

# APPENDIX 2D: CITY OF FOWLER

---

## SECTION 2D-1: ACTION PLAN

### Adequate Sites

#### Program 1: Provision of Adequate Sites

The City of Fowler will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 524 units. As part of this Housing Element update, the City has developed a parcel-specific inventory of sites suitable for future residential development. The suitability of these sites has been determined based on the development standards in place and their ability to facilitate the development of housing to meet the needs of the City's current and future residents.

#### *Timeframe and Objectives:*

- Maintain and annually update the inventory of residential land resources.
- Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need.
- Actively participate in the development of the next RHNA Plan to better ensure that the allocations are reflective of the regional and local land use goals and policies.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Community Development Department/Planning Division
<b>Relevant Policies:</b>	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6, Policy 1.7, Policy 1.8, Policy 1.9

## **Program 2: Monitoring of Residential Capacity (No Net Loss)**

The City will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City’s RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. 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 if necessary rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

### ***Timeframe and Objectives:***

- Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863.
- Monitor and report through the HCD annual report process.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Community Development Department/Planning Division
<b>Relevant Policies:</b>	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.5, Policy 1.6

## **Affordable Housing Development and Preservation**

### **Program 3: Affordable Housing Incentives**

The City continues to have needs for affordable housing for lower-income households, especially for seniors, disabled (including persons with developmental disabilities) and, the homeless. The City will continue to work with housing developers to expand affordable housing opportunities in the community.

### ***Timeframe and Objectives:***

- Assist interested developers in identifying affordable housing opportunities through new construction, acquisition, and/or rehabilitation.
- Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development.
- Continue to streamline the environmental review process for housing developments, using available state categorical exemptions and federal categorical exclusions, when applicable.

- Annually pursue State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in Fowler for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.
- Annually contact affordable housing developers to explore affordable housing opportunities.
- Expand the City’s affordable housing inventory by 50 units over the next eight years – 5 extremely low-income, 5 very low-income, 10 low-income, and 30 moderate-income units.

<b>Financing:</b>	HOME, CDBG, Successor Agency funds, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
<b>Implementation Responsibility:</b>	Community Development Department/Planning Division
<b>Relevant Policies:</b>	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.6, Policy 2.7

**Program 4: Preservation of Assisted Housing at Risk of Converting to Market Rate**

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Fowler. The City must guard against the loss of housing units available to lower-income households. This City has a total of 129 publicly assisted rental units in three projects. No publicly assisted rental housing units are considered at risk of converting to market-rate housing before December 31, 2025.

*Timeframe and Objectives:*

- Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing, contact nonprofit housing providers and the Fresno Housing Authority to pursue options to preserve the projects.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Community Development Department/Planning Division
<b>Relevant Policies:</b>	Policy 3.6

## Removal of Governmental Constraints

### Program 5: Zoning Code Amendments

In compliance with State laws, the City will amend its Zoning Code to address the provision of a variety of housing options, especially housing for special needs groups. Specifically, the City will amend the Zoning Code to address the following:

- **Density Bonus:** Consistent with Government Code, a density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district will be available to developers who provide affordable housing as part of their projects. Developers of affordable housing will also be entitled to receive incentives on a sliding scale to a maximum of three, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided.
- **Residential Care Facilities:** The Zoning Code needs to be updated to comply with the Lanterman Act and allow group homes for six or fewer persons in all residential zones. The Zoning Code also needs to make provisions for large residential care facilities for more than six persons.
- **Farmworker/Employee Housing:** Comply the Employee Housing Act which requires farmworker housing up to 12 units or 36 beds be considered an agricultural use and permitted in any zone that permits agricultural uses, and employee housing for six or fewer employees are to be treated as a single family structure and permitted in the same manner as other dwellings of the same type in the same zone.
- **Reasonable Accommodation:** Establish a reasonable accommodation procedure to provide flexibility in policies, rules, and regulations in order to allow persons with disabilities access to housing.
- **Definition of Family:** Remove the definition of family in the Zoning Code, or amend the definition to ensure it does not differentiate between related and unrelated individuals, or impose a numerical limit on the number of persons in a family.
- **Second Units:** Amend the Zoning Code to address the provision of second units with an administrative review process, consistent with State law.
- **Manufactured Homes:** Amend the Zoning code to subject permanently sited manufactured homes built to the HUD Code to the same rules as site-built homes in the same zones.
- **Single-Room Occupancy (SRO) Housing:** Amend the Zoning Code to address the provision of SRO housing.

**NOTE TO READER:** The City of Fowler is currently (May 2015) in the process of updating the Development Code to comply with State law requirements for emergency shelters, transitional and supportive housing. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

***Timeframe and Objectives:***

- Amend Zoning Code within one year of Housing Element adoption.
- Annually review the effectiveness and appropriateness of the Zoning Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Development Services Department/Planning Division
<b>Relevant Policies:</b>	Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6

## Housing Quality

### Program 5: Code Enforcement

The City’s Building/Code Enforcement Division is in charge of the enforcing the City’s building codes with the objective of protecting the health and safety of residents.

***Timeframe and Objectives:***

- Continue to utilize code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes.
- Pursue funding from state and federal programs to reinstate the City’s Home Improvement Grant program (suspended with the dissolution of the Redevelopment Agency) with the goal of assisting 20 households over the planning period (5 very low-income, 5 low-income, and 10 moderate-income households).

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Development Services Department/Building and Code Enforcement Division
<b>Relevant Policies:</b>	Policy 1.8, Policy 2.5, Policy 3.1, Policy 3.2, Policy 3.3, Policy 3.4, Policy 3.5, Policy 4.1

## Housing Assistance

### Program 6: First-Time Homebuyer Resources

Fowler residents have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA):

- **Mortgage Credit Certificate (MCC):** The MCC Tax Credit is a federal credit which can reduce potential federal income tax liability, creating additional net spendable income which borrowers may use toward their monthly mortgage payment. This MCC Tax Credit program may enable first-time homebuyers to convert a portion of their annual mortgage interest into a direct dollar for dollar tax credit on their U.S. individual income tax returns.
- **CalPLUS Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalPLUS Conventional is fixed throughout the 30-year term. The CalPLUS Conventional is combined with a CalHFA Zero Interest Program (ZIP), which is a deferred-payment junior loan of three percent of the first mortgage loan amount, for down payment assistance.
- **CalHFA Conventional Program:** This is a first mortgage loan insured through private mortgage insurance on the conventional market. The interest rate on the CalHFA Conventional is fixed throughout the 30-year term.

CalHFA loans are offered through local loan officers approved and trained by CalHFA.

