

# APPENDIX 2J: CITY OF REEDLEY

## SECTION 2J-1: ACTION PLAN

### Adequate Sites

#### Program 1: Provision of Adequate Sites

The City of Reedley will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 1,311 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, pursuant to State laws.

*Timeframe and Objectives:*

- Maintain and annually update the inventory of residential land resources for internal purposes;
- 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.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Community Development Department
<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 and density 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 and/or density range below the residential planned land use designation range 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 2017.
- Monitor and report through the HCD annual report process.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Community Development Department
<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 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 reductions, and deferral of development impact fee payments 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, pursuant to Government Code Section 65915. 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 275 units over the next eight years – 50 extremely low-income, 75 very low-income, and 150 low-income units.

<b>Financing:</b>	HOME, CDBG, LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
<b>Implementation Responsibility:</b>	Community Development Department
<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: Preserving Assisted Housing**

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Reedley. The City must guard against the loss of housing units available to lower income households. There are 38 units at the Mountain View Apartments at 128 South Haney Avenue, Reedley 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:*

- The City shall continue to work with, and monitor local activities of the Fresno Housing Authority, in Reedley.
- 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.

<b>Financing:</b>	LIHTC, Multi-Family Housing Revenue Bond, and other funding sources as available
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 3.6

## Removal of Governmental Constraints

### Program 5: Zoning Code Amendments

In compliance with State laws, the City has amended its Municipal Code to be more in alignment with State laws. This amendment addressed the provision of a variety of housing options, especially housing for special needs groups. Specifically, the City will further amend the Municipal Code to address the following highlighted areas:

- **Emergency Shelters for the Homeless:** Identify a zone or zones where emergency shelters will be permitted by right and establish development standards as permitted by State law.
- **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.
- **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.

- **Group homes:** Amend the Zoning Ordinance to permit group homes for six or fewer persons in all zones that permit single family homes and expand the provisions for larger group homes for seven or more to allow them in uses other than single family homes.
- **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.
- **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.

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

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 Code within one year of Housing Element adoption.
- 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.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Community Development Department
<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 6: Fresno County Housing Assistance Rehabilitation Program (HARP)

This program provides loans to qualifying homeowners in the unincorporated County and participating cities for the improvement of their homes. The City of Reedley is a participating city. Eligible improvements include energy efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications. Loan terms under this program vary according to household income and the improvements and repairs that are needed.

***Timeframe and Objectives:***

- Promote available housing rehabilitation resources on City website and public counters.
- Refer interested households to County program with the goal of assisting four low income households during the planning period.

<b>Financing:</b>	CDBG and HOME funds
<b>Implementation Responsibility:</b>	Fresno County Public Works and Planning Department, Community Development Division & City of Reedley
<b>Relevant Policies:</b>	Policy 3.2, Policy 3.4, Policy 4.1

### Program 7: Fresno County Rental Rehabilitation Program (RRP)

This program provides no interest loans to qualifying property owners in the unincorporated County and participating cities for making improvements to their rental properties. The City of Reedley is a participating city in the RRP and provides information to property owners, but the implementation is done through Fresno County. Eligible improvements include repairing code deficiencies, completing deferred maintenance, lead-based paint and asbestos abatement, HVAC repairs, energy efficiency upgrades, accessibility modifications, and kitchen and bathroom upgrades.

***Timeframe and Objectives:***

- Promote available housing rehabilitation resources on City website and public counters.
- Refer interested property owners to County program.

<b>Financing:</b>	HOME funds
<b>Implementation Responsibility:</b>	Fresno County Public Works and Planning Department, Community Development Division & City of Reedley
<b>Relevant Policies:</b>	Policy 3.2, Policy 3.4, Policy 4.1

**Program 8: Code Enforcement**

The Fire 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.
- Refer income-eligible households to County housing rehabilitation programs for assistance in making the code corrections.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Fire Department
<b>Relevant Policies:</b>	Policy 3.1, Policy 3.3

**Housing Assistance**

**Program 9: Fresno County Homebuyer Assistance Program (HAP)**

City of Reedley participates in the County’s Homebuyer Assistance Program, which is administered through the Fresno County Housing Authority. This program assists lower income families with purchasing their first home by providing a zero interest, deferred payment loan that does not exceed 20 percent of the purchase price of the single family residence (plus loan closing costs). Households earning up to 80 percent AMI in unincorporated Fresno County and participating cities are eligible for this program.

*Timeframe and Objectives:*

- Promote available homebuyer resources on City website and public counters.

- Refer interested households to County program with the goal of assisting four households.

<b>Financing:</b>	HOME funds
<b>Implementation Responsibility:</b>	Fresno County Public Works and Planning Department, Community Development Division & City of Reedley
<b>Relevant Policies:</b>	Policy 2.1, Policy, 2.4, Policy 2.5, Policy 2.8

**Program 10: First-Time Homebuyer Resources**

Reedley residents have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA), through the Fresno County Public Works and Planning Department, Community Development Division.

- 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>	Fresno County Public Works and Planning Department, Community Development Division
<b>Relevant Policies:</b>	Policy 2.8

**Program 11: 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.
- The City shall encourage and make available the HERO Program on the City website and public counters in 2016.

<b>Financing:</b>	General Fund
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 6.1, Policy 6.2, Policy 6.3

**Program 12: 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 13: Fair Housing**

Residents in Reedley 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>	CDBG; HOME; Other resources as available
<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 2J-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 2J-1 Summary of Quantified Objectives, 2015-2023

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	50	75	150	260	539	1,074
Rehabilitation		2	2			4
Homebuyer Assistance			4			4
Conservation (Subsidized Rental Housing and Public Housing)	-	139	138	-	-	277

## SECTION 2J-2: SITES INVENTORY

### AB 1233 Carry-Over Analysis

The City of Reedley’s Fourth Cycle (2006-2013) Housing Element contained a rezone program to meet its RHNA. As such, the potential AB 1233 penalty equals the portion of the RHNA not accommodated either through actual housing production or land made available for residential development. To determine any possible penalties, this analysis follows the following approach outlined by the State Department of Housing and Community Development (HCD):

- Step 1: Subtracting the number of housing units constructed, under construction, permitted, or approved since 2006 to date by income/affordability level;
- Step 2: Subtracting the number of units that could be accommodated on any appropriately zoned sites (not requiring rezoning) identified in the Housing Element; and
- Step 3: Subtracting the number of units that could be accommodated by rezonings that did occur; including:
  - Rezoning identified in the Housing Element; and
  - Rezoning that occurred independent of the Housing Element.

### Progress Toward the RHNA

The City’s unaccommodated need can be reduced by the number of building permits issued since January 1, 2006, the start of the Fourth Cycle RHNA projection period. As shown in Table 2J-2, Reedley has issued permits for 323 units since 2006. Only deed-restricted affordable units were inventoried as lower-income. All other units were inventoried as above moderate-income.

**Table 2J-2 Permits Issued, Reedley, January 1, 2006 – December 31, 2013**

Year	Units by Income Level			Total Units
	LI	MI	AMI	
2008	-		61	61
2009	43	-	63	106
2010	5	-	85	90
2011	-	-	16	16
2012	22	-	17	39
2013	11	-		11
<b>Total</b>	<b>81</b>	<b>-</b>	<b>242</b>	<b>323</b>

Source: City of Reedley, 2014.

## ***Fourth Cycle Housing Element Vacant and Underutilized Land***

Reedley's Fourth Cycle Housing Element identified vacant sites that could accommodate a total of 1,239 units, including 249 lower-income units, 495 moderate-income units, and 495 above-moderate-income units.

