

APPENDIX 2E: CITY OF HURON

SECTION 2E-1: ACTION PLAN

Adequate Sites

Program 1: Provision of Adequate Sites

The City of Huron will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 424 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; and
- 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.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	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 by 2016.
- Monitor and report through the HCD annual report process.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	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 for developmental disabilities), the homeless, and those at imminent risk of becoming homeless. The City will continue to work with housing developers to expand affordable housing opportunities.

Timeframe and Objectives:

- Annually contact affordable housing developers to explore affordable housing opportunities.
- Continue to offer fee waivers, reductions, and/or deferrals to facilitate affordable housing development and special needs projects, particularly those located on infill sites.
- Continue to promote density bonus, flexible development standards, and other incentives to facilitate affordable housing development. Examples of flexible development standards include: reduced parking requirements; reduced requirements for curb, gutter and sidewalk construction; common trenching for utilities; and reduced water and wastewater connection fees.

- Continue to streamline the environmental review process for housing developments, using available State categorical exemptions and Federal categorical exclusions, when applicable.
- Monitor the State Department of Housing and Community Development’s website annually for Notices of Funding Ability (NOFA) and, where appropriate, prepare or support applications for funding for affordable housing 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.
- Expand the City’s affordable housing inventory by 185 units over the next eight years –40 extremely low-income, 60 very low-income, and 85 low-income units.

Financing:	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Community Development Department
Relevant Policies:	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: Preserving Assisted Housing

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Huron. The City must guard against the loss of housing units available to lower income households. There are 88 assisted units in two developments – Tierra Del Vista Apartments and Silver Birch Apartments – that that are considered at risk of conversion to market rate by 2025. The City will strive to preserve these at-risk units as affordable housing.

Timeframe and Objectives:

- Monitor the status of any HUD receipt/approval of Notices of Intent and Plans of Action filed by property owners to convert to market rate units.
- Identify non-profit organizations as potential purchasers/ managers of at-risk housing units.
- Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or non-profit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.
- Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Section 8 vouchers reserved for tenants of converted HUD properties.

Financing:	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
Implementation Responsibility:	Planning Department
Relevant Policies:	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.
- **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.
- **Emergency Shelters.** Update the definition of “homeless shelter” to be consistent with the State law definition.
- **Transitional/Supportive Housing:** Consistent with Government Code, address the provision of transitional and supportive housing in the same manner as similar uses in the same zones.
- **Single Room Occupancy:** Amend the Zoning Code to address the provision of SRO 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.

The City will continue to monitor the effectiveness and appropriateness of the Zoning Ordinance in facilitating housing for the homeless and other persons with special needs and make amendments as necessary.

Timeframe and Objectives:

- Amend Zoning Ordinance to address the definition of emergency shelters for the homeless and transitional/supportive housing by October 2015.
- Complete Zoning Ordinance update to address the density bonus provisions and address the definition of “family,” farmworker/employee housing, and SRO housing by in 2016.
- Annually review the effectiveness and appropriateness of the Zoning Ordinance and process any necessary amendments to remove or mitigate potential constraints to the development of housing.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 4.1, Policy 4.2, Policy 4.3, Policy 4.4, Policy 4.5, Policy 4.6

Housing Quality

Program 6: Housing Rehabilitation Program

The City has had a housing rehabilitation program in the past where the efforts of code enforcement officials would be coordinated to target areas where rehabilitation needs are most prevalent. However, the program is not currently (2015) active. The City will pursue funding under federal and state programs to reinstate the affordable housing rehabilitation program.

Timeframe and Objectives:

- Pursue CDBG, HOME, and other funding opportunities annually to reinstate the housing rehabilitation program.

Financing:	CDBG, HOME
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 3.2, Policy 3.4, Policy 4.1

Program 7: Code Enforcement

The City’s Building Department 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 use code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes.

Financing:	General Fund
Implementation Responsibility:	Building Department
Relevant Policies:	Policy 3.1, Policy 3.3

Housing Assistance

Program 8: Homebuyer Assistance Program

The City of Huron offers a Homebuyer Assistance program to First-Time Homebuyers to help purchase an existing or qualifying new home. The program provides a 30-year deferred, zero interest second mortgage which keeps the first mortgage payment affordable.

Timeframe and Objectives:

- Continue to pursue CDBG, HOME, and other funding opportunities annually to maintain the first time homebuyer assistance program and assist five households per year.

Financing:	CDBG, HOME
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 2.1, Policy, 2.4, Policy 2.5, Policy 2.8

Program 9: First-Time Homebuyer Resources

Huron residents also 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.

Financing:	CalHFA
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 2.8

Program 10: 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.

Financing:	General Fund
Implementation Responsibility:	Planning Department
Relevant Policies:	Policy 6.1, Policy 6.2, Policy 6.3

Program 11: 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.

Financing:	HUD Section 8
Implementation Responsibility:	Fresno Housing Authority
Relevant Policies:	Policy 2.2

Program 12: Fair Housing

Residents in Huron 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.

Financing:	CDBG; HOME; Other resources as available
Implementation Responsibility:	Fresno Housing Authority; FHEO; DFEH
Relevant Policies:	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 2E-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 2E-1 Quantified Objectives, 2015-2023

Program Types	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	40	60	85	80	60	325
Housing Rehabilitation	-	6	6	-	-	12
Homebuyer Assistance	-	20	20	-	-	40
Conservation (Subsidized Rental Housing and Public Housing)	-	279	278	-	-	557

SECTION 2E-2: SITES INVENTORY

For the fifth Housing Element update, Huron has been assigned a Regional Housing Needs Allocation (RHNA) of 424 units, including 86 very low-income units, 112 low-income units, 110 moderate-income units, and 116 above-moderate income units.

Units Built or Under Construction

Since the RHNA projection period runs from January 1, 2013, to December 31, 2023, Huron's RHNA can be reduced by the number of units built or under construction since January 1, 2013. Table 2E-2 shows units built or under construction since January 1, 2013 in Huron.

The Palmer Villas Senior Apartments has been entitled since 2009, but was not funded until 2014. The project will eventually include 81 units, including 24 units of senior housing and 57 family units. The 24 senior units are funded through HOME and tax credit financing and are included in Table 2E-2. The remaining 57 family units are included in Table 2E-3 as approved. APN 075-032-78S is a 30-unit deed-restricted low-income single family development financed by a CalHome loan to the City. All 30 units are inventoried as lower-income.

Table 2E-2 Units Built or Under Construction

Project/APN	Units by Income Level					Total Units	Description of Affordable Units
	ELI	VLI	LI	MI	AMI		
Palmer Villas Senior Apartments	3	12	8		1	24	Tax Credit Allocation Deed-restriction
APN 075-032-78S			30			30	Deed-restriction
36581 S. Lassen Ave.				1		1	Multifamily unit
Total	3	12	38	1	1	55	

Source: City of Huron, 2014

Planned or Approved Projects

Huron's Regional Housing Needs Allocation (RHNA) can also be reduced by the number of new units in projects that are planned or approved, but not yet built. Table 2E-3 and Figure 2E-1 show an inventory of all residential projects that are (as of January 2015) 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 units, and the current status of the project.

The Palmer Villas Apartments has been entitled since 2009, but was not funded until 2014. The project will eventually include 81 units, including 24 units of senior housing (counted above in Table 2E-2) and 57 family units. The 57 family are funded through HOME and tax credit financing and are included in Table 2E-3. APN 075-032-78S is a 30-unit deed-restricted low-income single family development financed by a CalHome loan to the City. All 30 units are inventoried as lower-income.

Table 2E-3 Planned or Approved Projects

Project	Units by Income Level					Total Units	Description of Units	Status
	ELI	VLI	LI	M	AM			
Palmer Villas Apartments			57			57	Tax Credit Allocation Deed-restriction	Approved, but not yet permitted
APN 075-032-78S			30			30	Deed-restriction	Approved, but not yet permitted
Total			87			87		

Source: City of Huron, 2014.

Vacant Land

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 at least 0.5 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned R-3, which allows up to 29 units per acre.
 - **Moderate-Income Sites.** Sites that are zoned R-2 allow for a density range of 10-15 dwelling units per net acre. The R-2 zone provides for a land use pattern characterized predominantly by small scale attached multiple family residential developments. The typical residential pattern includes duplexes, triplexes and fourplexes, and low rise, high-amenity apartments. 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 2E-4 identifies vacant sites that are presently zoned for residential development in Huron. The locations of these sites are shown in Figure 2E-1. Based on permitted densities and the assumptions described above, the sites identified in Table 2E-4 can accommodate an estimated 2,166 units, including 255 lower-income units, 798 moderate-income units, and 1,113 above moderate-income units. All of these sites are outside of 200-year flood zones and all sites inventoried as lower-income are outside FEMA 100-year flood zones. Some sites inventoried as moderate- and above moderate-income on the northern edge of Huron are within FEMA 100-year flood zones, as indicated in the environmental constraints column of Table 2E-4, but these sites are not relied upon to meet the RHNA. There are no other environmental constraints that could hinder future development.