#### *Timeframe and Objectives:*

- Promote available homebuyer resources on City website and public counters in 2016.
- Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.

<b>Financing:</b>	CalHFA
<b>Implementation Responsibility:</b>	Development Services Department/Planning Division
<b>Relevant Policies:</b>	Policy 2.8

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

The City promotes energy conservation in housing development and rehabilitation.

*Timeframe and Objectives:*

- Consider incentives to promote green building techniques and features in 2017.
- Continue to promote and support Pacific Gas and Electric Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades.
- Expedite review and approval of alternative energy devices.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Development Services Department/Planning, and Building and Code Enforcement Divisions
<b>Relevant Policies:</b>	Policy 6.1, Policy 6.2, Policy 6.3

### **Program 8: Housing Choice Vouchers**

The Housing Choice Voucher (HCV) Program extends rental subsidies to extremely low- and very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the HUD and what a tenant can afford to pay (i.e. 30 percent of household income). The Fresno Housing Authority administers the housing choice voucher program in Fresno County.

*Timeframe and Objectives:*

- Provide information on the HCV program on City website and public counters in 2016.
- Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.

<b>Financing:</b>	HUD Section 8
<b>Implementation Responsibility:</b>	Fresno Housing Authority
<b>Relevant Policies:</b>	Policy 2.2

### **Program 9: Fair Housing**

Residents in Fowler has access to fair housing services through the Fresno Housing Authority, Fair Housing and Equal Opportunity (FHEO) division of HUD, and the State Department of Fair Employment and Housing (DFEH). The City will assist in promoting fair resources available in the region.

#### *Timeframe and Objectives:*

- Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and City website.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Fresno Housing Authority; FHEO; DFEH
<b>Relevant Policies:</b>	Policy 5.1, Policy 5.2

### **Quantified Objectives**

The Housing Element must contain quantified objectives for the maintenance, preservation, improvement, and development of housing. The quantified objectives set a target goal to achieve based on needs, resources, and constraints. Table 2D-1 shows the quantified objectives for the 2015-2023 Housing Element planning period. These quantified objectives represent targets. They are not designed to be minimum requirements. They are estimates based on past experience, anticipated funding levels, and expected housing market conditions.

Table 2D-1 Summary of Quantified Objectives, 2015-2023

<b>Program Type</b>	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
New Construction	5	5	10	30	265	<b>315</b>
Rehabilitation		5	5	10		<b>20</b>
Homebuyer Assistance	0	0	0	0	0	<b>0</b>
Conservation (Subsidized Rental Housing and Public Housing)		64	65			<b>129</b>

## SECTION 2D-2: SITES INVENTORY

### **Fourth Cycle Housing Element - AB 1233 RHNA Carryover Analysis**

AB 1233 was signed into law on October 5, 2005, and applies to housing elements due on or after January 1, 2006. Specifically, the law states that if a jurisdiction fails to provide adequate sites in the prior planning period, within one year of the new cycle, the jurisdiction must rezone/upzone adequate sites to accommodate the shortfall. This requirement is in addition to rezoning/upzoning that may be needed to address the Regional Housing Needs Allocation (RHNA) for the new cycle.

This law affects the City of Fowler's 2015-2023 Housing Element, requiring the City to address its deficit in sites, if any, for the previous housing element cycle (2008-2015, extended from 2013 by legislation). The City of Fowler did not submit a fourth cycle (2008-2015) Housing Element for State HCD review or adopt an official Housing Element for the previous planning period. Consequently, the fifth cycle update must demonstrate the City's ability in meeting its prior RHNA, and roll over any shortfall in sites to the new planning period.

In the previous planning period, the RHNA assigned to the City of Fowler was 551 units (132 very low-income, 96 low-income, 105 moderate-income, and 218 above moderate-income units). The previous RHNA period covered January 1, 2006 through June 30, 2013 (extended through December 31, 2015 by legislation). The potential AB 1233 penalty will be equal to the portion of RHNA not accommodated either through actual housing production or land made available for residential development within each income category. To determine any potential penalty, the analysis in this Housing Element uses the following approach outlined by HCD:

- Step 1: Subtracting the number of housing units constructed, under construction, permitted, or approved since January 1, 2006 by income/affordability level; and
- Step 2: Subtracting the number of units that could be accommodated on any appropriately zoned sites available in the city during the RHNA cycle.

### ***Units Built or Under Construction***

Since January 1, 2006, the City issued building permits for 237 new residential units, all single family homes. Based on the building valuation, the majority of the units were affordable only to above moderate-income households. The 237 new units exceed the City's RHNA for above moderate-income housing. Therefore, the City must demonstrate adequate sites for the remaining 132 very low, 96 low, and 105 moderate-income units, for a total of 333 units from the prior RHNA planning period.

## ***Vacant Sites Available***

In assessing if the City would incur any RHNA penalty from the previous planning period, this section examines the amount of vacant land available in the city with the potential for residential development. Table 2D-2 below summarizes the amount of vacant land available as of December 2014. The sites inventory uses the following assumptions:

- ***Relation of density to income categories.*** The following assumptions were used to determine the income categories according to the allowed densities for each site:
  - **Lower-income Sites.** Sites that allow at least 16 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development in accordance with the market-based analysis included in this housing element. This includes sites with the following zoning:
    - Sites that are Multi-Family Residential (RM-3, RM-3-A) (up to 21.8 units per acre);
  - Sites that are zoned Neighborhood Commercial (C-1) and Community Commercial (C-2) (up to 21.8 units per acre); and
    - Sites that are zoned Form Based Code Area (DTWN) (up to 21.8 units per acre).
  - **Moderate-Income Sites.** Sites that are zoned Residential Medium allow for a density range of 5.6 to 13.5 dwelling units per net acre. Typical dwelling units include small apartments and other attached units. These areas were inventoried as feasible for moderate-income residential development.
  - **Above Moderate-Income Sites.** All other sites, which allow only single family homes at lower densities, were inventoried as above moderate-income units.
- ***Realistic Development Potential.*** The inventory assumes build-out of 80 percent of the maximum permitted density for all sites.

Table 2D-2 summarizes the vacant sites that are available for residential development in Fowler. The sites are described in detail in Table 2D-3 and the locations of these sites are shown in Figure 2D-1. Combined, the C-1, C-2, DTWN, and RM-3 zones have the ability to accommodate 502 multifamily units at 21.8 units per acre, which is adequate to address the City's lower-income RHNA of 228 units from the previous RHNA planning period. Vacant land designated at RM-2 has capacity to accommodate 167 potential new units, which is adequate to accommodate the moderate-income RHNA. Therefore, the City has adequate sites for its overall RHNA from the previous planning period, and would not incur a penalty.