### ***Rezoned Sites***

To accommodate the remaining need from the Fourth Cycle RHNA, the City's Fourth Cycle Housing Element contained a rezone program. Action A-1.1 of the 2014 Housing Element provided sites that the City could rezone to meet its unaccommodated need of 807 units in the lower-income RHNA categories. The City used this Action as an opportunity to initiate a citywide rezone program that would implement the Reedley General Plan. In total, the City rezoned, prezoned, or annexed and rezoned over 230 acres to meet the remaining need and create additional residential capacity in all income categories.

The Memorandum of Understanding (MOU) between the City and the County for annexation requires at least 50 percent of annexation areas must have an approved tentative subdivision map or site plan. The MOU relies on the private sector to stimulate annexation requests. The City successfully annexed some areas. However, in other areas, Reedley has prezoned sites in order to encourage future annexation, but annexation has not yet been initiated by the land owners. Since the City has done all that it can to facilitate annexation by prezoning these parcels, the sites inventory treats these areas the same as an annexation site.

Table 2J-3 shows all sites that were rezoned, prezoned, or annexed in the Fourth Cycle RHNA period. The table employs the same assumptions as it does for vacant and underutilized land (Table 2J-7). These sites have a capacity for 2,870 units, including 2,041 lower-income units, 480 moderate-income units, and 349 above moderate-income units.

Table 2J-3 Rezoned Sites, Reedley, 2006-2013

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
36307039 (portion)	16.46	CC	CC	Vacant	29.00	239			239	Prezone
36835016	11.08	CC	CC	Vacant	29.00	161			161	Prezone
36835017	15.16	CC	CC	Vacant	29.00	220			220	Prezone
36835031	23.84	CC	CC	Vacant	29.00	346			346	Prezone
36307039 (portion)	15.72	MDR	RM-3	Vacant	14.52		183		183	Prezone
37007084	5.75	ML	LI	Vacant						Prezone. Sites zoned LI have a minimum of 15 units per acre requirement for residential projects if site is 10-15 acres in size.
37007085	9.30	ML	LI	Vacant						
<i>subtotal</i>	15.06				15		226		226	
36835019	14.08	CC	CC	Vacant	29.00	204			204	Prezone
36801057	1.35	O	CC	Vacant						Rezoned as part of Citywide Rezone Program.
36801074S	1.40	O	CC	Vacant						
<i>subtotal</i>	2.75				29	40			40	
36801035T	1.03	P/IF	CC	Vacant						Rezoned as part of Citywide Rezone Program.
36801084	0.35	P/IF	CC	Vacant						
36801085T	0.67	P/IF	CC	Vacant						
<i>subtotal</i>	2.05				29	30			30	
36838028S	1.06	CD	CC	Vacant						Rezoned as part of Citywide Rezone Program.
36838033S	0.99	CD	CC	Vacant						
36838034S	0.36	CD	CC	Vacant						
<i>subtotal</i>	2.41				29	35			35	
36838043S	0.52	CD	CC	Vacant						Rezoned as part of Citywide Rezone Program.
36838044S	0.44	CD	CC	Vacant						
<i>subtotal</i>	0.96				29	14			14	
36838045S	0.36	CD	CC	Vacant						Rezoned as part of Citywide Rezone Program.
36838047S	0.23	CD	CC	Vacant						
<i>subtotal</i>	0.59				29	9			9	
36802127	0.64	CC	CC	Vacant						Rezoned as part of Citywide Rezone Program.
36802163S	1.73	CC	CC	Vacant						

Table 2J-3 Rezoned Sites, Reedley, 2006-2013

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
<i>subtotal</i>	2.37				29	34			34	
36837057S	1.07	CD	CC	Vacant	29	16			16	Rezoned as part of Citywide Rezone Program.
36837079S	1.87	CD	CC	Vacant	29	27			27	Rezoned as part of Citywide Rezone Program.
36837085ST	0.57	CD	CC	Vacant	29	8			8	Rezoned as part of Citywide Rezone Program.
36838020U	0.84	CD	CC	Vacant	29	12			12	Rezoned as part of Citywide Rezone Program.
36518123 (portion)	2.35	CC	CC	Vacant	29	34			34	Annexed.
37005049	1.18	CC	CC	Vacant	29	17			17	Rezoned as part of Citywide Rezone Program.
37004031 (portion)	10.90	CC	CC	Vacant	29	158			158	Annexed.
36329117	2.53	HDR	RM-2	Vacant	21.78	44			44	Rezoned as part of Citywide Rezone Program.
36338047	4.44	HDR	RM-2	Vacant	21.78	77			77	Rezoned as part of Citywide Rezone Program.
36309061 (portion)	3.73	HDR	RM-2	Underutilized Agricultural Homesteads	21.78	92			92	Rezoned as part of Citywide Rezone Program.
36309083 (portion)	2.37									
36309084 (portion)	2.38									
<i>subtotal</i>	8.48									
36311084	4.26	HDR	RM-2	Vacant	21.78	74			74	Rezoned as part of Citywide Rezone Program.
36311085	3.14	HDR	RM-2	Vacant	21.78	55			55	Rezoned as part of Citywide Rezone Program.
36518123 (portion)	2.66	HDR	RM-2	Vacant	21.78	46			46	Annexed.

Table 2J-3 Rezoned Sites, Reedley, 2006-2013

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Maximum Density (per acre)	Units by Income Level			Total Realistic Development Potential	Notes
						LI	MI	AMI		
37004031 (portion)	2.80	HDR	RM-2	Vacant	21.78	49			49	Annexed.
37004031 (portion)	1.79	MDR	RM-2	Vacant	15		21		21	Annexed.
37043101	1.85	CN	CN	Vacant	15		22		22	Rezoned as part of Citywide Rezone Program.
37040033	1.18	CN	CN	Vacant	15		14		14	Rezoned as part of Citywide Rezone Program.
37040034	1.18	CN	CN	Vacant	15		14		14	Rezoned as part of Citywide Rezone Program.
36306208S	1.42	LDR	R-1-6	Vacant	7.27			9	9	Rezoned as part of Citywide Rezone Program.
36306207S	1.47	LDR	R-1-6	Vacant	7.27			9	9	Rezoned as part of Citywide Rezone Program.
37004021	12.45	LDR	R-1-6	Vacant	7.27			72	72	Annexed.
37004037	10.22	LDR	R-1-6	Vacant	7.27			59	59	Annexed.
37004031 (portion)	22.24	LDR	R-1-6	Vacant	7.27			129	129	Annexed.
36518123 (portion)	12.37	LDR	R-1-6	Vacant	7.27			72	72	Annexed.
<b>Total</b>						<b>2,041</b>	<b>480</b>	<b>349</b>	<b>2,870</b>	

Source: City of Reedley, 2014.

## AB 1233 Carry-Over Analysis Summary

Table 2J-4 summarizes the AB 1233 carry-over analysis for Reedley. Based on units constructed, capacity on vacant land identified in the Fourth Cycle Housing Element, and sites that the City rezoned, Reedley exceeds its Fourth Cycle RHNA in all income categories.