Table 2E-4 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
075-032-84S	8.79 (portion)	HDR	R-3	Vacant	15 - 29	203			203	No
075-091-05S	2.28 (portion)	HDR	R-3	Vacant	15 - 29	52			52	No
075-210-68	0.44	MDR	R-3	Vacant	10 - 15		5		5	No
075-210-39	0.35	MDR	R-3	Vacant	10 - 15		4		4	No
075-166-23	0.27	MDR	R-3	Vacant	10 - 15		3		3	No
075-294-04S	1.69	MDR	R-3	Vacant	10 - 15		20		20	No
075-032-84S	11.32 (portion)	MDR	R-2	Vacant	10 - 15		135		135	No
075-032-84S	20.11	MDR	R-2	Vacant	10 - 15		241		241	No
075-032-60S	16.09	MDR	R-2	Vacant	10 - 15		193		193	100-year flood
075-183-55S	0.28	MDR	R-2	Vacant	10 - 15		3		3	No
075-183-56S	0.28	MDR	R-2	Vacant	10 - 15		3		3	No
075-232-02	0.38	MDR	R-2	Vacant	10 - 15		4		4	No
075-232-03	0.19	MDR	R-2	Vacant	10 - 15		2		2	No
075-032-68S	6.96	MDR	R-2	Vacant	10 - 15		83		83	100-year flood
075-032-48S	8.55 (portion)	MDR	R-2	Vacant	10 - 15		102		102	No
075-032-48S	22.63 (portion)	LDR	R-1	Vacant	2 - 10			181	181	No
075-032-79S	22.6	LDR	R-1	Vacant	2 - 10			180	180	No
075-032-77S	19.87	LDR	R-1	Vacant	2 - 10			158	158	No
075-032-78S	19.52	LDR	R-1	Vacant	2 - 10			156	156	No
075-032-80S	19.38	LDR	R-1	Vacant	2 - 10			155	155	No
075-320-08S	10.13	LDR	R-1	Vacant	2 - 10			81	81	No
075-281-19S	2.45	LDR	R-1	Vacant	2 - 10			19	19	No

Table 2E-4 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
075-091-29S	2.05	LDR	R-1	Vacant	2 - 10			16	16	No
075-140-42	1.83	LDR	R-1	Vacant	2 - 10			14	14	No
075-140-62	1.76	LDR	R-1	Vacant	2 - 10			14	14	No
075-330-03T	1.71	LDR	R-1	Vacant	2 - 10			13	13	No
075-140-41	1.61	LDR	R-1	Vacant	2 - 10			12	12	No
075-140-34	1.28	LDR	R-1	Vacant	2 - 10			10	10	No
075-140-35	1.24	LDR	R-1	Vacant	2 - 10			9	9	No
075-140-33	0.74	LDR	R-1	Vacant	2 - 10			5	5	No
075-140-40	0.38	LDR	R-1	Vacant	2 - 10			3	3	No
075-173-29S	0.37	LDR	R-1	Vacant	2 - 10			2	2	No
075-140-38	0.36	LDR	R-1	Vacant	2 - 10			2	2	No
075-281-10S	0.27	LDR	R-1	Vacant	2 - 10			2	2	100-year flood
075-140-39	0.26	LDR	R-1	Vacant	2 - 10			2	2	No
075-281-12S	0.26	LDR	R-1	Vacant	2 - 10			2	2	100-year floodplain
075-281-11S	0.25	LDR	R-1	Vacant	2 - 10			2	2	100-year flood
075-281-04S	0.24	LDR	R-1	Vacant	2 - 10			1	1	No
075-281-02S	0.23	LDR	R-1	Vacant	2 - 10			1	1	No
075-281-03S	0.23	LDR	R-1	Vacant	2 - 10			1	1	No
075-281-08S	0.23	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-281-01S	0.22	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-05S	0.22	LDR	R-1	Vacant	2 - 10			1	1	No
075-281-07S	0.22	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-281-09S	0.21	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-283-04S	0.21	LDR	R-1	Vacant	2 - 10			1	1	No

Table 2E-4 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
075-291-10S	0.21	LDR	R-1	Vacant	2 - 10			1	1	No
075-282-01S	0.2	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-282-02S	0.2	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-282-03S	0.2	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-292-02S	0.2	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-292-03S	0.2	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-356-10	0.2	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-11S	0.19	LDR	R-1	Vacant	2 - 10			1	1	No
075-281-15S	0.19	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-281-16S	0.19	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-292-01S	0.19	LDR	R-1	Vacant	2 - 10			1	1	No
075-293-01S	0.19	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-293-02S	0.19	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-293-03S	0.19	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-283-03S	0.19	LDR	R-1	Vacant	2 - 10			1	1	No
075-283-02S	0.19	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-16S	0.19	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-15S	0.19	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-14S	0.19	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-12S	0.19	LDR	R-1	Vacant	2 - 10			1	1	No
075-281-13S	0.18	LDR	R-1	Vacant	2 - 10			1	1	No
075-283-01S	0.18	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-13S	0.18	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-281-14S	0.18	LDR	R-1	Vacant	2 - 10			1	1	100-year flood
075-232-01	0.18	LDR	R-1	Vacant	2 - 10			1	1	No

Table 2E-4 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
075-291-09S	0.16	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-07S	0.16	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-06S	0.16	LDR	R-1	Vacant	2 - 10			1	1	No
075-291-08S	0.14	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-23	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-18	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-19	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-20	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-21	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-22	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-272-01	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-16	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-17	0.11	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-25	0.1	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-14	0.1	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-15	0.1	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-30	0.1	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-31	0.1	LDR	R-1	Vacant	2 - 10			1	1	No
075-140-36	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-14	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-13	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-12	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-11	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-140-37	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-272-03	0.08	LDR	R-1	Vacant	2 - 10			1	1	No

Table 2E-4 Vacant Sites

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constraints
						LI	MI	AMI		
075-272-02	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-355-05	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-355-03	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-355-02	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-32	0.08	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-16	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-15	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-07	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-06	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-05	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-04	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-356-03	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-355-04	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-25	0.07	LDR	R-1	Vacant	2 - 10			1	1	No
075-353-06	0.05	LDR	R-1	Vacant	2 - 10			1	1	No
075-281-06S	0.02	LDR	R-1	Vacant	2 - 10			1	1	No
Total						255	798	1,113	2,166	

Source: City of Huron, 2014.

RHNA Summary

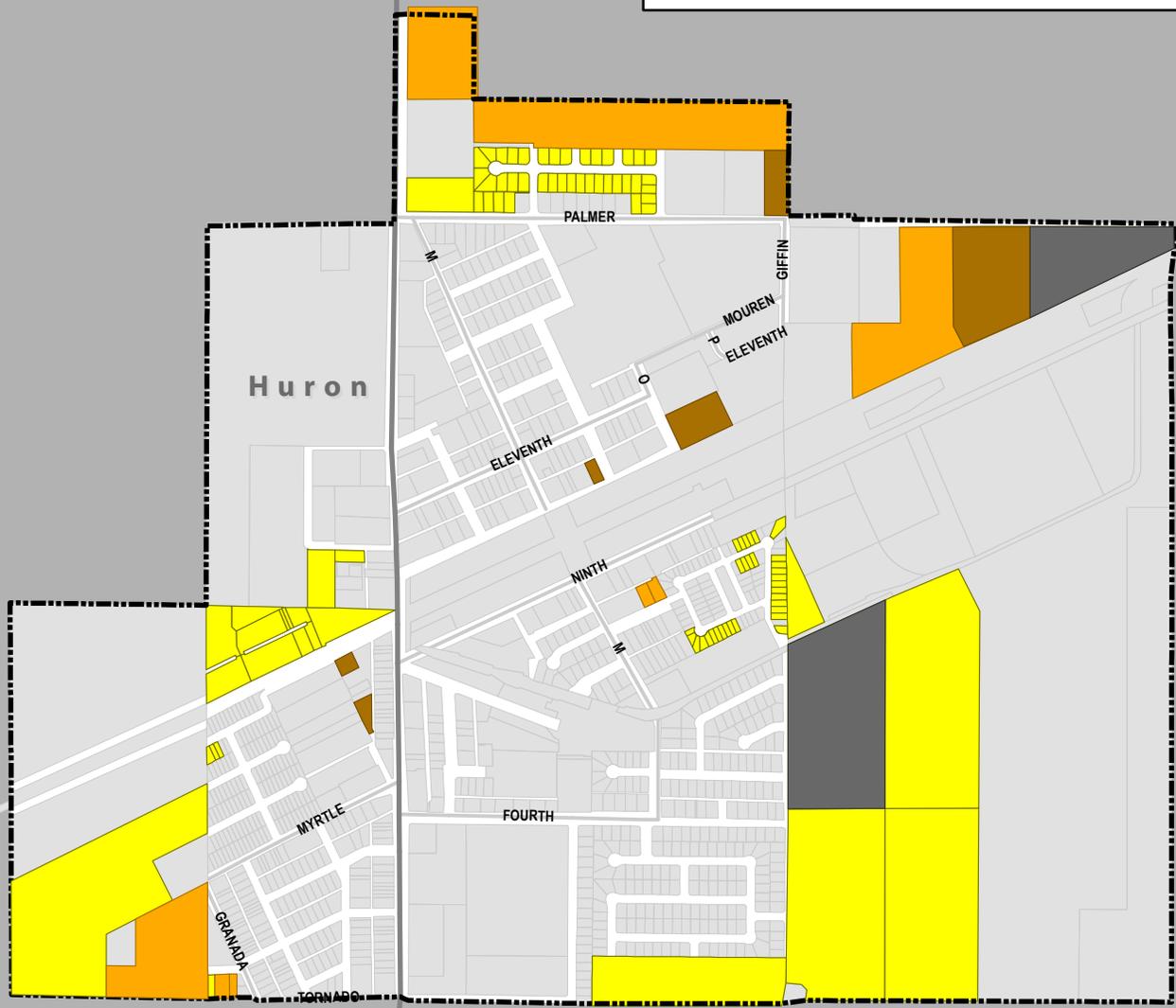
Table 2E-5 provides a summary of Huron’s ability to meet the 2013-2023 RHNA. After accounting for units built or approved or under construction and capacity on vacant sites, Huron has a surplus in all income categories and a total surplus of 1,884 units.