**Table 2D-2 Summary of Vacant Sites Inventory**

<b>Zoning</b>	<b>Acres</b>	<b>No. of Parcels</b>	<b>Max Units/Acre</b>	<b>Average Units/acre</b>	<b>DU Capacity</b>
R-1-10	2.5	9	4.4	3.5	27
R-1-7	3.9	19	6.2	5.0	19
R-1-6	8.3	22	7.3	5.8	47
RM-2	16.7	5	12.4	10.0	167
RM-3	1.3	1	21.8	17.4	23
C-1	7.4	5	21.8	17.4	129
C-2	16.7	7	21.8	17.4	289
DTWN	3.6	14	21.8	17.4	61
<b>Total</b>	<b>60.4</b>	<b>82</b>			<b>762</b>

Table 2D-3 Vacant Sites, Fowler, December 2014

APN	Size (acres)	Zoning	General Plan Land Use	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
34328001	0.2	R-1-10	Residential, Low	Vacant	4.4			3	3	None
34027106	0.3	R-1-10	Residential, Low	Vacant	4.4			12	12	None
34027116	0.2	R-1-10	Residential, Low	Vacant	4.4			2	2	None
34027117	0.2	R-1-10	Residential, Low	Vacant	4.4			5	5	None
34027228	0.3	R-1-10	Residential, Low	Vacant	4.4			1	1	None
34027232	0.4	R-1-10	Residential, Low	Vacant	4.4			1	1	None
34024315	0.0	R-1-10	Residential, Low	Vacant	4.4			1	1	None
34027233	0.4	R-1-10	Residential, Low	Vacant	4.4			1	1	None
34328021	0.5	R-1-10	Residential, Low	Vacant	4.4			1	1	None
<i>Subtotal</i>	2.5							27	27	
34314310	0.2	R-1-7	Residential, High	Vacant	6.2			1	1	None
34315307	0.2	R-1-7	Residential, Medium	Vacant	6.2			1	1	None
34315112	0.2	R-1-7	Residential, Medium	Vacant	6.2			1	1	None
34021313	0.3	R-1-7	Residential, Medium	Vacant	6.2			1	1	None
34522108	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522209	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522206	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522104	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522211	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522212	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522213	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522214	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34523303	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522301	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None

Table 2D-3 Vacant Sites, Fowler, December 2014

APN	Size (acres)	Zoning	General Plan Land Use	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
34522125	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522304	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522305	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34522306	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
34523201	0.2	R-1-7	Residential, Medium Low	Vacant	6.2			1	1	None
<i>Subtotal</i>	3.9							19	19	
34316212	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34325302	0.4	R-1-6	Residential, Medium	Vacant	7.3			2	2	None
34320213	0.1	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34335051	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34335050	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34021212	0.1	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34021207	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	A
34020107	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34021208	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34326027	0.1	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34304086	0.4	R-1-6	Residential, Medium	Vacant	7.3			2	2	None
34325114	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34305217	3.0	R-1-6	Residential, Medium	Vacant	7.3			17	17	None
34324219	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34309111	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	A
34025010	0.3	R-1-6	Residential, Medium	Vacant	7.3			2	2	None
34025017	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34025016	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	None
34307209	0.2	R-1-6	Residential, Medium	Vacant	7.3			1	1	A
34021103	0.3	R-1-6	Residential, Medium	Vacant	7.3			2	2	None

Table 2D-3 Vacant Sites, Fowler, December 2014

APN	Size (acres)	Zoning	General Plan Land Use	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
34322119	0.3	R-1-6	Residential, Medium	Vacant	7.3			2	2	None
34025003	0.9	R-1-6	Residential, Medium Low	Vacant	7.3			5	5	None
<i>Subtotal</i>	<i>8.3</i>							<i>47</i>	<i>47</i>	<i>None</i>
34305233S	11.2	RM-2	Residential, Medium	Vacant	12.4		112		112	None
34319113	0.2	RM-2	Residential, High	Vacant	12.4		2		2	None
34321219	0.1	RM-2	Residential, High	Vacant	12.4		1		1	None
34327013	5.0	RM-2	Residential, Medium	Vacant	12.4		50		50	None
34320321	0.2	RM-2	Residential, Medium	Vacant	12.4		2		2	None
<i>Subtotal</i>	<i>16.7</i>						<i>167</i>		<i>167</i>	
34303020	1.3	RM-3	Residential, High	Vacant	21.8	23			23	None
<i>Subtotal</i>	<i>1.3</i>					<i>23</i>			<i>23</i>	
34334006	0.7	C-1	Commercial, Neighborhood	Vacant	21.8	12			12	None
34334003	0.1	C-1	Commercial, Neighborhood	Vacant	21.8	2			2	None
34335046	0.8	C-1	Commercial, Neighborhood	Vacant	21.8	14			14	None
34334005	0.1	C-1	Commercial, Neighborhood	Vacant	21.8	2			2	None
34336040	5.7	C-1	Commercial, Neighborhood	Vacant	21.8	99			99	0.2 pct annual chance
<i>Subtotal</i>	<i>7.4</i>					<i>129</i>			<i>129</i>	
34308001	0.2	C-2	Commercial, Community	Vacant	21.8	3			3	0.2 pct annual chance
34311004	0.2	C-2	Commercial, Community	Vacant	21.8	3			3	0.2 pct annual chance
34311013	0.8	C-2	Commercial, Community	Vacant	21.8	14			14	0.2 pct annual chance
34311008	0.3	C-2	Commercial, Community	Vacant	21.8	5			5	0.2 pct annual chance
34308007	0.2	C-2	Commercial, Community	Vacant	21.8	3			3	0.2 pct annual chance