**Table 2J-4 AB 1233 Carry-Over Analysis Summary, Reedley, 2006-2013**

Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
<b>Unaccommodated Need from 3<sup>rd</sup> Cycle</b>			<b>586</b>			
<b>2006-2013 RHNA</b>	<b>158</b>	<b>159</b>	<b>234</b>	<b>260</b>	<b>539</b>	<b>1,350</b>
Units Constructed 2006-2013 (Table 2J-2)			81		242	323
Vacant Sites Identified in Fourth Cycle Housing Element			249	495	495	1,239
Rezone Sites (Table 2J-3)			2,041	480	349	2,870
<b>Unaccommodated Need from 4<sup>th</sup> Cycle</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Source: City of Reedley, 2014.

## Fifth Cycle Housing Element RHNA Analysis

For the Fifth Cycle Housing Element update, Reedley has been assigned a total RHNA of 1,311 units, including 393 very low income units, 204 low income units, 161 moderate income units, and 553 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 Reedley's RHNA can be reduced by the number of units built or under construction since January 1, 2013. Table 2J-5 and Figure 2J-1 show units built or under construction since January 1, 2013 in Reedley.

Kings River Commons is a 60-unit multifamily development consisting of seven two-story structures. There are 32 two-bedroom units, 28 three-bedroom units, a community building, and a manager's office. The project is funded using Tax Credit Allocation funding and will be deed-restricted for lower-income households.

**Table 2J-5 Units Built or Under Construction, Reedley, January 1, 2013 – December 31, 2023**

Project/APN	Units by Income Level					Total Units	Description of Units
	ELI	VLI	LI	MI	AMI		
Reedley Family Apartments Phase 1	-	5	32	10	1	48	Occupied as of December 2014. Affordability based on Tax Credit Allocation Affordability Breakdown
Reedley Family Apartments Phase 2	-	-	32	-	-	32	On-site improvements (curb, gutter, landscaping, and parking) are complete. Project is waiting for TCAC funding. Affordability based on Tax Credit Allocation
Kings River Commons	-	-	60	-	-	60	Publicly Funded and deed-restricted. 32 two-bedroom units, 28 three-bedroom units
<b>Total</b>	<b>0</b>	<b>5</b>	<b>124</b>	<b>10</b>	<b>1</b>	<b>140</b>	

Source: City of Reedley, 2014.

## Planned or Approved Projects

Reedley'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 2J-6 and Figure 2J-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.

Kings River Village is a 39.3-acre development that will include residential, commercial, retail, professional, and recreational uses at both medium and high densities. The anticipated mix of housing includes:

- seven live/work units (17,500 square feet of live/work space total), all constructed during Phase One;
- 64 detached single-family homes (each 1,500 to 2,100 square feet), to be constructed during Phase Two;
- 70 single-family attached fee simple units (town homes) with 40 units configured as two units with one common wall (duplexes) and 30 units configured as attached by one or two common vertical walls with no common horizontal walls (triplexes) ranging from 1,200 to 1,800 square feet each to be constructed during Phase Two;
- 80 independent (non-assisted care) senior living residences (average 750 square feet each) to be constructed during Phase Three; and

- 120 apartments (650 to 1,100 square feet each), to be constructed during Phase Four.

The seven live/work units and 80 senior living residences will be deed-restricted and are inventoried as lower-income. The 40 duplex units, 30 triplex units, and 120 garden apartment units are inventoried as moderate-income based on expected rents/sales prices. The 64 detached single family units are inventoried as above moderate-income units.

Trailside Terrace is a mixed-use workforce housing community consisting of 55 multifamily apartments. The project includes one-, two-, and three-bedroom units and up to 3,000 square feet of commercial space. Twenty units will be restricted for ages 62 and above and 100 percent of the units will be rent-restricted for qualified residents with incomes ranging from 30 to 50 percent of the area median income.

**Table 2J-6 Planned or Approved Projects, Reedley, January 1, 2013 – December 31, 2023**

Project	Units by Income Level					Total Units	Description of Units	Status
	ELI	VLI	LI	MI	AMI			
Kings River Village	-	-	87	190	64	341		Approved by City Council on April 28, 2015
Trailside Terrace	2	53	-	-	-	55	Workforce housing apartments. Deed-restricted.	Approved by staff on December 18, 2014
<b>Total</b>	<b>2</b>	<b>53</b>	<b>87</b>	<b>190</b>	<b>64</b>	<b>396</b>		

Source: City of Reedley, 2014.

## Vacant Land

The Reedley Housing Element 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 (LI) 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 CC and RM-2, which allow for up to 29 and 21.78 units per acre, respectively.
  - **Moderate-Income (MI) Sites.** Sites that are zoned RM-3 and CN allow for up to 14.52 and 15 units per acre, respectively. These areas were inventoried as feasible for moderate-income residential development. Typical dwelling units include small and medium-sized apartments and other attached units. Sites that are less than 0.5 acres in size and zoned for CC or RM-2 were deemed too small to be inventoried as lower-income and were instead inventoried as moderate-income.

- **Above Moderate-Income (AMI) Sites.** Sites within zones that allow only single family homes at lower densities were inventoried as above moderate-income units. This includes sites zoned for R-1-6, R-1-7, R-1-9, and R-1-12.
- **Development Potential.** The inventory assumes build out of 80 percent of the maximum permitted density for all residentially zoned sites. Due to the large number of vacant sites zoned CC, the inventory conservatively assumes build out of 50 percent of the maximum permitted density of 20 units per acre.
- **Assumptions for Mixed-use Zoning.** In Reedley, the PO, C-AO, CN, CC, and CS zoning districts allow mixed use development by-right. The ML district allows mixed use development with a conditional use permit. The CN, CC, and ML zoning districts have vacant/underutilized land and are included in the sites inventory. Assumptions for these areas are as follows:
  - In the CN zone district a mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the medium density residential general plan land use designation (8 to 15 dwelling units per acre). These sites were inventoried as moderate-income at 80 percent of the maximum allowed density.
  - In the CC zone district a mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the high density residential general plan land use designation (15 to 29 dwelling units per acre). These sites were inventoried as lower-income at 50 percent of the maximum allowed density.
  - The ML zoning district allows for mixed and residential uses with a conditional use permit. The Reedley Municipal Code stipulates that for residential projects within the ML district there shall be a minimum of 8 units per acre for sites 4-10 acres in size, a minimum of 15 units per acre for sites 11-15 acres in size, and a minimum of 20 units per acre for sites over 15 acres in size. The City has experience approving residential/mixed-use projects in this zone. The Kings River Village project, discussed above under approved projects, is a 341-unit project approved in the ML zoning district that will adhere to the minimum of 20 units per acre requirement. It provides for a wide variety of housing types. The inventory assumes that ML sites over 15 acres will be inventoried at the minimum required density of 20 units per acre in the lower-income category.

The rezoned sites shown in the Fourth Cycle RHNA Analysis (Table 2J-3) are available to accommodate the Fifth Cycle RHNA. Table 2J-7 identifies additional vacant sites that are not shown in Table 2J-3 because they were already zoned for residential or mixed-use development and did not require a rezone. The locations of *all* vacant sites are shown in Figure 2J-1. Based on permitted densities and the assumptions described above, the sites identified in Table 2J-7 and Table 2J-3 can accommodate an estimated 3,661 units, including 2,148 lower-income units, 572 moderate-income units, and 941 above moderate-income units. All of these sites are outside of FEMA 100-year flood zones and do not have other environmental constraints that could hinder future development.