Table 2E-5 RHNA Summary

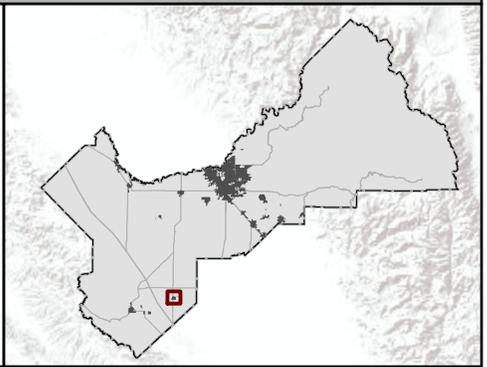
Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
2013-2023 RHNA	43	43	112	110	116	424
Units Built or Under Construction (Table 2E-2)	3	12	38	1	1	55
Planned or Approved Projects (Table 2E-3)			87			87
Capacity on Vacant Sites (Table 2E-4)			255	798	1,113	2,166
Surplus Capacity			197	689	998	1,884

Source: City of Huron, 2014.

**Fresno County Multi-Jurisdictional Housing Element
Figure 2E-1: Huron Sites Inventory**



-  City Limits
-  Approved or Under Construction
-  Highways
- Vacant Parcels Zoning**
-  R-1
-  R-2
-  R-3



This page is intentionally left blank.

SECTION 2E-3: CONSTRAINTS

Land Use Controls

General Plan

Analysis

The Huron 2025 General Plan Land Use Element includes three designations that permit residential development.

- ***Low Density Residential:*** Up to 21 persons/acre; 2 to 10 dwelling units per net acre;
- ***Medium Density Residential:*** Up to 40 persons per acre; 10 to 15 dwelling units per net acre; and
- ***High Density Residential:*** Up to 58 persons per acre; 15 to 29 dwelling units per net acre.

Conclusion

The General Plan offers a range of housing densities in the community.

Recommended Action

None required.

Zoning Ordinance

Analysis

The Huron Zoning Ordinance contains eight residential districts:

- ***Single Family Residential/Agricultural (R-A):*** The district is intended primarily for application to areas located at the fringe of the city limits where denser population and full provision of urban services is inappropriate. It will provide living areas that combine certain advantages of both urban and rural location by limiting development to very low-density concentrations of single family dwellings and permitting limited numbers of animals and fowl to be kept for pleasures or hobbies, free from activities of a commercial nature.
- ***Single Family Low Density Residential (R-1-A):*** The R-1-A district is intended to provide living areas within the city where development is limited primarily to low-density concentrations of single family dwellings on a lot of not less than 12,000 square feet in area. Regulations are designed to: promote and encourage a suitable environment for family life; provide space for community facilities needed to complement urban residential area and for institutions that require a residential environment; minimize traffic congestion and avoid the overloading of utilities designed to serve only low-density residential use; and provide housing options for all segments of the population.

- ***Single Family Medium Density Residential (R-1)***: The R-1 district is intended to provide living area within the city where development is limited primarily to low-density concentrations of single family dwellings. Regulations are designed to: promote and encourage a suitable environment for family life; provide space for community facilities needed to complement urban residential areas and for institutions which require a residential environment; minimize traffic congestion and avoid the overloading of utilities designed to serve only low-density residential use; and provide housing options for all segments of the population.
- ***Medium-High Density Residential (R-2)***: The R-2 district is intended primarily to provide for relatively high-density concentrations of residential uses in areas where such higher density use is consistent with the General Plan and are convenient to public facilities and services that enable such concentrations. The R-2 district is intended primarily for application to residential areas where proximity to neighborhood residential uses or major streets make multifamily uses appropriate in the vicinity of single family dwellings. The Medium Density Residential land use category (7.6 to 15.0 dwelling units/gross acre) provides for a land use pattern characterized predominantly by small-scale attached multiple family residential developments. The typical residential pattern includes duplexes, triplexes, fourplexes, larger-scale, low-rise, high-amenity apartments. Areas designated as medium/high-density residential are to be integrated throughout the community adjacent to transportation, community services, and commercial developments. To avoid inappropriate concentration of these facilities, such developments must be limited to 25 contiguous units when integrated into a single family subdivision and to 50 contiguous units when developed as a freestanding development.
- ***High Density Multifamily Residential (R-3)***: The R-3 district is intended to provide for the development of high-density multifamily residential structures, for the purposes of rental or sale to permanent occupants. The high-density residential land use category (15.1 to 24.0 dwelling units/gross acre) provides for the highest residential densities permitted in the city. It is intended that this category use innovative site planning, provide on-site recreational-amenities, and be located near major community facilities, business centers, and streets of at least collector capacity. Such developments must use high-quality architectural design features, intensified landscaping, adequate open space, adequate parking, and adequate on-site recreational facilities. High-density residential developments must be limited in size to no more than 100 units on one site to reduce the impact of such facilities on any one neighborhood in the community.
- ***High Density Multifamily Residential (one story) (R-3-A)***: The R-3-A district is intended to provide for the development of high-density multifamily residential structures, limited to one story in height, for the purposes of rental or sale to permanent occupants.
- ***Mobile Home Park (MHP)***: The MHP district is intended to provide for accommodation of residential mobile homes in unified parks.

- **Urban Reserve (UR):** The UR district is an overlying district, intended to set aside undeveloped agricultural land for future land uses due to urban expansion, while preventing the development of land uses which might conflict with the future planned use of the area. Single family homes are permitted in this district.

The Zoning Ordinance also allows for various residential uses in non-residential zones, including the following zones:

- **Central Businesses and Shopping (CBD):** The Central Business District designation provides the city with a mixed-use activity area in the downtown area, including retail, office, service, wholesale, public, and institutional establishments and special residential uses. It is intended to provide for a wide range of uses and to promote feasibility in the reuse of downtown buildings. The CBD Commercial zone will be used in the downtown area in order to attract and accommodate commercial, financial, office, governmental, and limited residential uses. Multifamily residential uses are conditionally permitted in this district with the same standards as the R-2 or R-3 zone, depending on the configuration of the proposed project.
- **Service Commercial (C-S):** The Service Commercial designation provides for commercial areas for non-retail commercial. Such uses may have characteristics that require isolation or separation from residential or other commercial uses, and include, but are not limited to body shops, car repair garages, contractors' yards, etc. This commercial designation should be applied adjacent to other commercial and industrial areas. Multifamily residential uses are conditionally permitted in this district with the same standards as the R-2 or R-3 zone, depending on the configuration of the proposed project.
- **Light Industrial (M-L):** This district is intended to reserve appropriately located areas for various types of processing, assembly, storage, and manufacturing uses and related activities; protect such areas from intrusion by residential or inharmonious commercial uses; regulate and control hazardous or objectionable influences incidental to certain industrial uses; and provide areas with adequate space, access, and separation from residential, commercial, and public uses to promote modern industrial development. Mobilehome parks and planned unit developments are conditionally permitted in this district with the same standards as the R-2 or R-3 zone, depending on the configuration of the proposed project.
- **Heavy Manufacturing (M-H):** The M-H general industrial district is intended to provide for the establishment of industrial uses essential to the development of a balanced economic base. The Heavy Industrial Zone allows for a range of activities including manufacturing, wholesale distribution, storage, and industrial uses involved in the manufacturing of finished product from raw material. Mobilehome parks and planned unit developments are permitted in this district with the same standards as the R-2 or R-3 zone, depending on the configuration of the proposed project.

