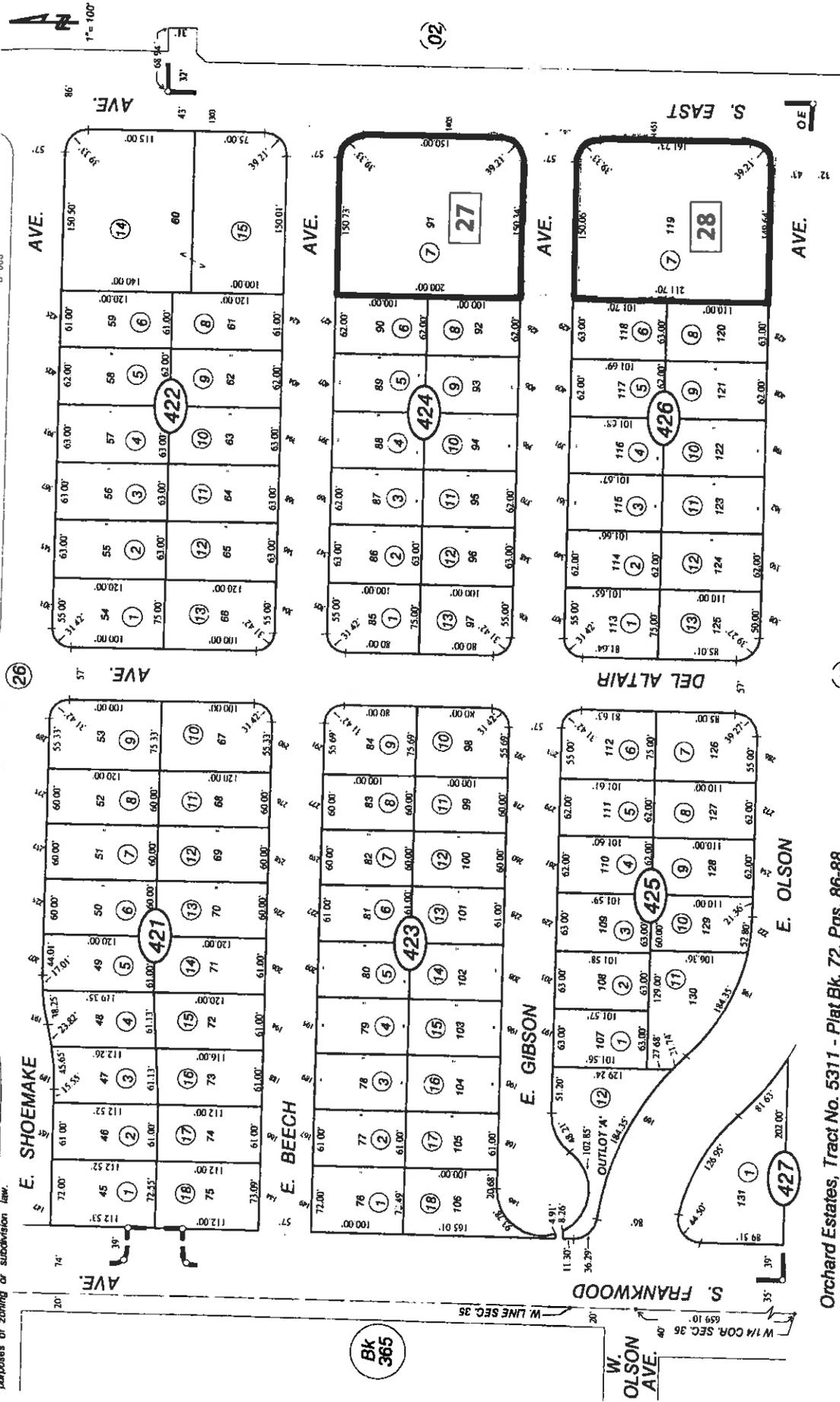


SUBDIVIDED LAND IN POR. SEC. 35, T.15S., R.23E., M.D.B. & M.

Tax Rate Area  
8-064 169-041  
8-065

NOTE ---  
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legal ownership or divisions of land for  
purposes of zoning or subdivision law.

370-42



Orchard Estates, Tract No. 5311 - Plat Bk. 72, Pgs. 86-88

Assessor's Map Bk. 370 - Pg. 42  
County of Fresno, Calif.