Table 2J-7 Vacant Sites, Reedley, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
37009105	0.52	HR	RM-2	Vacant						None
37009106	0.49	HR	RM-2	Vacant						
<i>subtotal</i>	<i>0.96</i>				21.78	17			17	
37040035	1.16	HR	RM-SP	Vacant	21.78	20			20	None
37026606	0.92	HR	RM-SP	Vacant	21.78	16			16	None
37042407	0.80	HR	RM-SP	Vacant	21.78	14			14	None
37042214	0.56	HR	RM-SP	Vacant						None
37042215	0.40	HR	RM-SP	Vacant						
<i>subtotal</i>	<i>0.96</i>				21.78	17			17	
37040030	0.43	HR	RM-SP	Vacant						None
37040031	0.41	HR	RM-SP	Vacant						
37040032	0.41	HR	RM-SP	Vacant						
<i>subtotal</i>	<i>1.25</i>				21.78	22			22	
37009105	0.52	HR	RM-2	Vacant	21.78		9		9	None
37009106	0.49	HR	RM-2	Vacant	21.78		9		9	None
37004049	1.98	CN	CN	Vacant	15		24		24	None
37043101	1.85	CN	CN	Vacant	15		22		22	None
37040033	1.18	CN	CN	Vacant	15		14		14	None
37040034	1.18	CN	CN	Vacant	15		14		14	None
36309061	8.68	Low Residential	R-1-SP	Vacant	7.27			50	50	None
36803028	52.30	Low Residential	R-1-6	Vacant	7.27			304	304	None
36309083	4.84	Low Residential	R-1-SP	Vacant	7.27			28	28	None
36309084	4.79	Low Residential	R-1-SP	Vacant	7.27			28	28	None
36352023T	2.11	Low Residential	R-1-SP	Vacant	7.27			12	12	None

Table 2J-7 Vacant Sites, Reedley, January 1, 2013 – December 31, 2023

APN	Size (acres)	GP Land Use	Zoning	Existing Use	Density Range (per acre)	Units by Income Level			Total Realistic Development Potential	Environmental Constrains
						LI	MI	AMI		
36803069	14.51	Low Residential	R-1-6	Vacant	7.27			84	84	None
36308010	9.37	Low Residential	R-1-6	Vacant	7.27			55	55	None
36513121	9.01	Low Residential	R-1-6	Vacant	7.27			52	52	None
36338047	4.44	Low Residential	R-1-6	Vacant	7.27			26	26	None
36329117	2.53	Low Residential	R-1-6	Vacant	7.27			15	15	None
36338045	2.16	Low Residential	R-1-6	Vacant	7.27			13	13	None
37012238	0.97	Low Residential	R-1-6	Vacant	7.27			6	6	None
36348215T	1.84	P/IF	R-1-7	Vacant	6.22			9	9	None
<b>Total</b>						<b>1,941</b>	<b>551</b>	<b>812</b>	<b>3,304</b>	

Source: City of Reedley, 2014.

## RHNA Summary

Table 2J-8 provides a summary of Reedley’s ability to meet the 2013-2023 RHNA. After accounting for units built or under construction, planned and approved projects, and capacity on vacant sites, Reedley has surplus capacity for all income levels and a total surplus of 2,886 units.

**Table 2J-8 RHNA Summary, Reedley, January 1, 2013 – December 31, 2023**

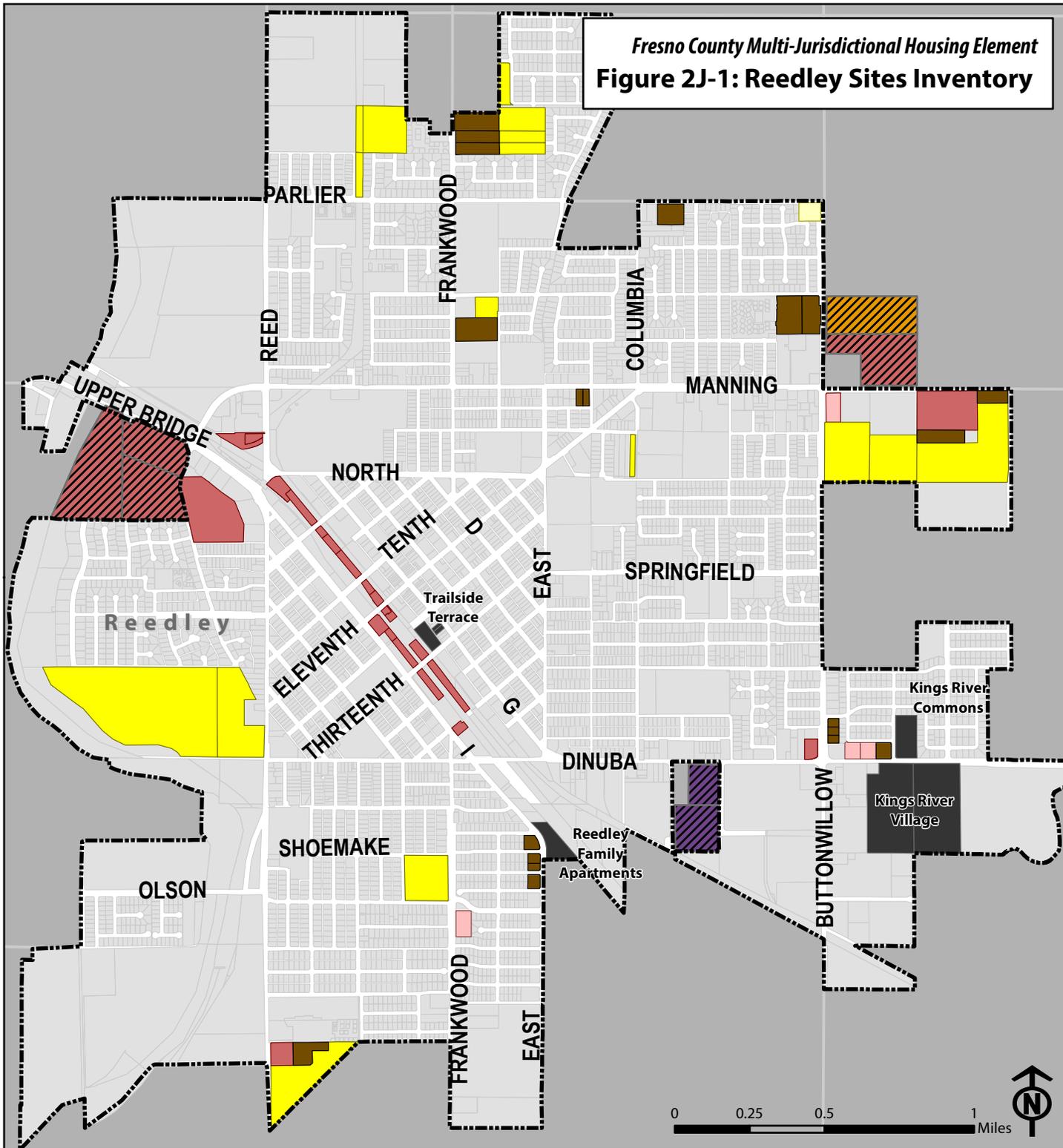
Project	Units by Income Level					Total Units
	ELI	VLI	LI	MI	AMI	
<b>2013-2023 RHNA</b>	<b>196</b>	<b>197</b>	<b>204</b>	<b>161</b>	<b>553</b>	<b>1,311</b>
Units Built or Under Construction (Table 2J-5)	-	5	124	10	1	140
Planned or Approved Projects (Table 2J-6)	2	53	87	190	64	396
Capacity on Vacant Sites (Table 2J-3 and Table 2J-7)			2,148	572	941	3,661
<b>Surplus Capacity</b>			<b>1,822</b>	<b>611</b>	<b>453</b>	<b>2,886</b>

Source: City of Reedley, 2014.