Conclusion

The City's Zoning Ordinance provides for a range of housing options. The Zoning Ordinance limits multifamily housing to no more than 50 units per site in the R-2 Zone and 100 units per site in the R-3 Zone to reduce the impacts of these larger facilities on surrounding neighborhoods. Given the small size of the city, most multifamily developments, including affordable housing developments, have been much smaller than 100 units. In addition, the City does not prevent large parcels like this from being subdivided. For these reasons, the City does not view this limitation as a constraint to multifamily development and is not taken into account in the capacity analysis in the sites inventory.

Recommended Action

None required.

Residential Development Standards**Analysis**

Table 2E-6 lists and describes the residential development standards required in Huron. These development standards are typical and consistent with standards established in surrounding communities.

Table 2E-6 Residential Development Standards, Huron

Zone	Building Height	Min. Lot Width (ft.)	Min Lot Depth (ft.) ²	Minimum Yard Setback (ft.)				Minimum Lot Area ¹	Maximum Density (units/net acre)	Maximum Lot Coverage
				Front	Interior Side	Street Side	Rear			
R-A	30 ft./ 2 stories	120	120	30	10	--	20	24,000 sq. ft.	<1 du/ac	40%
R-1-A	30 ft./ 2 stories	75	100	30	10	35	20	12,000 sq. ft.	<1 du/ac	50%
R-1	30 ft./ 2 stories	50	100	20	5	10	20	5,000 sq. ft.	<1 du/ac	50%
R-2	30 ft./ 2 stories	60	100	20	5	10	20	9,000 sq. ft.	4,500 sq. ft. lot area per du	50%
R-3	40 ft./ 3 stories	60	100	15	5	10	15	9,000 sq. ft.	1,500 sq. ft. lot area per du	60%
R-3-A	20 ft./ 1 story	60	100	15	5	10	15	9,000 sq. ft.	1,500 sq. ft. lot area per du	60%
MHP	30 ft./ 2 stories	120	120	15	5	--	10	1 acre	2,400 sq. ft. lot area per du	50%
UR	30 ft./ 2 stories	165	170	30	5	--	10	5 acres	<1 du/ac	30%
P-F	30 ft./ 2 stories	60	100	20	5	--	20	6,000 sq. ft.	<1 du/ac	40%
CBD	40 ft./ 3 stories	--	--	--	--	10	1	--	--	--
C-S	75 ft./ 6 stories	--	--	--	--	10	10'	--	--	--
M-L	50 ft.	75	120	--	--	15	15	24,000 sq. ft.	--	--
M-H	--	75	120	--	--	15	15	24,000 sq. ft.	--	--

Notes:

¹ Minimum lot size for planned unit developments is 2 acres in any zone.² From local streets. From major streets, a larger depth is required.

Source: City of Huron Zoning Ordinance, 2015.

Parking

Table 2E-7 summarizes the residential parking requirements in Huron.

Table 2E-7 Residential Parking Standards, Huron

Type of Residential Development	Required Parking Spaces
Single family	1 parking space in a garage or carport for each dwelling, or as determined by the Planning Commission
Duplex	1 parking space in a garage or carport for each dwelling unit. When there are 2 dwelling units on a single lot there must be 1.5 parking spaces for each dwelling unit, 1 of which must be in a carport or garage. If a requirement for 0.5 parking spaces results under this ratio, round up to the nearest whole number
Second unit	1 space for each bedroom
Multifamily	1 parking space for every individual sleeping room or unit. In cases where large units may be subdivided into smaller units for individual use, there must be 1 space for each of the smaller units
Mobile home park	1 space on a lot for each trailer space
Housing for the elderly	1 space for every 3 dwelling units, or portion thereof, when such use is authorized by conditional use permit
Residential care (greater than 6 residents)	1 space for each 2.5 beds or fraction thereof

Source: Huron Zoning Ordinance, 2014.

Open Space and Park Requirements

Table 2E-8 shows the minimum useable open space required by the Zoning Ordinance for each residential unit. Useable open space excludes driveways, patios, walkways, storage buildings, and swimming pools. Planned development procedures provide for the clustering of residential units and the concentration of open space for common use and allow as little as 295 square feet of open space per dwelling unit. The City has consistently encouraged this type of development as one method of providing different housing types at more affordable levels.

Table 2E-8 Minimum Open Space Requirements

Zoning District	Minimum Open Space Square Footage
R-1	795
R-2	545
R-3	153
R-3-A	153

Conclusion

The residential development standards, parking requirements, and open space standards are similar to other jurisdictions and do not serve as a constraint to development.

Recommended Action

None needed.

Growth Control**Analysis**

The City does not have any growth restrictions that would impact the City's ability to meet its housing needs.

Conclusion

Growth control is not a constraint to development in Huron.

Recommended Action

None required.

Density Bonus**Analysis**

The City of Huron amended its Zoning Ordinance in 2007 to provide for density bonuses. Section 17.19.01 (D) contains the City's density bonus provisions. While the Zoning Ordinance states that the City allows up to a 35 percent density bonus consistent with State law, the ordinance is internally inconsistent. For example, another section of the ordinance defines "density bonus" as "a density increase of twenty-five (25) percent over the otherwise maximum allowable residential density...", and another section of the ordinance says the "density bonus or combination of bonuses may not exceed twenty (20) percent." Furthermore, the ordinance does not explicitly provide for an additional three provisions or a density bonus for developments providing childcare, both as required by State law. The ordinance also does not contain the reduced parking requirements allowed under State law.

Conclusion

The City's current (2015) density bonus ordinance does not fully comply with State law. As previously stated, State law requires that the density bonus provides for a bonus up to 35 percent along with three additional concessions or incentives. In addition, Huron does not provide a density bonus for developments that include childcare facilities, and the ordinance does not contain the reduced parking standards allowed under State law.

Recommended Action

The Housing Element includes a program to update the density bonus ordinance to comply with State law.

Zoning for a Variety of Housing Types

Analysis

Title 17 (Zoning Ordinance) of the City of Clovis Municipal Code describes the City’s regulations for residential development. Table 2E-9 summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 2E-9 Residential Uses Permitted by Zone, Huron

Residential Use	R-A	R-1-A	R-1	R-2	R-3	R-3-A	MHP	UR	CBD	C-S	M-L	M-H
Single Family Dwelling	P	P	P	P	P	P	-	P	-	-	-	-
Multifamily Housing	-	P	P	P	P	P	-	-	C	C	-	-
Manufactured Housing	P	P	P	P	P	P	-	P	-	-	-	-
Mobilehome Park	-	-	C	C	C	C	P	-	-	-	C	P
Farm Labor Housing (Permanent)	-	-	-	P	P	-	-	-	-	-	-	-
Farm Labor Housing (Seasonal)	-	-	-	-	P	-	P	-	-	-	-	-
Emergency Shelters	C	C	-	-	P	P	-	-	-	C	C	-
Transitional Housing	C	C	-	-	P	P	-	-	-	C	C	-
Supportive Housing	-	-	-	-	-	-	-	-	-	-	-	-
Single Room Occupancy	-	-	-	-	-	-	-	-	-	-	-	-
Group Homes (6 or fewer)	-	P	P	P	P	P	-	-	-	-	-	-
Group Homes (7 or more)		C	C	C	C	C	-	-	-	-	-	-
Second Residential Unit	P	P	P	P	P	P	-	-	-	-	-	-

P: permitted, C: conditional use permit, - no provisions.

¹Dwellings, when accessory or incidental to a permitted use.

²Permitted for 6 or fewer. CUP needed in same zones for 7 or more.

Source: City of Huron Zoning Ordinance, 2014.

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

Multifamily

Multifamily dwellings are permitted by right in the R-1-A, R-1, R-2, R-3, and R-3-A zones, and are conditionally permitted in the CBD and C-S zones.

Manufactured Housing

In compliance with State law, the City’s Development Code does not differentiate between single family homes and mobile homes on permanent foundations. The City allows manufactured homes in all zones allowing single family homes.