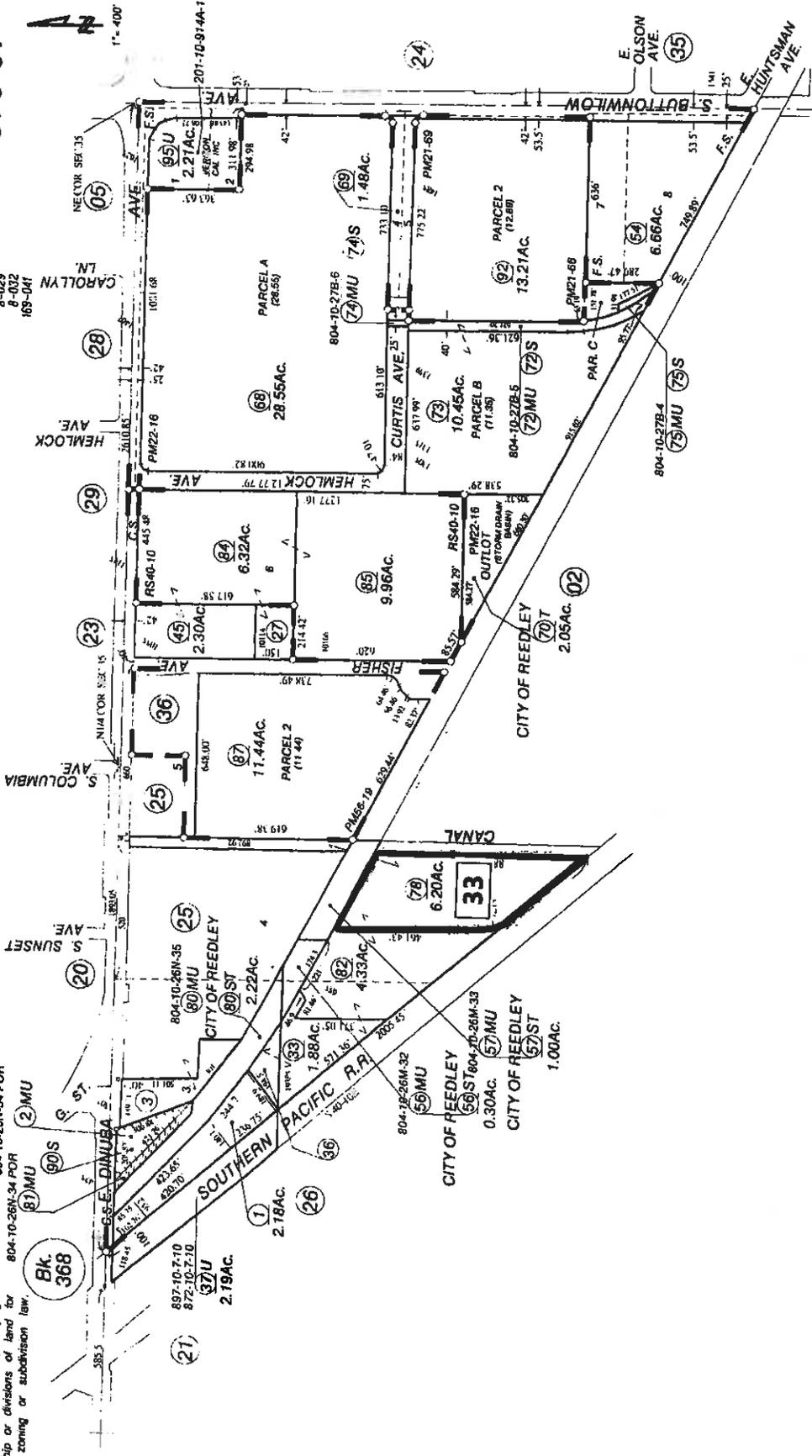
NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

NOTE  
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**SUBDIVIDED LAND IN POR. SEC. 35, T.15S., R.23E., M.D.B.&M.**

Tax Rate Area  
 8-029  
 8-032  
 169-041

370-07



- Curtis Shoemaker Tract - Plat Bk.5, Pg.11
- Fishers Suburban Tract - R.S. Bk.8, Pg.3
- Parcel Map No.75 - Bk.21, Pg.69
- Parcel Map No.79 - Bk.22, Pg.16
- Parcel Map No.173 - Bk.56, Pg.19
- Record of Survey - Bk.40, Pg.10

NOTE - Assessor's Block Numbers Shown in Ellipses.  
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk.370 - Pg. 07  
 County of Fresno, Calif.