Table 2D-3 Vacant Sites, Fowler, December 2014

APN	Size (acres)	Zoning	General Plan Land Use	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
34308012	0.2	C-2	Commercial, Community	Vacant	21.8	3			3	0.2 pct annual chance
34302018	14.8	C-2	Commercial, Community	Vacant	21.8	258			258	None
<i>Subtotal</i>	<i>16.7</i>					289			289	
34316206	0.1	DTWN	Commercial, Community	Vacant	21.8	2			2	None
34316112	0.4	DTWN	Commercial, Community	Vacant	21.8	7			7	None
34316203	0.3	DTWN	Commercial, Community	Vacant	21.8	5			5	None
34313107	0.2	DTWN	Commercial, Community	Vacant	21.8	3			3	None
34313105	0.2	DTWN	Commercial, Community	Vacant	21.8	3			3	None
34316215	0.4	DTWN	Commercial, Community	Vacant	21.8	7			7	None
34313206	0.2	DTWN	Commercial, Community	Vacant	21.8	3			3	None
34313114	0.1	DTWN	Commercial, Community	Vacant	21.8	2			2	None
34313103	0.3	DTWN	Commercial, Community	Vacant	21.8	5			5	None
34317213	0.1	DTWN	Commercial, Community	Vacant	21.8	2			2	None
34314212	0.2	DTWN	Commercial, Community	Vacant	21.8	3			3	None
34302009	0.7	DTWN	Commercial, Community	Vacant	21.8	12			12	None
34317107	0.1	DTWN	Commercial, Community	Vacant	21.8	2			2	None
34317111	0.3	DTWN	Commercial, Community	Vacant	21.8	5			5	None
<i>Subtotal</i>	<i>3.6</i>					61			61	
<b>Total</b>	<b>60.4</b>					<b>502</b>	<b>167</b>	<b>93</b>	<b>762</b>	

Source: City of Fowler, December 2014.

## Fifth Cycle Housing Element RHNA Analysis

For the fifth Housing Element update, Fowler has been assigned a RHNA of 524 units, including 123 very low-income units, 83 low-income units, 85 moderate-income units, and 243 above moderate-income units.

### ***Units Built or Under Construction***

Since the RHNA projection period for the fifth cycle Housing Element runs from January 1, 2013, to December 31, 2023, the City of Fowler's RHNA can be reduced by the number of units built or under construction since January 1, 2013. According to building permit data, the City issued building permits for 42 new single family residential units. These units are assumed to be affordable to above moderate-income households.

### ***Planned or Approved Projects***

The City's RHNA can also be reduced by the number of new units in projects that are planned or approved. Table 2D-4 shows an inventory of residential projects that are (as of December 2014) approved or in the planning process and scheduled to be built by the end of the current Housing Element planning period (December 31, 2023). For each project the table shows the name of the development, number of units by income category, a description of the affordable units, and the current status of the project. These new developments will provide a total of 523 new units in Fowler on single family lots and an additional 46 new units of multifamily housing. The 171-lot development will provide 60 percent of the units on small lots, potentially moderating the prices for these homes; however, for the purposes of the inventory, all units are assumed to be affordable to above moderate-income households.

**Table 2D-4 Planned or Approved Projects, Fowler, December 2014**

Project	Units by Income Level					Total Units	Description of Affordable Units	Status
	ELI	VLI	LI	MI	AMI			
<b>Proposed</b>								
TTM 5292 – RJ Hill - APN 345-100-19s	0	0	0	0	171	171	--	Tentative Tract Map
Site Plan Review 15-01 Housing Authority	0	0	40	0	0	40	--	--
Site Plan Review 15-02	0	0	6	0	0	6	--	--
<b>Approved</b>								
TTM 5834 –RJ Hill - APN 343-040-68	0	0	0	0	57	57	--	Final Map
TTM 5834 Phase 2	0	0	0	0	75	75	--	Final Map
TTM 5090 Phase 2	0	0	0	0	55	55	--	Final Map
TTM 5090 Phase 3	0	0	0	0	55	55	--	Tentative Tract Map
TTM 5623	0	0	0	0	53	53	--	Tentative Tract Map
TTM 5785	0	0	0	0	57	57	--	Tentative Tract Map

Project	Units by Income Level					Total Units	Description of Affordable Units	Status
	ELI	VLI	LI	MI	AMI			
<b>Total</b>	0	0	46	0	523	569		

Source: City of Fowler, 2015.

## RHNA Summary

Table 2D-5 provides a summary of Fowler’s ability to meet the 2013-2023 RHNA. The total RHNA for the 2013-2023 RHNA is 524 units, including 206 lower-income units, 85 moderate-income units, and 243 above moderate-income units. After accounting for units built or under construction, planned and approved projects, and capacity on vacant sites, Fowler has a surplus capacity of 839 units.

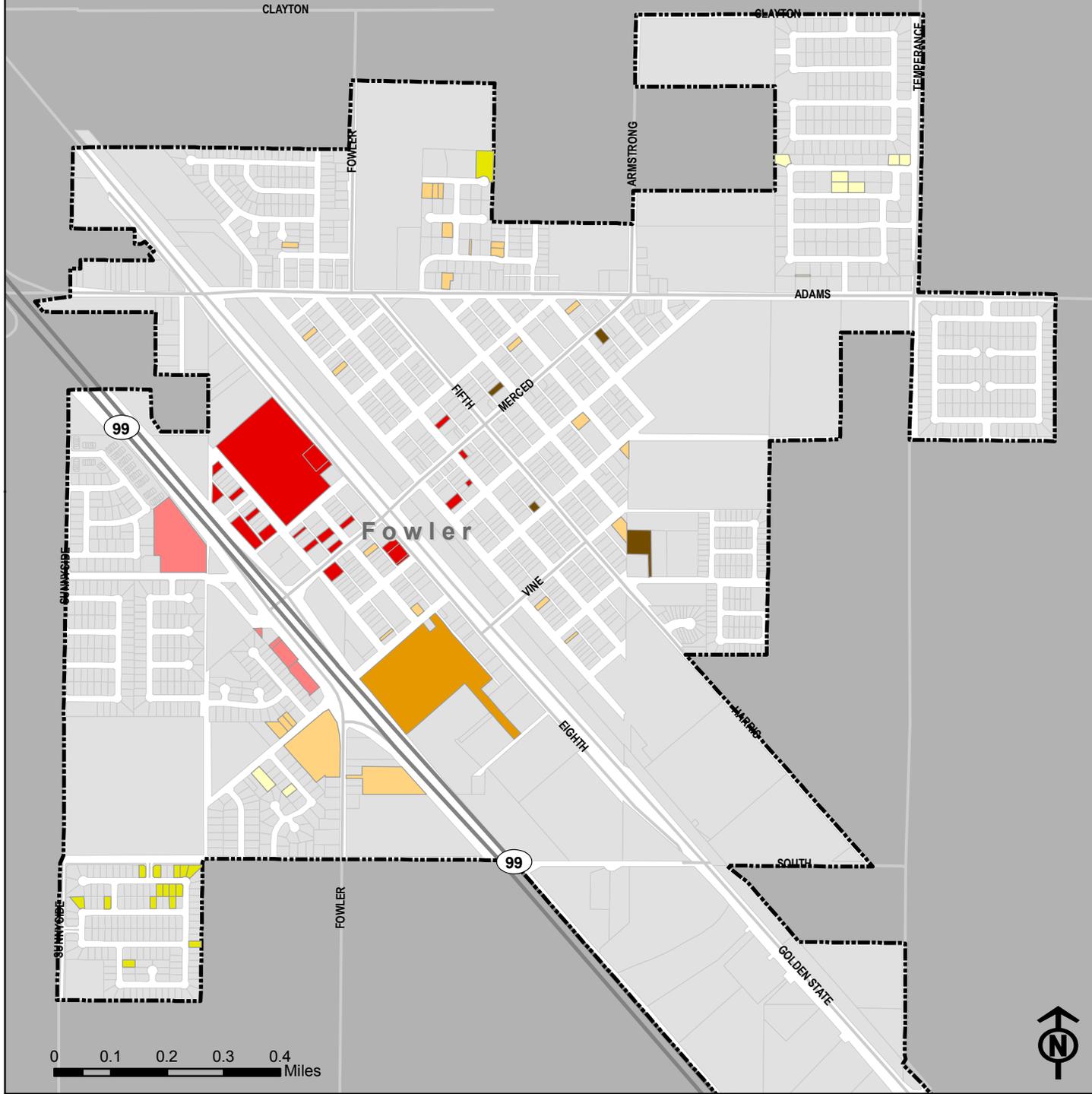
**Table 2D-5 RHNA Summary, Fowler, December 2014**