Farmworker/Employee Housing

Under California Health and Safety Code 17021.5 (Employee Housing Act), farmworker housing up to 12 units or 36 beds must be considered an agricultural use and permitted in any zone that permits agricultural uses. The City permits agricultural uses in the M-L, M-H, O, and A-E districts, but only permits permanent farm labor housing in the R-2 and R-3 districts and seasonal farm labor housing in the R-3 and MHP districts.

In addition, the Employee Housing Act requires employee housing for six or fewer employees to be treated as a single family use and permitted in the same manner as other dwellings of the same type in the same zone. The City’s Zoning Ordinance does not comply with these requirements.

Emergency Shelters

The City of Huron complies with State law. The City permits homeless shelters (i.e., emergency shelters) by right in the R-3 and R-3-A districts and permits them conditionally in the C-S, M-L, R-A, and R-1-A districts. Table 2E-4 shows the parcels that are vacant and zoned R-3/R-3-A. There are six sites totaling 3.0 acres that are zoned R-3 or R-3-A and could potentially accommodate an emergency shelter by right. There is additional capacity in the C-S, M-L, R-A, and R-1-A districts with a conditional use permit.

Table 2E-10 Potential Emergency Shelter Sites, Huron

APN	Acreage
07529404S	1.7
07521039	0.3
07521044	0.2
07521068	0.4
07522221	
07522220	0.3
07523320	0.1
Total	3.0

Source: Mintier Harnish, 2014.

While the City makes adequate provisions for homeless shelters, the definition of homeless shelter in the Zoning Ordinance is not entirely consistent with State law. Homeless shelters are defined as follows:

Housing for short-term (from 3 to 90 days) shelter, including shower facilities and meal service.

Government Code defines emergency shelters as:

"Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay."

Transitional and Supportive Housing

Huron does not comply with State law requirements for transitional and supportive housing. The Zoning Ordinance does not define supportive housing, and transitional and supportive housing are not specifically permitted in all zones that permit residential uses.

Single Room Occupancy Units

The Zoning Ordinance provides a definition and standards for Single Room Occupancy facilities within Chapter 17.29 (Commercial Development Provisions), but does not permit SROs in any district.

Group Homes

The City nearly complies with State law requirements for group homes, which require group homes for six or fewer to be permitted in all zones allowing single family homes. The Zoning Ordinance needs to be amended to allow group homes for six or fewer in the R-A and UR zones to fully comply with State law. The City conditionally permits group homes for seven or more persons in several residential zones (i.e., R-1-A, R-1, R-2, R-3, R-3-A), which provides adequate opportunities for larger group homes.

Second Units

Huron complies with State law; the Huron Zoning Ordinance permits second dwelling units in all zones allowing single family homes (i.e., R-A, R-1-A, R-1, R-2, R-3, and R-3-A). The city requires a minimum lot size of 6,000 square feet for attached second units and 9,000 feet for detached second units. The total floor area of an attached second unit shall not exceed 40 percent of the habitable space of the primary dwelling, and detached second units are limited to 1,200 square feet in size.

Conclusion

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

- **Farmworker/Employee Housing:** Huron does not comply with the Employee Housing Act since the Zoning Ordinance defines farmworker housing for five (or more) employees as different from single family housing, and with different restrictions. In addition, the Zoning Ordinance does not specify that larger farmworker housing developments are permitted in zones that permit agricultural uses.
- **Emergency Shelters.** Huron should update the definition of “homeless shelter” to be consistent with the State law definition.
- **Transitional and Supportive Housing:** Huron does not comply with State law requirements for transitional and supportive housing.
- **Single Room Occupancy:** Single Room Occupancy units are not identified as an allowed residential use in Huron.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address farmworker and employee housing, the definition of homeless shelters, transitional and supportive housing, and single room occupancy units.

On- Off-Site Improvement Standards

Analysis

The City of Huron requires the following improvements for residential subdivisions with five or more parcels according to City Standard Specifications:

- Storm drainage system;
- Sanitary sewer system and domestic water system including water meters;
- Electric, telephone, and cablevision facilities; and
- Street infrastructure including curb and gutters, sidewalks, streetlights (galvanized steel), and fire hydrants.

The City requires a minimum right-of-way width of 60 feet for internal (low volume) residential streets for subdivision; 40 feet from curb to curb. The 60-foot internal residential street right-of-way allows for two travel lanes, two parking lanes, curbs, gutters, sidewalks, and public utility easements. The minimum right-of-way for collector streets is 80 feet; 56 feet curb to curb. The 80-foot collector street right-of-way provides room for three to four travel lanes, curbs, gutters, sidewalk, and public utility easements.

The City of Huron also requires other on- and off-site improvements, including connection to the City water system, provision of adequate sanitary sewer service (through public districts), and payment of fees to support government services such as schools, parks, fire, and law enforcement services. Streetlights and fire hydrants, required at regular intervals within the city, also address public health and safety needs.

Within the city, private outside utilities provide electrical, communication, and natural gas services. The improvement requirements imposed by those agencies are outside the purview of the City. The City, however, requires approval from those agencies prior to the approval of any subdivision map. For all new residential subdivisions, City development standards require the adequate provision of electric, gas, and telephone services.

Conclusion

The City designed its standard street sections to accommodate public utilities, and facilitate safe automobile, pedestrian, and bicycle circulation. The City does not believe that the provision of street improvements or other public facility improvements is a burden to the development of affordable housing. The standards are no more restrictive than similar standards in other Fresno County communities. This is not considered a constraint to housing production.

Recommended Action

None needed.

Fees and Exactions

Analysis

Certain residential projects that require General Plan amendments, zoning code changes, or other planning-related functions are charged administrative fees. Some of these costs are summarized in Table 2E-11.

Table 2E-11 Planning Fees, Huron

Description	Fees/Deposit Plus Actual Cost
Classification of Permitted Uses	\$700+A/C
Zone Amendments (Minor)	\$3,525 +A/C
Zone Amendments (Major)	\$3,375 +A/C
Conditional Use Permit (Minor)	\$1,690+A/C
Conditional Use Permit (Major)	\$4,205+A/C
Variance (Minor)	\$1,400+A/C
Variance (Major)	\$2,695+A/C
Modification/Revocation of Conditional Use Permit	\$1,750+A/C
Minor Deviations to Ordinance/Standards	\$630+A/C
Site Plan Review – residential (Minor)	\$2,025+A/C
Site Plan Review – residential (Major)	\$3,060+A/C
Tentative Subdivision Map (Minor)	\$7,335+A/C
Tentative Subdivision Map (Major)	\$8,725+A/C
Revised Tentative Subdivision Map (Minor)	\$2,280+A/C
Revised Tentative Subdivision Map (Major)	\$4,995+A/C
Final Subdivision Map (Major)	\$4,660+A/C
Final Subdivision Map (Minor)	\$3,755+A/C
Tentative Parcel Map	\$3,665+A/C
Revised Parcel Map	\$1,380+A/C
Final Parcel Map	\$1,805+A/C
Parcel Map Waiver	\$1,440+A/C
Lot Line Adjustment	\$1,395+A/C
General Plan Amendment (minor)	\$3,690+A/C
General Plan Amendment (major)	\$8,995+A/C
Annexation (1-5 acres)	\$5,225+A/C
Annexation (6 or more acres)	\$7,260+A/C
Environmental Assessments (Neg Dec)	\$4,360+A/C
Environmental Assessments (Mitigated Neg Dec)	\$5,450+A/C
Environmental Assessments (EIR)	\$9,880+A/C

Source: City of Huron, 2013.

Development impact fees for Huron are shown in Table 2E-12.

Table 2E-12 Development Impact Fees, Huron

Category	Single Family (per unit)	Multifamily (per unit)
General services impact	\$199.19	\$199.19
Public safety/Police	\$183.69	\$183.69
Water Facility	\$2,877.02	\$2,877.02
Waste Facility	\$1,593.45	\$1,593.45
Storm Drain	\$1,116.83	\$558.42
Parks	\$1,231.66	\$874.59
Traffic	\$59.05	\$35.46
Water hookup	\$700.00	\$700.00
Sewer Hookup	\$500.00	\$500.00
Encroachment	--	\$129.00
Total	\$8,461	\$7,651

Source: City of Huron, 2015.

Table 2E-13 shows permit fees for single family and multifamily prototype developments. The single-family prototype is a single-family detached residential dwelling unit with 1,300 square feet of living area and a 440-square-foot garage. The estimated construction cost for this prototype unit before permit fees is about \$147,000. The plan check, permit, and impact fees account for an additional sum of \$10,376 or approximately 7 percent of the estimated construction cost. The multi-family prototype is a 20-unit, two-story multi-family housing development. The estimated construction cost for this prototype before permit and impact fees is roughly \$110,400 per unit. In summary, the fees for plan check, permits, and development impact total \$8,394 per unit. This constitutes approximately 8 percent of the estimated construction cost.