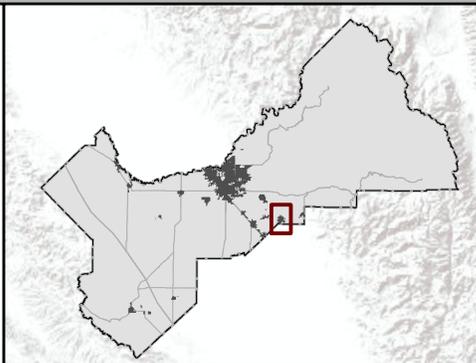
**APPENDIX 2J: CITY OF REEDLEY**

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Fresno County Multi-Jurisdictional Housing Element  
**Figure 2J-1: Reedley Sites Inventory**



- |                   |                 |      |
|-------------------|-----------------|------|
| City Limits       | Vacant Sites    | RM-2 |
| Highways          | R-1-7           | ML   |
| Approved Projects | R-1-6 or R-1-SP | CN   |
| Rezoned Parcels   | RM-3            | CC   |



**APPENDIX 2J: CITY OF REEDLEY**

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## SECTION 2J-3: CONSTRAINTS

### Land Use Controls

#### General Plan

##### Analysis

Reedley recently adopted its 2030 General Plan. The General Plan includes four residential land use designations:

- **Suburban Residential:** 1.0-4.0 dwelling units per gross acre
- **Low Density Residential:** 4.1-8.0 dwelling units per gross acre
- **Medium Density Residential:** 8.1-15.0 dwelling units per gross acre
- **High Density Residential:** 15.1-29.0 dwelling units per gross acre

The General Plan also allows residential in two commercial land use designations:

- **Central Commercial:** up to 30 units per gross acre
- **Neighborhood Commercial:** up to 20 units per gross acre

##### Conclusion

The City offers a range of housing densities in the community, ranging from one dwelling unit per acre (du/ac) to 29 du/ac in residential zones. The Central Downtown designation permits densities up to 30 du/ac. These densities allow for a variety of housing types, including high-density affordable housing.

##### Recommended Action

None required.

### Zoning Ordinance

##### Analysis

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

- **Rural Estate District (RE):** The RE District is designed to function as an area of transition or changing character between the rural agricultural area and more urban areas.
- **One-Family Residential Districts (R-1-5, R-1-6, R-1-7, R-1-9, R-1-12):** The R Districts are intended primarily to provide living areas at locations designated by the General Plan for low and medium density, involving single-family dwellings.

- **Multifamily Residential Districts (RM-2, RM-3):** The RM Districts are intended primarily for the development of multi-family residential structures at densities consistent with policies of the General Plan. The RM-3 district is intended primarily for application to areas designated by the general plan for medium density, and within older, basically single-family residential areas of the community where vacant property has been bypassed because of excessive size, irregular shape or difficulty in providing public access. The RM-2 district is intended for application to areas designated by the general plan for high density.

In addition, the Zoning Ordinance encourages mixed-use development in several zones in an effort to promote a walkable environment in a locale where residential uses are in close proximity to places of employment and commerce. Mixed-use projects are allowed by-right in the following commercial zones and as a conditional use in the following industrial zone:

- **Professional Office District (PO):** The PO professional office district is intended to provide opportunities for the location of professional and commercial offices in close relationship to one another in areas designated for combined professional office use, including high density use, by the General Plan. Any use permitted within any R or RM district is permitted in this district. A mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the Medium Density Residential General Plan land use designation (8 to 15 dwelling units per acre).
- **Administrative and Office District (C-AO):** A mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the Medium Density Residential General Plan land use designation (8 to 15 dwelling units per acre).
- **Neighborhood Commercial District (CN):** A mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the Medium Density Residential General Plan land use designation (8 to 15 dwelling units per acre).
- **Central and Community Commercial District (CC):** A mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the High Density Residential General Plan land use designation (15 to 29 dwelling units per acre).
- **Service Commercial District (CS):** A mixed use project is a "by right" use and the integrated residential use must be developed in accordance with the High Density Residential General Plan land use designation (15 to 29 dwelling units per acre).
- **Light Industrial District (ML):** Mixed-use projects are conditionally permitted in this district.

Mixed-use projects can either be arranged as vertical mixed-use (i.e., commercial on the ground floor and residential above) or as horizontal mixed-use (i.e., separate but adjacent buildings containing commercial and residential uses).

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

### **Conclusion**

The City's Zoning Ordinance provides for a range of housing options and offers several opportunities for higher-density residential and mixed-use development by right.

### **Recommended Action**

None required.

## **Residential Development Standards**

### **Analysis**

Table 2J-9 summarizes basic residential development standards for Reedley. The table indicates the minimum lot size requirements, minimum site area per unit, setbacks, height restrictions, and parking and open space requirements that apply in each of the City's residential zoning districts.

Table 2J-9 Development Standards in Zones Allowing Residential and Mixed Use, Reedley

Zone District	Min. Lot Area (sq. ft.)	Density (area/ du)	Height (ft.)	Minimum Lot Dimensions (ft.)		Minimum Yard Setback (ft.)			Lot Coverage
				Width	Depth	Front	Side	Rear	
RE	30,000	1-4 du/ac	40	175	150	40	20	20	45%
R-1-12	12,000	3.63 du/ac	35	90	120	25	5	10	40%
R-1-9	9,000	4.84 du/ac	35	70	100	25	5	10	40%
R-1-7	7,000	6.22 du/ac	35	65	95	20	5	10	40%
R-1-6	6,000	7.26 du/ac	35	60	90	20	5	10	40%
RM-3 <sup>1</sup>	6,000	14.52 du/ac	35	50	100	15	5	5	50%
RM-2 <sup>1</sup>	6,000	21.78 du/ac	35	50	100	15	5	5	60%
PO	n/a	8-15 du/ac		50	100	15	5	5	65%
C-AO	n/a	8-15 du/ac	35	n/a	n/a	15	n/a	n/a	n/a
CN	n/a	8-15 du/ac	50	n/a	n/a	15	n/a	n/a	n/a
CC	n/a	15-29 du/ac	75	n/a	n/a	0	n/a	n/a	n/a
CS	n/a	15-29 du/ac	75	n/a	n/a	0	n/a	n/a	n/a
ML	4 acres	8- du/ac <sup>1</sup>	75	n/a	n/a	10	n/a	n/a	n/a

<sup>1</sup>Minimum residential density varies based on acreage of the site in the ML district: 4-10 net acre site – 8 du/ac minimum; 11-15 net acre site – 15 du/ac minimum; 16+ net acre site – 20 du/ac minimum. The Municipal Code does not provide a maximum density.

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

Source: City of Reedley Zoning Ordinance, 2015.

**Parking**

Table 2J-10 summarizes residential parking standards in Reedley. The City allows shared parking or “joint use” parking for mixed-use developments with Planning Commission approval. The City also waives off-street parking requirements in the Downtown Commercial District, which applies to any parcel located in the area bounded by 10th and 12th Streets, and the first alleys east and west from G Street.

Table 2J-10 Residential Parking Standards, Reedley

Residential use	Required Parking Spaces
One-Family Dwellings	2 spaces per dwelling unit
Two-Family, Three-Family and Multifamily Dwellings	1.5 spaces per dwelling unit
Elderly Housing	1 space per dwelling unit, provided that sufficient space must be set aside for 1.5 spaces per dwelling unit in the event of a change of use
Second Dwelling Units	1 additional off street parking space, covered or uncovered, shall be provided for each studio or one bedroom second dwelling unit; two (2) additional off street parking spaces, covered or uncovered, shall be provided for each second unit with two (2) or more bedrooms

Source: City of Reedley Zoning Ordinance, 2014.