	Units by Income Level				Total Units
	ELI/VLI	LI	M	AM	
2013-2023 RHNA	123	83	85	243	524
Units Built or Under Construction	--	--	--	42	42
Planned or Approved Projects (Table 2D-3)	--	46	--	523	569
Capacity on Vacant Sites (Table 2D-2)	502		167	93	762
<b>Surplus Capacity</b>	<b>342</b>		<b>82</b>	<b>415</b>	<b>839</b>

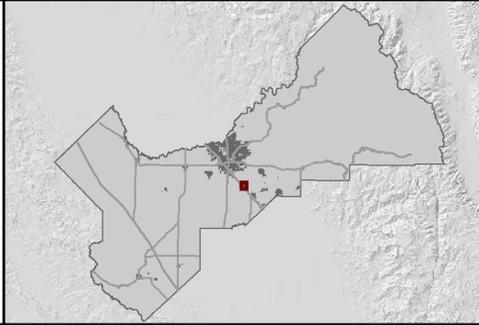
Source: City of Fowler

# Fresno County Multi-Jurisdictional Housing Element

## Figure 2D-1: Fowler Sites Inventory



- |             |                         |                          |
|-------------|-------------------------|--------------------------|
| City Limits | <b>Vacant Parcels</b>   | Residential, Medium[C1]  |
| Highways    | Residential, Low        | Residential, High        |
|             | Residential, Medium Low | Commercial, Neighborhood |
|             | Residential, Medium     | Commercial, Community    |



*This page is intentionally left blank.*

## SECTION 2D-3: CONSTRAINTS

### Land Use Controls

#### *General Plan*

##### Analysis

The City of Fowler General Plan contains the following residential land use designations:

- *Low Density:* 0.0-3.6 dwelling units per gross acre
- *Medium-Low Density:* 3.7-5.5 dwelling units per gross acre
- *Medium Density:* 5.6-13.5 dwelling units per gross acre
- *High Density:* 13.6-21.8 dwelling units per gross acre
- *Community Commercial:* 13.6-21.8 dwelling units per gross acre

##### Conclusion

The City offers a range of housing densities in the community. The densities are sufficiently high to allow the development of affordable housing for all income levels.

##### Recommended Action

None required.

#### *Zoning Code*

##### Analysis

The City's Zoning Code provides for the following residential districts:

- *One Family Residential (R-1-12, R-1-10, R-1-8.5, R-1-7, R-1-6, R-1-5):* The R Districts are intended primarily to provide living areas at locations designated by the General Plan for Low, Medium Low, and Medium Density, involving single family dwellings.
- *Multi-Family Residential (RM-2-A, R-MP, RM-2, RM-3-A, RM-3):* The RM Multi-Family Residential Districts are intended primarily for the development of multifamily residential structures at densities consistent with policies of the General Plan.

In addition, the City's Zoning Code allows residential uses in the following nonresidential zones:

- *Neighborhood Commercial (C-1):* This district is intended primarily for the provision of retail and personal service facilities to satisfy the convenience-goods needs of the consumer relatively close to residential neighborhoods.

- **Community Commercial (C-2):** The Community Commercial District is to be applied to the community commercial areas of the City, as may be designated by the General Plan. These areas provide a wide range of retail, financial, governmental, professional, business service, and entertainment activities. Residential uses consistent with the RM-3 designation are also encouraged.
- **Form-Based Code Area (DTWN):** The Form-Based Code Area is intended to foster a vibrant town center through a mix of uses with shop fronts and commercial uses at street level, overlooked by canopy shade trees, upper story residences, and offices. The code regulates land development by setting controls on building form in order to achieve the vision for the community set forth in the Fowler General Plan.
- **Urban Reserve District (UR):** This district is intended to protect lands designated for eventual urban development to ensure the orderly conversion of these lands to nonagricultural use; to preserve lands best suited for agriculture from the encroachment of incompatible uses; and to provide appropriate areas for certain open uses of land that are not injurious to agriculture but that may not be harmonious with urban uses. The district allows one-family and farm employee housing that are incidental to permitted or conditionally permitted uses, including crops and the raising of animals or fowl.

## **Conclusion**

The City's Zoning Code provides for a range of housing options.

## **Recommended Action**

None required.

## **Residential Development Standards**

### **Analysis**

Table 2D-6 lists and describes the residential zoning districts in the City of Fowler Zoning Code that allow residential development. These development standards are typical and consistent with standards established in surrounding communities.