Table 2E-13 Prototypical Construction Fees

Fee Description	Amount	
	Single-family	Multi-family
Entitlement Permit Processing	\$730	\$360
Plan Check and Building Permits	\$745	\$ 562
City Impact Fees	\$7,261	\$6,322
Regional Impact Fees	\$1,640	\$1,150
Total for Prototype	\$ 10,376	\$ 8,394

Source: City of Huron, 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; Such projects are not typical in Huron. School fees are also not included.

Conclusion

Permitting and development impact fees are an estimated 7 percent of the total development costs for single family development and 8 for multifamily. City fees are not considered a constraint to development.

Recommended Action

None required.

Processing and Permit Procedures

Analysis

Since the City is obligated to evaluate projects for consistency with the General Plan and Zoning Ordinance, requirements of the Subdivision Map Act, and compliance with the California Environmental Quality Act (CEQA), there are minimum time requirements. Processing times for development review vary, based on the size of the project and the extent of environmental review required.

From initial application to the City's Planning Commission hearing, a time frame of approximately 30 days is considered average for large residential projects. Smaller residential projects may proceed slightly faster. If City Council decision is required, it is typically scheduled for the next available meeting, which may vary from two to three weeks after the Planning Commission hearing. The Planning Commission and City Council hold monthly meetings. Processing time tends to increase as the project becomes more complex. General Plan amendments, annexations, planned development applications, or filing of vesting subdivision maps may require several months to process, depending on the completeness of the submittal and complexity of the project. These types of applications are uncommon in Huron though, and the City has received no such applications in recent years. The majority of development applications are building permit applications on existing lots, standard Tentative Subdivision Maps, or site plans for multifamily residential developments, and the City processes these in typically in less than two months.

Single Family

The process for regulatory approval of single family housing within Huron follows a straightforward process, organized through the City Planning Department. Other departments are also involved in the review and approval of Tentative Subdivision Maps, building permits, and other aspects of site approval as well. The following are key aspects of the development review process for Tentative Subdivision Maps for the purpose of creating lots for single family homes.

- A pre-submittal map is submitted to the Community Development Department, which submits the map for informal review by the Planning Commission and various departments (optional).
- An application is filed with the Community Development Department, to standards specified in the Zoning and Subdivision ordinances. All fees associated with map submittal are paid. (1 day)
- The application is reviewed by City Departments, including Planning, Engineering, and Parks and Recreation. (4 days)
- The Planning Commission holds a public hearing to gather input and approve the subdivision. Comments and conditions are developed for the map, and a Public Hearing is scheduled before the Planning Commission. (10 days)
- Once a completed Final Subdivision Map is submitted consistent with the requirements and conditions set forth in the Tentative Subdivision Map, the Final Map is reviewed by the same departments, and approved for consideration by the Planning Commission. (4 days)
- The Planning Commission holds a public hearing to gather input and approve the Final Map. (10 days)
- Permits are pulled for construction.

Multifamily

The process for regulatory approval of multifamily housing within Huron follows a straightforward process, organized through the City Planning Department. Other departments are also involved in the review and approval of Site Plans, building permits, and other aspects of site approval as well. The following are key aspects of the development review process for Site Plan review, for the development and construction of multifamily housing.

- Application is submitted for Site Plan Review, and fees are paid (1 day).
- Preliminary review by the City Manager (2 days)
- Review by City Engineer (7 days)
- Site Plan receives final approval within 20 days of the application submittal, although the usual time frame is closer to 10 days. Appeals of City Manager decisions are made to the Planning Commission.

Once approved, building permits may be applied for immediately.

Permits and Conditional Uses

Conditional Use Permit approval is not required for multifamily housing development in Huron. Site Plan Review is required, and is considered and decided upon by the City Administrator. Within 20 days after submission of a complete site plan, the City Administrator will approve, approve with conditions, or disapprove the site plan. Typical Conditional Use Permits are acted upon within five days of receipt by the City.

Typical processing times in Huron for other various permits, applications, and environmental review include:

- Building Permit (1 day)
- General Plan Amendment (4 weeks)
- Annexation (3 months + (depending on complexity))
- Negative Declaration (3 months)
- Environmental Impact Report (6 months to one year)

The processes and timelines for permitting of residential uses within Huron are not considered to be a significant impediment to the production or maintenance of housing within the community. Processing timelines and requirements are handled quickly, and there are no committees or other review boards required for developments beyond the approving department or government body making the decision on the project.

The City makes every effort to keep processing time for projects has been kept to a minimum. However, the City staffing levels in the various departments responsible for development review are also kept to a minimum which may result in a slight increase in the time for processing of projects when the workload is heavy. The adequacy and accuracy of plans varies significantly among the various developers. The City has developed procedural guidelines and checklists to reduce time in the preliminary plan preparation phases. The City has also created revised application form that contains an outline of procedures and application submittal requirements.

Conclusion

The City does not have a lengthy project review process.

Recommended Action

None required.

Building Codes and Enforcement**Analysis**

The City follows the 2013 California Building Code (CBC). No local amendments have been added to the 2013 CBC. The City operates a code enforcement program employing one full-time Code Enforcement Officers. Enforcement involves ensuring that development within the City conforms to the standards contained in the Huron Municipal Code. The code enforcement process is initiated both by resident complaints and through the observation of code violations by enforcement staff. The City has had a housing rehabilitation program in the past where the efforts of code enforcement officials would be coordinated to target areas where rehabilitation needs are most prevalent. However, the program has limited funding and is currently not very active.

Conclusion

The City has not made any local amendments to the Code that would impact the cost of housing.

Recommended Action

None required.

Constraints on Housing for Persons with Disabilities**Analysis*****California Building Code***

As previously stated, Huron follows the 2013 California Building Code. The code provides the minimum standards for accessibility. There are currently no amendments to the Building Codes that would diminish the ability to accommodate persons with disabilities or effect accessibility.

Definition of Family

The definition of “family” in the Huron Zoning Ordinance is restrictive and could pose a constraint to housing for persons with disabilities.

"Family" means an individual, or two or more persons related by blood, marriage or legal adoption, or a group of not more than six persons who are not so related living together as a single housekeeping unit.

This definition does not comply with State law. Definitions can not impose a numerical limit on the number of persons in a family.

Zoning and Land Use Policies

The City provides for a variety of housing intended to care for the special needs of the disabled. As described above, group homes for six or fewer people are allowed by-right in nearly all residential zones that allow single family homes (except the UR and R-A zones), and group homes for more than seven persons are permitted with a conditional use permit from the Planning Commission in the R-1-A, R-1, R-2, R-3 and R-3-A zones. A CUP is necessary in order to evaluate the scale of use in comparison to its surrounding environment and does not significantly constrain the operation of a group home for disabled persons within the city.

The City permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the city.

Reasonable Accommodation

Huron addressed the need for reasonable accommodation in Section 17.71.07 of the Zoning Ordinance in its 2007 update. The purpose of this Section of the Zoning Ordinance is to provide people with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. This process provides for making requests for reasonable accommodation to land use and zoning decisions and procedures regulating the siting, funding, development, and use of housing for people with disabilities.

The City provides a ministerial process for individuals with disabilities to make requests for reasonable accommodations with respect to zoning, permit processing, or building requirements. This is for either group homes or single or multifamily dwellings. In addition, the City follows California's accessibility laws which require the following for multifamily residential developments:

- Multifamily developments containing 4-20 units require that all of their ground floor units are adaptable (interior modifications) and meet accessibility requirements.
- Multifamily developments containing greater than 20 units require that 2 percent of the total units are adaptable and the remainder of the units are accessible.
- Single family residential developments are exempt from accessibility requirements, but accessibility features for a single family home may be added at the request of a homeowner pursuant to the process described in Section 17.71.07 of the Zoning Ordinance.

Conclusion

Amendments to the City's Zoning Ordinance are required to address the definition of family and to allow group homes in the UR and R-A zones.

Recommended Action

The Housing Element includes an action to amend the Zoning Ordinance to address the definition of family and allow small group homes in all zones allowing single family.

SECTION 2E-4: REVIEW OF PAST ACCOMPLISHMENTS

This section reviews and evaluates the City's progress in implementing the 2009 Housing Element. It reviews the results and effectiveness of programs from the previous Housing Element planning period in order to make recommendations about the programs.