### **Open Space and Park Requirements**

The City's current fee schedule requires the payment of an Open Space fee that varies depending on the unit type and density. The development impact fee is \$866 per multifamily unit and \$1,299 per single family unit. The City has a commercial rate of \$.0569 per thousand sq. ft. of development and an industrial rate of \$.293 per thousand sq. ft. of development. The development impact fees are designed to ensure the City achieves its park standard of four acres of parks per 1,000 persons (General Plan, 4.17 Park Standards and Demand, Page 137).

### **Conclusion**

The City's residential development standards do not act as a constraint to development of new housing and affordable housing. Height and setback requirements relate well to the densities permitted, and lot size requirements are reasonable. The park standard is typical and does not provide a constraint to development.

### **Recommended Action**

None required.

### **Growth Management**

#### **Analysis**

The 2030 General Plan includes numerous goals and policies that promote compact development, infill development, and significant increases in residential densities. The Land Use Element also contains Policy LU 2.5.8, which states:

*The City shall not support annexing land for residential development until at least eighty (80) percent of the existing residentially designated land inside the city limits is developed.*

While this policy can serve to restrict the timing of future annexations, it does not impact the City’s ability to accommodate its regional housing needs allocation (RHNA). On June 5, 2014 the Planning Commission received a staff report indicating that the 93 percent of residentially zoned land was developed. City Council affirmed this finding through Resolution No. 2014-057. In addition, as demonstrated in Section 2J-2, the City has more than enough capacity within current city limits to accommodate the RHNA.

**Conclusion**

Since the City has adequate capacity within current city limits to meet its RHNA, the growth management policy in the Land Use Element is not a constraint to meeting the City’s housing needs.

**Recommended Action**

None required.

**Density Bonus**

**Analysis**

The City’s Zoning Ordinance does not contain a specific density bonus ordinance: however, developers may still use the State law to pursue a density increase. The City’s Zoning Ordinance does provide for an increase in the number of units in a project by as much as 35 percent, through the Planned Unit Development process, and in 2010 a project was granted a density bonus through the reduction in project development requirements.

**Conclusion**

While the lack of a specific density bonus ordinance in the Zoning Ordinance does not preclude developers from requesting a density bonus ordinance, the City should adopt a density bonus ordinance consistent with State law.

**Recommended Action**

The Housing Element contains a program to adopt a density bonus ordinance in compliance with State law.

**Zoning for a Variety of Housing Types**

**Analysis**

Table 2J-11 summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 2J-11 Residential Uses Permitted by Zone, Reedley

Residential Use	R-E	R-1	RM-3	RM-2	PO	CA-O	CN	CC	CS	ML
Single Family Dwelling	P	P	P	P	P		-	-	-	-
Multifamily Housing	-	-	P	P	P	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	C <sup>1</sup>
Manufactured Housing	P	P	P	P	P		-	-	-	-
Mobile home park	-	-	C	C	-					
Farm Employee Housing	P	-	-	-	-	-	-	-	-	-
Emergency Shelters	-	-	-	-	-	-	P	P	P	P
Transitional Housing	-	-	P	P	P		-	-	-	-
Supportive Housing	-	-	P	P	P		-	-	-	-
Single Room Occupancy	-	-	-	P	P	-	-	-	P	-
Group housing facility (6 or fewer)	P	P	P	P						
Group housing facility (7 or more)	C	C	C	C						
Second Residential Unit	P	P	P	P	P		-	-	-	-
Mixed Use	-	-	-	-	P	P	P	P	P	C

Notes: P = Permitted; C = Conditional Use Permit

<sup>1</sup> Multifamily residential permitted as part of a mixed-use development.

Source: City of Reedley Zoning Ordinance, 2014.

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

**Multifamily**

The Reedley Zoning Ordinance provides ample opportunities for multifamily housing. Multifamily dwellings are permitted by right in the RM-3, RM-2, and PO zones and by right as part of mixed use developments in all commercial zones: the CA-O, CN, CC, and CS zones. Multifamily dwellings are also conditionally permitted as part of mixed-use developments in the ML zone.

**Manufactured Housing**

In compliance with State law, the City permits manufactured housing on a permanent foundation in all zones allowing single family residential uses. The City also permits mobile home parks with a conditional use permit in the RM-2 and RM-3 zones.

**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 Resource Conservation and Open Space (RCO) District and Urban Reserve (UR) District. The Zoning Ordinance does not contain any provisions for farmworker housing.

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 currently has no provisions for employee housing.

**Emergency Shelters**

The City of Reedley complies with State law requirements for emergency shelters by permitting them by-right in the ML, CS, CC, and CN zones. Tables 2J-3 and 2J-7 show the parcels that are vacant and zoned ML, CS, CC, and CN. There are 10 sites larger than one-half acre totaling over 10 acres that are zoned ML, CS, CC, or CN and could potentially accommodate an emergency shelter by right. While the City permits emergency shelters in accordance with State law, the Zoning Ordinance does not currently contain a definition for “emergency shelter.”

**Table 2J-12 Potential Emergency Shelter Sites, Reedley**

APN	Acreage
37010042	0.6
37024045 37024050	1.3
37024058	1.1
36802163S	1.7
36802165	0.6
36801074S	1.4
36838044S 36838043S	0.9
36838034S 36838033S	1.4
36837057S	1.1
37020201	0.5
<b>Total</b>	<b>10.6</b>

Source: Mintier Harnish, 2014.

**Transitional and Supportive Housing**

While the Reedley Zoning Ordinance permits transitional and supportive housing by right in several residential zones, the Ordinance does not fully comply with State law, which requires the City to permit transitional and supportive housing in all zones allowing residential uses (including nonresidential zones that permit residential uses). Furthermore, the Zoning Ordinance does not contain definitions of transitional and supportive housing.

**NOTE TO READER:** The City of Reedley is currently (April 2015) in the process of updating the Zoning Ordinance to comply with State law requirements for transitional and supportive housing and to add a definition for emergency shelters. These amendments are anticipated to be adopted prior to adoption of the Housing Element.

### ***Single Room Occupancy Units***

The Zoning Ordinance permits single room occupancy units by right in the RM-2, PO, and CS zones.

### ***Group Homes***

The Zoning Ordinance does not fully comply with State law requirements for group housing. While the Zoning Ordinance permits group housing for six or fewer persons by right in the R-E and R-1 zones, the Zoning Ordinance does not permit them in all zones that allow single family uses (i.e., the RM-2, RM-3, and PO zones). Furthermore, while the Zoning Ordinance contains provisions for group housing for seven or more persons, it limits them to occupancy in a single family home, which is a constraint to larger group housing facilities.

### ***Second Units***

The City complies with State law. The Zoning Ordinance permits second units by right in zones allowing single family residential uses.

### **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:** The City's Development Code does not comply with the Employee Housing Act.
- **Emergency Shelters:** The Zoning Ordinance could be updated to provide a definition for emergency shelters.
- **Transitional and Supportive Housing:** The Zoning Ordinance should be updated to include definitions for transitional and supportive housing and ensure they are allowed in all zones that allow residential uses subject to the same requirements that apply to other residential uses of the same type in the same zone.
- **Group homes:** The Zoning Ordinance should be updated to permit group homes for six or fewer persons in all zones that permit single family homes and to expand the provisions for larger group homes for seven or more to allow them in uses other than single family homes.