**Table 2D-6 Residential Development Standards**

<b>Characteristics of Lot, Location, and Height</b>	<b>R-1-5</b>	<b>R-1-6</b>	<b>R-1-7</b>	<b>R-1-8.5</b>	<b>R-1-10</b>	<b>R-1-12</b>	<b>RM-2-A</b>	<b>RM-2</b>	<b>RM-3-A</b>	<b>RM-3</b>
Minimum Lot Area (SF)	5,000 sf	6,000 sf	7,000 sf	8,500 sf	10,000 sf	12,000 sf	7,000 sf	7,000 sf	7,000 sf	7,000 sf
Maximum Density (DU/AC)	8.7	7.3	6.2	5.1	4.4	3.6	12.4	14.5	17.4	21.8
Minimum Lot Dimensions (Interior Lots)										
Width	50'	60'	65'	70'	80'	90'	50'	50'	50'	50'
Depth	90'	95'	100'	110'	110'	120'	100'	100'	100'	100'
Maximum Lot Coverage	40%	40%	40%	40%	40%	40%	55%	55%	55%	55%
Minimum Setbacks										
Front	20'	20'	20'	20'	25'	35'	15'	15'	15'	15'
Rear	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
Side	5'	5'	5'	7'	7'	10'	5'	5'	5'	5'
Maximum Height	2 Stories 35'	35'	35'	35'	35'					
Private Open Space (SF/DU)	--	--	--	--	--	--	100	100	100	100

Source: City of Fowler Zoning Code, 2015

Note: Multifamily housing is conditionally permitted in the Neighborhood Commercial and Community Commercial zones, as well as the Form-Based Code Area at RM-3 standards.

## Parking

Table 2D-7 shows residential parking requirements in Fowler, which vary by housing type.

**Table 2D-7 Residential Parking Requirements**

Residential Use		Required Parking Spaces	
Single-family		2 spaces per unit, including 1 garaged space	
Multi-family	Studio	1.5 spaces	1/2 of required spaces shall be covered; plus 1 guest space per each 5 units
	1 BR	1.5 spaces	
	2 BR	1.5 spaces	
	3 or more BR	2 spaces	
Secondary Dwelling Units		1 space	

Source: City of Fowler Zoning Code, 2015

### Open Space and Park Requirements

For multifamily development, the City requires setting aside 10 percent of the space as usable open space (which include swimming pools, green space, landscaping, and recreation room. For a single family development, 5 percent of the space is required to be set aside for usable open space. These requirements are in addition to the park development fees (discussed later). Overall, the park dedication requirement, the park improvement fees, and the open space requirements do not represent excessive constraints on residential development.

### Conclusion

The City's development standards are reasonable and typical, and do not serve to constrain housing development.

### Recommended Action

None required.

## Growth Management

### Analysis

The Fowler General Plan contains a policy on growth management. Specifically, it states that the desirable annual population and housing growth rate should not exceed the average of the planned growth rate through 2025 of 3 percent over any five-year period (50-60 units per year), and should not exceed 6 percent in any single year (80-90 units). Projects that may exceed these numbers should include provisions for phasing the project.

**Conclusion**

Fowler's RHNA for the fifth update cycle is 524 units over 11 years or about 48 units annually. According to the State Department of Finance as of January 1, 2013 (the beginning of the RHNA period), the City of Fowler had a housing inventory of 1,902 units. The 524-unit RHNA represents a 27.5 percent increase over 11 years, or 2.5 percent annually. This level of growth is within the City's growth management policy of 3 percent. Therefore, the growth management policy would not unduly constrain the City's ability to accommodate its RHNA.

**Recommended Action**

None required.

**Density Bonus****Analysis**

The City's density bonus ordinance does not currently include provisions for moderate-income housing units, childcare facilities, land banking, or condominium conversions. Furthermore, the City's ordinance does not vary the density bonus granted based on the proportion of affordable units provided. The City will need to amend the density bonus ordinance to meet all requirements of SB 1818 and AB 2222, among other related and minor amendments.

**Conclusion**

The City's density bonus provisions do not meet current State law requirements.

**Recommended Action**

Amend the Zoning Code within one year of Housing Element adoption.

**Zoning for a Variety of Housing Types****Analysis**

Title 9 of the City of Fowler Municipal Code describes the City's regulations for residential development. Table 2D-8 summarizes the housing types permitted and conditionally permitted under the Zoning Code.

**Table 2D-8 Variety of Housing Types**

Uses	R-1-5	R-1-6	R-1-7	R-1-8.5	R-1-10	R-1-12	RM-2-A	RM-2	RM-3-A	RM-3
Single Family	P	P	P	P	P	P	P	P	P	P
Multifamily	NP	NP	NP	NP	NP	NP	P	P	P	P
Manufactured/Mobilehomes	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Mobilehome Park	NP	NP	NP	NP	NP	NP	C	C	C	C
Farmworker / Employee Housing	P	P	P	P	P	P	P	P	P	P
Emergency Shelters	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Transitional and Supportive Housing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
SRO	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Foster Homes (six or fewer)	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A	P/A
Group Homes and Residential Care Facilities (six or fewer)	C	C	C	C	C	C	C	C	C	C
Group Homes and Residential Care Facilities (seven or more)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Second Dwelling Units	P	P	P	P	P	P	P	P	P	P

P = Permitted; P/A = Permitted with Administrative Approval; CUP = Conditional Use Permit; NP = Not Permitted

Source: City of Fowler Zoning Code, 2015

The following is a description of the City’s requirements for various housing types:

**Multifamily**

Multiple family dwellings are permitted by right in the RM zone.

**Manufactured Housing**

The City requires Administrative Approval for manufactured housing in the R and RM districts while single family dwellings are permitted by right.

**Farmworker/Employee Housing**

The Fowler Zoning Code defines farm employee housing as “living quarters, including dwellings with sleeping accommodations and dining facilities, maintained for occupancy by persons employed principally in farming and related pursuits on land owned, leased or rented by the owner, lessee, or tenant of the site on which the farm employee housing is located; excepting a labor camp or trailer park.” While the City permits farm employee housing in all residential districts, the City’s definition of farmworker housing in the Zoning Code is not consistent with State law, which specifically states that the housing needs not be occupied by persons employed by the farm operations on site.

**Emergency Shelters**

The Zoning Code does not currently contain provisions for emergency shelters. The City will amend the Zoning Code to permit emergency shelters by right in the M-1 zone.

According to the Fresno/Madera Continuum of Care, the homeless population in Fowler is estimated at six persons. The available vacant Light Industrial sites in Fowler offer adequate capacity for a potential shelter.

**Table 2D-9 Potential Emergency Shelter Sites**

APN	Acreage
34019021	0.2
34019008	1.8
<b>Total</b>	<b>2.0</b>

*Source: City of Fowler, 2014.*

**Transitional and Supportive Housing**

The Zoning Code does not currently contain provisions for transitional or supportive housing.

**Single Room Occupancy (SRO) Units**

The Zoning Code does not currently contain provisions for SRO housing.

## ***Residential Care Facilities***

The Ordinance permits foster homes for six or fewer with an Administrative Approval in all residential zones. However, all other types of residential care facilities for six or fewer require a Conditional Use Permit. The Zoning Code makes no provisions for large residential care facilities for more than six persons.