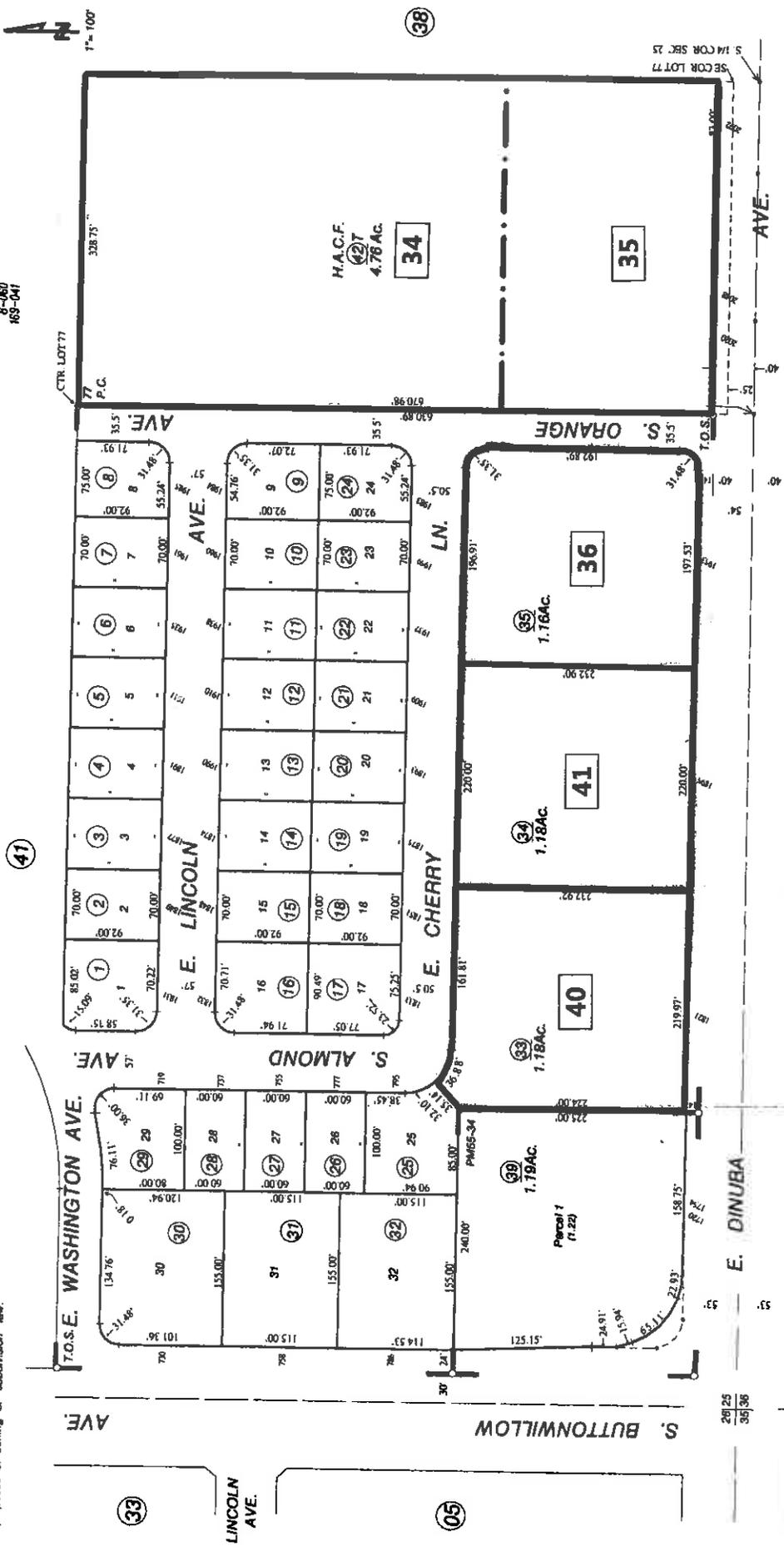
**SUBDIVIDED LAND IN POR. SEC. 25, T.15 S., R.23 E., M.D.B. & M.**

Tax Rate Area

- 6-042
- 6-059
- 6-060
- 6S-041

**370-40**

NOTE ...  
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The Oak Subdivision - Tr. 5114 - Plat Bk. 71, Pgs. 12-13  
Parcel Map No. 171 - Bk. 55, Pg. 34  
Producers Colony - RS Bk. 2, Pg. 39

Assessor's Map Bk. 370 - Pg. 40  
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

NOTE  
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SUBDIVIDED LAND IN POR. SEC. 36, T. 15 S., R. 23 E., M. D. B. & M.

Tax Rate Area  
 8-029 8-062 169-001  
 8-037 8-063  
 8-038 8-069  
 8-058 8-070

370-24