### **Recommended Action**

The City of Reedley is currently (April 2015) in the process of updating the Zoning Ordinance to comply with State law requirements for farmworker/employee housing, transitional and supportive housing ,and to add a definition for emergency shelters. These amendments are anticipated to be adopted prior to adoption of the Housing Element. Once adopted, no recommended action will be required.

## On- Off-Site Improvement Standards

### Analysis

Requirements for on- or off-site improvements are regulated by Title 11 (Subdivision Regulations). The City requires storm drainage facilities to be provided pursuant to the City's Storm Drain Master Plan. Water and Sewer lines (Title 8; Public Utilities) must be connected to the City's main line for every lot; where lines are in streets or alleys, laterals for lots will be extended to the right-of-way lines, with the sub divider providing related parts. Fire hydrants are to be provided as necessary for adequate fire protection.

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

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

### Conclusion

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

### Recommended Action

None required.

## Fees and Exactions

### Analysis

New housing typically requires payment of the following fees to the City: building, plan check, General Plan Assessment, impact fees, various permits, and a variety of other handling and service charges. In addition, residential projects may incur the cost of preparing environmental documents, soils reports, traffic studies, and filing fees for tentative and final maps. Table 2J-12 shows a list of planning and development fees.

Table 2J-12 Processing and Permitting Fees, Reedley

Planning and Application Fees	Fee Amount
Administrative Review	\$100.00
Annexations	\$5,175.00
Appeals	\$500.00
Change of Zone	\$2,000.00
Conditional Use Permit (CUP)	
New development project	\$1,725.00
Amendment	\$690.00
Environmental Review:	
Categorical Exemption	\$250.00
Initial Study:	\$260.00
Environmental Impact Report	Cost + 10%
Negative Declaration	\$1,200.00
Mitigated Negative Declaration	Cost + 10%
Mitigation Monitoring Fee	Cost + 10%
General Plan Amendment:	\$2,500.00
Land Division Applications:	
Tentative Parcel Map	\$1,785 + \$70/Lot
Tentative Subdivision Map	\$2,300 + \$35/Lot
Vesting Tentative Parcel Map	\$3,000 + \$75/Lot
Vesting Tentative Subdivision Map	\$4,500 + \$115/Lot
Final Map	Cost + 10%
Exceptions	\$575.00
Lot Line Adjustment	\$800.00 + Cost
Voluntary Parcel Merger	\$800.00 + Cost
General Code Amendment	\$2,300.00
Planned Unit Development	\$1,725.00
Public Convenience or Necessity Findings	\$575.00
Site Plan Review:	
New	\$1,725.00
Amendment	\$400.00
Time Extension	\$300.00
Variance	\$575.00
Improvement Plan Check	2% of first \$20,000; plus 1.5% of amount of \$20,000
Construction Inspection of Public Improvements	4.5% of first \$10,000; plus 3% of amount over \$10,000, Minimum \$30

Source: City of Reedley, 2015.

Table 2J-13 shows development impact fees in Reedley for single and multifamily development. Development fees could total \$10,067 for multifamily units and up to \$18,456 for a single family estate home. Fees for single family homes at higher densities have reduced fees.

**Table 2J-13 Development Impact Fees, Reedley**

Land Use Type	Fee Amount Per Unit/ Per 1,000 Sq. Ft.	
	Outside City Center	Inside City Center (reduced)
Single Family Residential	\$16,477.93 per Unit	\$12,358.50 per Unit
Multi-Family Residential	\$10,985.29 per Unit	\$8,238.75 per Unit
Commercial	\$7,214.50 per 1,000 sq. ft.	\$5,410.00 per 1,000 sq. ft.
Industrial	\$3,711.80 per 1,000 sq. ft.	\$2,790.00 per 1,000 sq. ft.
Institutional/Other	\$1,166.72 per 1,000 sq. ft.	\$12,358.50 per Unit

Source: City of Reedley, 2015

Table 2E-14 shows permit fees for single family and multifamily prototype developments. The single-family prototype is a single-family detached residential dwelling unit with 2,000 square feet of living area and a 440-square-foot garage. The estimated construction cost for this prototype unit before permit fees is about \$200,000. The plan check, permit, and impact fees account for an additional sum of \$20,600, or approximately 10 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 are roughly \$170,000 per unit. In summary, the fees for plan check, permits, and development impact total \$15,000 per unit. This constitutes approximately 9 percent of the estimated construction cost.

**Table 2E-14 Prototypical Construction Fees**

Fee Description	Amount	
	Single-family	Multi-family
Entitlement Permit Processing	\$0	\$1,975
Plan Check and Building Permits	\$4,122	\$4,015
City Impact Fees	\$16,478	\$10,985
Regional Impact Fees	\$1,640	\$1,150
<b>Total for Prototype</b>	<b>\$22,240</b>	<b>\$323,000</b>
<b>Total per Unit</b>	<b>\$22,240</b>	<b>\$16,150</b>

Source: City of Reedley, 2014.

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.

## Conclusion

Development impact fees are an estimated 10 percent of the total development costs for single family development and 9 percent for multifamily development. The City's development impact fees are well below the statewide average, constitute a relatively minor proportion of total development cost, and, therefore, do not constitute a constraint to the production or improvement of housing.

## Recommended Action

None required.

## Processing and Permit Procedures

### Analysis

Table 2J-15 summarizes conventional procedural processes.

Table 2J-15 Typical Processing Procedures, Reedley

	Single Family Unit	Subdivision	Multifamily	Mixed Use
List Typical Approval Requirements	Zoning Compliance	Zoning Compliance	Zoning Compliance	Zoning Compliance
		Engineering/Public Works Compliance	Engineering/Public Works Compliance	Engineering/Public Works Compliance
		Title/Soil Reports	Site Plan Review	Site Plan Review
		Covenants and Restrictions	Title/Soil Reports	Title/Soil Reports
			Covenants and Restrictions	Covenants and Restrictions
Est. Total Processing Time	30 Days	90-120 Days	60-90 Days	60-120 Days

Source: City of Reedley, 2015.

Multifamily and mixed-use projects are required to go through the site plan review process to evaluate the project’s consistency with the City of Reedley General Plan and Municipal Code. The process is administrative and does not require a public hearing before a decision-making body. Projects are subject to the California Environmental Quality Act. Site Plan Review applications are processed and reviewed each week by City staff. If changes are required, then a re-submittal may be required. Following an approval from the Community Development Department, an applicant may submit for any entitlements, if necessary or for a building permit.

**Administrative Approvals**

Applications filed for administrative approval are submitted with prepared site plans and may include consideration of yards, spaces and buffers; fences and walls; street dedications and improvements; points of vehicular ingress and egress; signs; landscaping; noise; environmental impact mitigation; regulation of time for conducting certain activities; and a bond or other form of security for completion of improvements to assure conformance with conditions. The applicant is notified within 10 working days of filing. **Error! Reference source not found.** 2J-15 lists the typical processing time in which the City completes standard permits or approvals.

**Subdivision, Parcel Map Review**

Subdivision is initiated via the tentative tract or tentative parcel map process. Tentative maps are processed and approved within 75 days. Pursuant to Ord. 2000-05, 4-25-2000, prior to submitting an application, developers have the option of scheduling a pre-application meeting. The developer is informed of the City’s policies, fees, and infrastructure and development standards and may make recommendations on design. The tentative map application is then filed and the City determines completeness of the application within 30 days. It is then circulated as required and a public notice is posted for a Planning Commission hearing. Approval or conditional approval expires after 24 months with extensions of the map possible.