## ***Second Units***

The City permits secondary residential units in all of its residential zones, subject to additional development standards.

## **Conclusion**

In summary, amendments to the City's Zoning Code are required to address the provision of a variety of housing types:

- **Residential Care Facilities:** The Zoning Code needs to be updated to comply with the Lanterman Act and allow group homes for six or fewer persons in all residential zones. The Zoning Code also needs to make provisions for large residential care facilities for more than six persons.
- **Manufactured Housing:** The Zoning Code will need to be updated to permit manufactured homes in a manner consistent with single family housing.
- **Emergency Shelters:** The Zoning Code does not currently contain provisions for emergency shelters.
- **Transitional/Supportive Housing:** The Zoning Code does not currently contain provisions for transitional and supportive housing.
- **Single Room Occupancy (SRO) Housing:** The Zoning Code does not currently contain provisions for SRO housing.
- **Farmworker/Employee Housing:** The Fowler Zoning Code is not consistent with State law requirements for farmworker and employee housing.

## **Recommended Action**

The Housing Element includes an action to amend the Zoning Code to address residential care facilities, manufactured housing, emergency shelters, transitional/supportive housing, SRO units, and farmworker and employee housing.

**NOTE TO READER:** The City of Fowler is currently (May 2015) in the process of updating the Development Code to comply with State law requirements for emergency shelters, transitional and supportive housing. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

## On/Off-Site Improvements

### Analysis

Fowler has residential development requirements for residential streets, sidewalks, solar access, landscaping, walls, street lighting, and parking. Improvement requirements for new developments are regulated under the Subdivision Ordinance (Title 9, Chapter 4 of the Municipal Code). Major improvements required by the City include:

- Local roads are improved to a 40-foot curb-to-curb width within an overall 60-foot right of way. Gutters and monolithic sidewalks in a 5-foot pattern are required on all local streets with a 5-foot landscape strip. Right-of-way may be reduced to 56 feet for cul-de-sacs and short streets.
- Major streets are developed to 70, 80, and 100-foot rights-of-way, depending on their classification. The subdivider is responsible for dedicating sufficient right-of-way adjacent to the project to provide one-half of the major street with two travel lanes, including curb, gutter, parking lane, sidewalk, and a 10-foot landscape strip on one side.
- Sewer, water, and drainage lines are located in streets or within easements within the project boundaries. Easements for underground electrical, natural gas, telephone, and cable facilities are provided as requested by the affected utilities.
- A landscaped strip 10 feet in width is required adjacent to major streets between the sidewalk and wall to include street trees, ground cover, and an automatic irrigation system.
- In order to adequately provide water supply for use and safety purposes, it may be necessary for individual projects to dedicate a well site, install a well in the subdivision vicinity, or retrofit existing wells to increase flows from the wells.
- In areas lacking master drainage facilities, a temporary on-site ponding basin adequate to remove surface water and storm water from the project is required.
- Streetlights and traffic signs are required in accordance with the City's Standard Specifications.
- All utilities are placed underground, in accordance with the requirements of the utility concerned, in either City street easements or appropriate utility easements.

### Conclusion

Development requirements of the City of Fowler are considered standard in the Central Valley and are comparable to surrounding cities. In order to reduce housing costs, the City does not require improvements other than those deemed necessary to maintain the public health, safety, and welfare.

### Recommended Action

None required.

## Fees and Exactions

### Analysis

Some of these typical fees are summarized in Table 2D-10.

**Table 2D-10: Schedule of Fees for Residential Development**

Permit Processing Fees		Base and Deposit
<i>Pre-Application Design Review</i>		
Conditional Use Permit	Minor	\$1,735.63
	Complex	\$4,318.54
Site Plan Review	Minor	\$2,079.68
	Major	\$3,142.62
Subdivisions	Tentative Map, Tentative Parcel Map (5-10 units)	\$7,533.05
	Tentative Map (>10 units)	\$8,960.58
	Final Subdivision Map Check (5-10 units)	\$2,501.77
	Final Parcel Map Check (5-10 units)	\$3,856.39
Land Use / Zoning	General Plan Amendment (Minor)	\$37,89.63
	General Plan Amendment (Major)	\$9,237.87
	Zoning Amendment (Minor)	\$3,738.28
	Zoning Amendment (Major)	\$10,316.22
	Negative Declaration	\$4,477.72
	Mitigated Negative Declaration	\$5,597.15
	Environmental Impact Report	\$10,146.76
<i>Development Impact Fees</i>		
City Management and General Services	Low Density Residential	\$228.25/unit
	Medium Density Residential	\$175.09/unit
	High Density Residential	\$175.09/unit
Law Enforcement	Low Density Residential	\$733.25/unit
	Medium Density Residential	\$564.40/unit
	High Density Residential	\$564.40/unit
Fire Protection	Low Density Residential	\$944.44/unit
	Medium Density Residential	\$726.98/unit
	High Density Residential	\$726.98/unit
Drainage	Low Density Residential	\$4,221.27/acre
	Medium Density Residential	\$4,377.60/acre
	High Density Residential	\$5,628.36/acre
Water Supply	Low Density Residential	\$2,266.98/unit
	Medium Density Residential	\$2,260.92/unit
	High Density Residential	\$2,266.98/unit
Recreation	Low Density Residential	\$2,604.69/unit
	Medium Density Residential	\$2,013.70/unit
	High Density Residential	\$2,013.70/unit
Sewer	Low Density Residential	\$2,519.60/unit
	Medium Density Residential	\$2,519.60/unit
	High Density Residential	\$2,519.60/unit

Source: City of Fowler, 2014.

Table 2D-11 shows permit fees for single family and multifamily prototype developments. Construction fees for a typical single family unit total about \$18,975 and those for a typical multifamily unit total about \$12,500. These fees are comparable to fees charged in the region and do not unduly constrain housing development in the community.

**Table 2D-11 Prototypical Construction Fees**

Fee Description	Amount	
	Single family	Multifamily
Plan Check and Building Permits	\$3,450	\$2,150
City Impact Fees	\$13,885	\$9,200
Regional Impact Fees	\$1,640	\$1,150
<b>Total per Unit</b>	<b>\$18,975</b>	<b>\$12,500</b>

*Source: City of Fowler, 2015*

The regional impact fee is the RTMF (Regional Transportation Mitigation Fee) collected by COG for all Fresno County cities. Not included are Indirect Source Review fees collected by the air district for projects larger than 50 units which generally are about \$500/unit; or school fees which are \$3.40/square foot, or \$5,100 for a 1,500 square foot unit. Such projects are not typical in Fowler.