Table 2E-14 Evaluation of 2009 Housing Element, Huron

Program	Status	Evaluation	Recommendation
<p>1.a The City will complete the five-year land use update as part of its General Plan update. Adequate sites will be identified and annexed as needed to provide a minimum of 150 percent of the necessary land inventory to meet the needs of the extremely low-, very low-, and low-income groups.</p>	Completed	Huron has sufficient inventory for its extremely low-, very low-, and low-income RHNA.	Continue program to maintain adequate sites throughout the planning period.
<p>1.b The City will establish an incentive program of reduced development fees, permitting compatible mixed uses, and expedited site plan permitting to encourage urban infill.</p>	Status	Mixed-use development is permitted in the Central Business and Shopping District, but the program was not completed due to budget constraints.	Continue.
<p>1.c The City will prepare an inventory of government-owned land within the City and its “Sphere of Influence”, and will analyze that land for possible housing sites. If appropriate sites can be identified, the City will actively recruit developers and apply to funding agencies to facilitate development of the sites with assisted housing targeting extremely low-, very low-, and low-income persons and families.</p>	Ongoing	Several affordable developments were built during the planning period, including Alicante Apartments (2008), Huron Plaza (2008), and Huron Portfolio (2012). In addition, the City contributed \$465,000 in CDBG funds for the recently approved Palmer Villas Senior Apartments. The City also deferred development fees for the project.	Continue to facilitate development of affordable housing
<p>1.d The City will apply for additional CDBG funds to either acquire or extend necessary services to infill parcels for housing development.</p>	Ongoing	The City contributed \$465,000 in CDBG funds for the recently approved Palmer Villas Senior Apartments.	Continue.
<p>2.a The City will actively recruit involvement of for-profit and non-profit housing corporations (such as Self Help Enterprises) to develop at least 10 affordable, extremely low-, very low-income, and special needs housing annually, assisting development as possible with awarded grant funds.</p>	Ongoing	The City contributed \$465,000 in CDBG funds for the recently approved Palmer Villas Senior Apartments.	Continue.
<p>2.b The City will review, update, clarify, and amend as necessary, the Zoning Ordinance within one year of adoption of the Zoning Ordinance, and at least annually for consistency with State law including, but not limited to</p> <ul style="list-style-type: none"> <input type="checkbox"/> Density bonuses, to include reduced parking requirements consistent with Gov. Code 65915(p). <input type="checkbox"/> Allowing Single Occupancy Rooms in the C-4 District, <input type="checkbox"/> Allowing as a permitted use employee housing of less than six bed in the R-1 and R-2 Zones, in accordance with State law including the following: Employee housing will be permitted according to the Employee Housing 	Not completed	The City did not complete these Zoning Ordinance amendments. The City does comply with State law requirements for emergency shelters, but the other Zoning Ordinance amendments are needed to comply with State law.	Continue this program. Zoning Ordinance amendments are needed to comply with State law.

Program	Status	Evaluation	Recommendation
<p>Act (Health and Safety Code Section 17000-17062), specifically Sections 17021.5 and 17021.6. For example, pursuant to Section 17021.5 employee housing for six or fewer employees will be permitted in the same manner as other dwellings of the same type in the same zone. Pursuant to Section 17021.6, employee housing consisting of no more than 12 single family units or housing consisting of no more than 36 beds will be permitted in the same manner as an agricultural use in zones permitting agricultural uses.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Develop standards that encourage provision of low-income and special needs housing in appropriate residential zoning districts including employee housing, while protecting the integrity of residential neighborhoods; retrofitted access ramps are permitted in setback areas. <input type="checkbox"/> The City will also amend the Zoning Ordinance to allow for emergency shelters in a C-4 Zone requiring only Site Plan Review. <input type="checkbox"/> Amend the Zoning Ordinance to permit transitional housing and supportive housing as a residential use without occupancy standards, and only subject to those regulations that apply to other residential dwellings of the same type in the same zone. Also, the Zoning Ordinance amendment will include the definitions of “transitional housing” and “supportive housing”[...] <input type="checkbox"/> Amend the Zoning Ordinance to include a definition of family as follows: FAMILY. One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. 			
<p>2.c The City of Huron will develop an informational flyer, a list of regional area housing developers, and accomplish a mailing to encourage developers to make application for FmHA 502 Interest Subsidy programs. The City will take Action/Implementation Measures necessary to expedite processing and approvals for such projects and establish a procedure to provide pre-application review of projects to expedite their timely approval.</p>	Not Completed	Not completed due to budget constraints.	Continue to facilitate development of affordable housing
<p>2.d The City of Huron will encourage innovation within the general guidelines of the City’s community design standards, by the developers to all project applications for greater assurance for the development of safe, attractive, and functional residential neighborhoods.</p>	Ongoing	The City continues to encourage innovation by developers.	Continue as a policy
<p>2.e The City will 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 by consistent (annual) review of development standards.</p>	Ongoing	This is an ongoing policy.	Continue as a policy
<p>3.a The City will review its zoning ordinance annually to identify</p>	Completed	The Housing Element serves to review the	Delete program. This

Program	Status	Evaluation	Recommendation
potential obstacles to the timely development of housing.		zoning ordinance.	is accomplished through the Housing Element.
3.b The City staff will conduct an annual meeting, inviting local and regional housing developers to discuss potential impediments to the development of new housing opportunities. Developer recommended revisions to the Zoning Ordinance and/or development standards, as appropriate and feasible within the law, will be presented to Council for consideration.	Completed as part of Housing Element Update	The Housing Element serves to review the zoning ordinance. Developers and members of the community were invited to stakeholder meetings to discuss constraints to housing.	Delete program. This is accomplished through the Housing Element.
3.c The City will apply for funds to conduct a housing affordability study. The study will include review of housing project application (i.e., tentative subdivision map, General Plan amendment), processing, and development fees to determine their effect on the cost of providing housing. The results of the study will be presented to Council.	Completed	The Housing Element serves this purpose.	Delete program. This is accomplished through the Housing Element.
3.d The City of Huron will continue to participate with Fresno County, and in conjunction with the current Sphere of Influence (SOI) Update, in identifying adequate reserves of developable land to address potential escalation of land costs.	Ongoing	The City has adequate sites to address its housing needs. Land prices remain reasonable.	Delete program.
3.e The City will prepare and adopt policies and procedures to grant priority to projects that provide affordable housing to lower-income households and meet the other requirements of SB 1087 and/or provide housing for extremely low-income families.	Not Completed	Not completed due to budget constraints.	Continue to provide incentives for affordable and special needs housing
4.a The City will maintain current information on the condition of housing stock in the City by conducting surveys at least every 5 years and updating its housing conditions database based on the survey results.	Not completed	This was not completed due to limited staff resources; however, the City continues its code enforcement efforts to maintain the current housing stock.	Delete program. Not feasible given limited resources.
4.b The City will support public and private efforts to rehabilitate and improve existing housing stock by applying annually to State and Federal housing rehabilitation sources to provide available funds for the removal of unsafe, substandard dwellings which cannot be economically repaired, and the rehabilitation of substandard and deteriorating housing units.	Not Completed	Not completed due to budget constraints.	Continue.
4.c The City will promote awareness of the need for housing and neighborhood conservation by developing a brochure outlining available assistance programs for distribution by Code Enforcement and display in public offices.	Not Completed	Not completed due to budget constraints.	Continue.
4.d The City Planning Department at least annually has sole responsibility to contact the ownership of identified ‘at-risk’ subsidized multifamily housing facilities. The ownership status and future plans will	Ongoing	Two at-risk affordable developments (Conquistador Villas Apartments and Huron Garden Apartments) were acquired,	Continue to work to preserve at-risk housing

Program	Status	Evaluation	Recommendation
<p>be determined and noted by staff. Owners will be reminded of the need for timely notice and asked to inform the Department immediately of potential change of ownership or loss of low-income units. Upon notification, the City will immediately contact the qualified agencies and others that may have since registered with HCD. Along with the (funding) resources listed in that Chapter, the City will provide staff assistance and fast-track permitting for needed improvements.</p>		<p>rehabilitated, and preserved as affordable housing in 2012 (known as Huron Portfolio Apartments). The City worked with the developer on the acquisition and preservation by deferring development fees.</p>	
<p>5.a. The City will continue to implement, through the building permit process all Federal and State requirements for accessibility and adaptability of new residential buildings and residential buildings undergoing rehabilitation to meet the needs of mobility-impaired individuals.</p>	Ongoing	<p>The City continues to implement the California Building Code with all Federal and State requirements.</p>	Continue
<p>5.b. The City will require that all multifamily housing projects include at least 2 percent of the units meet the needs of persons with physical conditions that require special design considerations. The City will additionally invoke all SB 520 requirements and provide reasonable accommodation regarding residential development for disabled persons by expediting permits for any immediate needs of the disabled population. Reasonable accommodation procedures will be developed by the City staff to inform disabled individuals regarding the types of reasonable accommodations that are afforded, the general process of application to request accommodation and receive administrative approval. Pamphlets will be developed by the City and distributed through service agencies within the City and County. To streamline the process, requests will be managed by the City’s Director of Community Development.</p>	Ongoing	<p>Huron addressed the need for reasonable accommodation in Section 17.71.07 of the Zoning Ordinance in its 2007 update, and continues to offer reasonable accommodation.</p>	Continue
<p>5.c. In conjunction with Action/Implementation Measures 1.a, b, and c and Action/Implementation Measures 2.a, b, and c, the City will additionally identify sites for varying special needs populations (homeless, farmworkers, disabled, seniors, extremely low income persons or families), and additional group home facilities. Developers will be contacted and advised of the identified site for these uses. The City will provide assistance, as funds are available to organizations seeking to develop or convert residential buildings for use as group homes for persons with special needs that prevent them from using conventional housing. Potential assistance to be provided includes participation in applying for Federal or State funding and/or waiving of certain fees or development standards.</p>	Ongoing	<p>Calhome and HOME, USDA, Tax credit applications have been submitted by developers. Some are moving forward. The Housing Element identifies information on special needs populations, including vacant developable sites.</p>	Delete program. Not feasible due to limited staff resources.
<p>5.d. During current and future review of its zoning ordinances (see Action/Implementation Measure 2.b), the City will determine steps to ensure the reduction or removal of potential constraints that might negate</p>	Ongoing	<p>The City provides ample opportunities through the Zoning Ordinance for residential care facilities.</p>	Amend Zoning Ordinance to allow small group homes in