## Conclusion

In summary, the fees for plan check, permits, and development impact total approximately \$12,000-\$18,975 per unit. The City's development impact fees are well below the statewide average and are consistent with fees charged in the region. Overall, fees constitute a relatively small proportion of total development cost. Therefore, they do not constitute a constraint to the production or improvement of housing. The primary constraints to housing development are market-related.

## Recommended Action

None required.

## Processing and Permit Procedures

### Analysis

The City permits most types of residential development by right with a site plan review by the staff. The City has no overlay zones, community plan or specific plan implementation areas, environmentally sensitive areas, or other procedures to delay project processing. The City encourages concurrent processing of applications and considers all entitlement applications, including the environmental document, at single public hearings before the Planning Commission and City Council.

**Table 2D-12 Approvals and Processing Times for Typical Developments**

	<b>Single-Family</b>	<b>Single-Family (2-4 units)</b>	<b>Single-Family (5+ units)</b>	<b>Multi-Family (2-4 units)</b>	<b>Multi-Family (5+ units)</b>	<b>Mixed Use</b>
Approvals Required	Director	Director	Planning Commission	Director	Director	Planning Commission
Processing Time	45 days	45-60 days	90 days	45-60 days	45-60 days	45-60 days

**Conclusion**

The City does not have a lengthy project review process.

**Recommended Action**

None required.

**Building Codes**

**Analysis**

The City uses several uniform codes, including the 2013 California Building Code (CBC), the 2013 California Electrical Code (CEC), the 2013 California Plumbing Code (CPC), the 2013 California Mechanical Code (CMC), and the 2013 California Fire Code, as the basis for its building standards and code enforcement procedures.

**Conclusion**

No major local amendments to the building codes have been made that would significantly increase the cost of housing.

**Recommended Action**

None required.

**Constraints on Housing for Persons with Disabilities**

**Analysis**

**California Building Code**

The City adopted the 2013 California Building Code, including Title 24 regulations of the code concerning accessibility for persons with disabilities.

***Definition of Family***

The definition of “family” in Fowler’s Zoning Code is as follows: “An individual, or two (2) or more persons related by blood or marriage, or a group of not more than six (6) persons not necessarily related by blood or marriage, living together in a dwelling unit; full-time domestic servants of any such persons may reside on the same premises, and shall not be counted with respect to the foregoing definition.” This definition exceeds the zoning power of a local jurisdiction and would be considered restrictive.

***Zoning and Land Use Policies***

The Ordinance permits foster homes for six or fewer with an Administrative Approval in all residential zones. However, all other types of residential care facilities for six or fewer require a Conditional Use Permit. The Zoning Code makes no provisions for large residential care facilities for more than six persons.

***Reasonable Accommodation***

The City does not currently have a formal process to grant reasonable accommodation requests. The Zoning Code must be amended to establish a formal reasonable accommodations process.

**Conclusion**

Amendments to the City’s Zoning Code are required to address the definition of family, large residential care facilities (for more than six persons), and reasonable accommodation procedures.

**Recommended Action**

The Housing Element includes an action to amend the Zoning Code to address the definition of family, residential care facilities, and reasonable accommodation procedures.

## SECTION 2D-4: REVIEW OF PAST ACCOMPLISHMENTS

This section reviews and evaluates the City’s progress in implementing the 1992 Housing Element. The City of Fowler last updated the Housing Element for the 1992 planning period and did not complete the fourth cycle update to the Housing Element. Given the outdated status of the 1992 Housing Element (more than 20 years old), many of the programs and policies contained in that Housing Element have long become obsolete. Therefore, this evaluation focuses on the City’s current efforts in the areas of: New construction; Rehabilitation; and Housing Assistance in general.

### New Construction - Progress Toward the RHNA

Each jurisdiction in California is responsible for accommodating its share of the region’s housing needs. The process of determining each jurisdiction’s share of housing needs is called the Regional Housing Needs Assessment (RHNA). The RHNA projection period for the previous Housing Element was from January 1, 2006 to December 31, 2015 (as extended from June 30, 2013 by SB 375). The City of Fowler was assigned a RHNA of 551 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 132 units
- Low-Income (50 to 80 percent of the Area Median Income): 96 units
- Moderate-Income (80 to 120 percent of the Area Median Income): 105 units
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 218 units

Table 2D-13 summarizes the City’s accomplishments in meeting the RHNA during the previous RHNA projection period. Since January 1, 2006, 237 new single family units have been constructed in the City. The City has met 100 percent of its above moderate-income RHNA. However, due to limited development interests in multifamily housing and limited funding available, no affordable housing units were constructed.

**Table 2D-13, Units Built during RHNA Projection Period, City of Fowler, 2006-2013**

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	132	96	105	218	551
Units Built 2006-2013	0	0	0	237	237
Percent of RHNA Met	0.0%	0.0%	0.0%	108.7%	39.6%

Source: City of Fowler, 2014.

## **Housing Rehabilitation**

Prior to the dissolution of redevelopment, the City offered housing rehabilitation assistance to homeowners through the Home Improvement Grant Program. Between 2008 and 2012, the City assisted 58 households with Home Improvement Grants.

In 2008, Low Income Housing Tax Credit (LIHTC) was used to acquire and substantially rehabilitate 45 units at 1391 E. Summer Avenue (Ruby Court Apartments). Upon rehabilitation, this project offers low-income housing for seniors.

## **Homebuyer Assistance**

The City does not offer homebuyer assistance.

## SECTION 2D-5: AT-RISK ANALYSIS

Table 2D-14 shows assisted housing units in Fowler. There are 129 assisted affordable units in Fowler and no units are at risk of expiring in the next 10 years.

**Table 2D-14 Assisted Housing Developments, Fowler**

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Ruby Court Apartments	1391 E Sumner Ave	Senior	USDA Section 515, Rural Development Rental Assistance; LIHTC	45	44	Perpetuity	Not at risk
Fowler Apartments	340 E Adams Ave	Non-Targeted	USDA Section 515, Rural Development Rental Assistance	44	44	Perpetuity	Not at risk
Walnut Grove Villa	1446 E Sumner Ave	Non-Targeted	USDA Section 515, Rural Development Rental Assistance	40	40	Perpetuity	Not at risk
<b>Total</b>				<b>129</b>	<b>128</b>		
<b>Total At Risk</b>				--	<b>0</b>		

Sources: Fresno Council of Governments HCD Pre-approved Data Package; [www.affordablehousingonline.com](http://www.affordablehousingonline.com), 2015.