Program	Status	Evaluation	Recommendation
the development of sufficient numbers and types of residential care facilities pursuant to community need.			UR and R-A zones.
5.e. The City will provide assistance to rental housing developments that contain at least 10 percent of affordable (with a priority of extremely low-families) three- and four-bedroom dwelling units. Assistance is available in the form of City staff aid in applying for available Federal and/or State programs, project density bonuses, and fee cost reduction, and/or fast track processing. Information on this program will be included in the brochure developed and distributed under program 4.c.	Ongoing	Huron has a density bonus program that can assist developers of affordable projects.	Continue to provide incentives and assist in the development of affordable housing.
5.f. The City shall complete and adopt guidelines for integrating affordable residential projects that provide housing for lower-income single working parent households and child care services. The City shall pursue Federal and State funds for child care services, and actively recruit community-based non-profit and/or private for-profit organizations for such services.	Not Completed	Not completed due to budget constraints.	Delete. Program is not feasible given staff resource limitations.
5.g. The City of Huron will actively pursue non-profit partners to apply for Affordable Housing Innovation Program funds to implement construction of rental housing for seniors and handicapped that may be extremely low-income persons or families and will take all Action/Implementation Measures necessary to expedite processing and approval of such projects.	Ongoing	24 units are currently being constructed through the Affordable Housing Innovation Program.	Delete program, but continue to pursue grant funding for affordable housing.
5.h. The City of Huron will actively pursue non-profit sponsors to jointly develop a Migrant Farm Worker Rental Housing facility The City will sponsor an application for funds to the Joe Serna farmworker housing program.	Not completed	This program was not completed due to limited staff resources.	Delete. Joe Serna program is no longer awarding funds.
6.a. The City’s Planning Department shall provide information and referral services, on an as needed basis, regarding fair housing laws, and assist citizens with discrimination complaints to the State Department of Fair Employment and Housing. As a semi-annual community service, the City Planning Department shall work with the Newspaper of local circulation to publish information on fair housing laws and identify agencies to contact regarding discrimination complaints. The information shall be printed in English and Spanish.	Ongoing	The city continues to provide information and referral services, on an as needed basis, regarding fair housing laws, and assist citizens with discrimination complaints to the State Department of Fair Employment and Housing.	Continue.
7.a. Through the City’s site plan review process ensure housing construction that is environmentally sound, cost effective, and promotes energy efficiency. Encourage new developments to incorporate housing design and orientation techniques that reflect energy-efficient site planning and use of passive solar access standards through the dissemination of	Ongoing	The City continues to encourage cost-effective, environmentally-sound, energy-efficient housing construction. PG&E has a number of programs to promote energy efficiency.	Continue.

Program	Status	Evaluation	Recommendation
PG&E published information brochures available at City Planning Department.			
7.b. In conjunction with scheduled City Zoning Ordinance and Design Standards review, identify, and make recommendations for amendments to requirements which potentially inhibit site planning for solar access.	Not Completed	Not completed due to budget constraints. The Zoning Ordinance requires that solar panels should be integrated into the roof design. This should not act as a constraint to solar access.	Continue.
7.c. The City shall help lower-income homeowners in applying for assistance from other agencies to make energy conservation improvements, including but not limited to CDBG, Cal-HFA, and PG&E, that can provide financial assistance to lower-income homeowners and rental unit owners whose tenants are of lower-income status.	Not Completed	Not completed due to budget constraints. PG&E has a number of rebate programs for homeowners looking to conserve energy.	Continue.

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 Huron was assigned a RHNA of 476 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 129
- Low-Income (50 to 80 percent of the Area Median Income): 81
- Moderate-Income (80 to 120 percent of the Area Median Income): 98
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 168

Table 2E-15 summarizes the City's accomplishments in meeting the RHNA during the previous RHNA projection period.

Table 2E-15 Units Built During 2006-2013 RHNA Projection Period, Huron

	Very Low-income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2006-2013 RHNA	129	81	98	168	476
Units Built 2006-2015	51	105	18	2	176
Percent of RHNA Met	39	130	18	1	37

Source: City of Huron, 2014.

SECTION 2E-5: AT RISK

Table 2E-16 shows assisted housing units in Huron. There are 557 assisted affordable units in Huron and 88 are at risk of expiring in the next 10 years. Two of the at-risk properties, Tierra Del Vista Apartments and Silver Birch Apartments, are set to expire late in the planning period. During the previous planning period, two affordable developments - Conquistador Villa Apartments and Huron Garden Apartments – were acquired, rehabilitated, and the affordability restriction was preserved. The units are not known as Huron Portfolio and are shown in the table below.

Table 2E-16 At Risk, Huron

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Tierra Del Vista Apartments	16530 Palmer Avenue	Large Family	LIHTC	54	54	2022	At risk
Silver Birch Apts.	16800 Fifth Street	Senior	USDA Section 515, LIHTC	35	34	2023	At risk
Porvenir Estates	36850 Lassen Avenue	Large Family	LIHTC	40	39	2056	Not at risk
Porvenir Estates II	16901 Tornado Ave	Large Family	LIHTC	40	39	2056	Not at risk
Palmer Heights Apartments	35820 South Lassen Avenue	Large Family	LIHTC	61	60	2060	Not at risk
Alicante Apartments	36400 Giffen Drive	Large Family	LIHTC	81	80	2063	Not at risk
Huron Plaza	16525 South 11th Street	Large Family	LIHTC, HUD	64	63	2063	Not at risk
Huron Portfolio	16201 Palmer Avenue	Non-targeted	LIHTC	76	74	2067	Not at risk
Cazares Terrace	36487 O Street	Non-targeted	Public Housing	24	24	In perpetuity	Not at risk
Cazares Terrace II	36333 Mouren Street	Non-targeted	Public Housing	20	20	In perpetuity	Not at risk
Huron Apartments	19125 Myrtle Avenue	Non-targeted	Public Housing	20	20	In perpetuity	Not at risk
Parkside Apartments	36200 North Giffen Avenue	Non-targeted	Public Housing	50	50	In perpetuity	Not at risk
Total				565	557		
Total At Risk				--	88		

Source: California Housing Partnership, 2015.

As previously stated, there are three methods to preserve the at-risk units: acquisition and rehabilitation, replacement, or a rent subsidy.

Acquisition and Rehabilitation

The estimated total cost to acquire and rehabilitate each unit is \$117,225. Roughly, the total cost to acquire and rehabilitate the 88 at-risk units is \$10.3 million.

Replacement

To replace the 88 at risk units, at \$170,370 per unit, would cost an estimated \$15.0 million.

Rent Subsidy

Rent subsidies vary based on a resident's income. As previously stated, the subsidy needed to preserve a unit at an affordable rent for extremely low-income households would be an estimated \$351 per month, or \$4,212 per year. For 30 years, the subsidy would be about \$126,360 for one household. Subsidizing all 88 units at an extremely low-income rent for 30 years would cost an estimated \$11.1 million.

The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated \$176 per month or \$2,112 per year. For 30 years, the subsidy would be about \$63,360 for one household. Subsidizing all 88 units at a very low-income rent for 30 years would cost an estimated \$5.6 million.

The subsidy needed to preserve a unit at an affordable rent for lower-income households would be an estimated \$293 per month, or \$3,516 per year. For 30 years, the subsidy would be about \$105,480 for one household. Subsidizing all 88 units at a low-income rent for 30 years would cost an estimated \$9.3 million.