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

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

The Planning Commission may grant use permits for conditional uses as described in the zoning ordinance. The application is acted on within 60 days, by the Planning Commission at a public hearing informing the applicant of stated conditions, dedications, or requirements of approval found to be reasonably necessary to protect the public health, safety, and general welfare. The conditional use permit application becomes final 10 days following the date of resolution by the Commission.

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

### **Conclusion**

Review periods for site plans, and architectural/design review are standard for the region. Processing procedures are also considered standard and do not present any constraints.

### **Recommended Action**

None required.

## **Building Codes**

### **Analysis**

The City has adopted the 2013 California Building Codes. The Reedley Fire Department is responsible for code enforcement and employs one full-time Life Safety/Code officer.

### **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, Reedley has adopted the 2013 California Building Code. The code provides the minimum standards for accessibility. There are no amendments to the Building Codes that would diminish the ability to accommodate persons with disabilities or effect accessibility. Per the 2013 California Building Code, the City allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements.

#### **Definition of Family**

The Reedley Zoning Ordinance defines family as:

*An individual, two (2) or more persons who are related by blood or marriage, or a group of not more than five (5) persons not necessarily related by blood or marriage, living together in a dwelling unit.*

This definition does not comply with State law. Definitions cannot impose a numerical limit on the number of persons in the family. The City of Reedley is currently (April 2015) in the process of updating the Zoning Ordinance to comply with State law requirements for the definition of family. These amendments are anticipated to be adopted prior to adoption of the Housing Element. Once adopted, no recommended action will be required.

#### **Zoning and Land Use Policies**

The City Zoning Ordinance allows for several types of facilities that provide services and conditions for the elderly and those with disabilities, including community care facilities, nursing homes, and rest homes. However, as previously stated, the Zoning Ordinance does not fully comply with State law requirements for group housing. While the Zoning Ordinance permits group housing for six or fewer persons by right in the R-E and R-1 zones, the Zoning Ordinance does not permit them in all zones that allow single family uses (i.e., the RM-2, RM-3, and PO zones). Furthermore, while the Zoning Ordinance contains provisions for group housing for seven or more persons, it limits them to occupancy in a single family home, which is a constraint to larger group housing facilities.

#### **Reasonable Accommodation**

The City does not have a reasonable accommodation ordinance. The City provides a process under which residents can apply for a variance that will allow them to alter their homes with ramps or other atypical features.

### Conclusion

Amendments to the City's Zoning Ordinance are required to address the definition of family and reasonable accommodation procedures.

**Recommended Action**

The Housing Element includes an action to amend the Zoning Ordinance to adopt reasonable accommodation procedures.

## SECTION 2J-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 2J-16 Evaluation of 2009 Housing Element, Reedley

Program	Status	Evaluation	Recommendation
<b>Program 1. Provision of Adequate Site for Housing Development</b>			
<p><b>A1.1:</b> To accommodate the housing need for the combined 3rd cycle unaccommodated need and 4th cycle unmet need for units affordable to lower-income households, the City will rezone 36.61 acres of underutilized residential sites to RM-3 zoning at a density allowing a minimum of 21.78 units per acre and 16 units per site, and 15.46 acres of vacant land for mixed use in the Commercial zone, at a density allowing a minimum of 20 units per acre and 16 units per site, by Summer 2014, to accommodate a total of 1,156 units of owner-occupied and/or rental multifamily for lower income households. Rezoned sites will include Map #3, 4, 5, 7, 10,13,14, 34 and 44 as High Density and Map #21, 40, 41 and 46 in the CC and CN-SP zones, as described on Table 4-4, Table 4-5A and Table 4-5B, and permit owner-occupied and rental multifamily residential uses by-right (without a conditional use permit, planned unit development permit or other discretionary action) pursuant to Government Code Section 65583.2(h). In addition, at least 50 percent of the remaining 1,156 units will be accommodated on sites zoned for exclusively residential uses.</p>	Completed	Of the rezone sites included in Action A-1.1, only APNs 363-110-84, 363-110-85, and 363-350-19 were rezoned. The City instead opted to rezone, prezone, and annex other sites to meet the remaining need. In all, Reedley created capacity for an additional 2,870 units, including 2,041 lower-income units, 480 moderate-income units, and 349 above moderate-income units.	Delete program.
<p><b>A1.2:</b> The City will approach developers and funding agencies through outreach of materials and vacant site inventory to facilitate development of the sites with assisted housing. The elimination of redevelopment by the State presents a significant obstacle to infill housing, but the City will continue to work with the State to find a suitable replacement for facilitating infill development.</p>	Ongoing	The City developed outreach materials for the development community.	Continue to facilitate the development of affordable housing.
<p><b>A1.3:</b> The City will continue to cooperate with affordable housing developers to identify sites, consider reduced development costs, and streamline the development review process. The City helped Self-Help Enterprises with infrastructure cost through helping owners with down-payment for completed lots in the New Horizons Subdivision.</p>	Ongoing/ completed	The City assisted Self Help with infrastructure costs for the development of 30 very low- and low-income homeowner units. The City also worked with the Fresno Housing Authority on the development of 60 low- and moderate-income housing units.	Continue to work with developers to facilitate the development of affordable housing.
<p><b>A1.4:</b> The City will maximize the use of the City's CDBG allocated share to address deficient or non-existent infrastructure in support of housing. Funds will be leveraged for area-wide improvements for housing construction, rehabilitation, and preservation.</p>	Ongoing	City continues to use CDBG funds for infrastructure improvements.	Continue to pursue CDBG funding.

APPENDIX 2J: CITY OF REEDLEY

Program	Status	Evaluation	Recommendation
<p><b>A1.5:</b> The City will identify and analyze potential alternative funding sources for the purchase of sites for low and moderate-income housing, to be land banked or used for the development of assisted housing.</p>	<p>Ongoing</p>	<p>The City was not able to identify a funding source for the purchase of sites for affordable housing. The elimination of the Redevelopment Agency severely limits the City’s ability to purchase land.</p>	<p>Delete program.</p>
<p><b>A1.6:</b> As part of the annual housing element review, a consistency review between the General Plan elements and the housing element will be performed to ensure consistency between the elements. In addition, during the planning period any amendment to the General Plan or Housing Element will be reviewed at the time they are proposed to ensure consistency between the General Plan elements and Housing Element.”</p>	<p>Ongoing</p>	<p>The Housing Element is consistent with the General Plan. This consistency review is conducted as part of the Housing Element Update.</p>	<p>Continue to conduct consistency review.</p>
<p><b>A1.7:</b> To ensure adequate sites are available throughout the planning period to meet the City’s RHNA, the City will every two years update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City’s RHNA. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to accommodate the shortfall.</p>	<p>Ongoing</p>	<p>The Housing Element provides this information. It describes the City’s ability to accommodate the RHNA.</p>	<p>Continue to maintain adequate sites throughout the planning period.</p>

Program	Status	Evaluation	Recommendation
<p><b>A1.8:</b> Promote parcel consolidation for the assembly of new housing sites to ensure that minimum densities are achieved. Develop a Priority Lot Consolidation List with the goal of creating a list of “ready to go” development sites that can be shown to potential developers. Using the list of sites in Table 4-1 as a starting point, the list should:</p> <ul style="list-style-type: none"> <li>▪ Prioritize sites located in General Plan land use areas designated for allowing for multifamily residential development;</li> <li>▪ Consider common ownership patterns, the physical condition of existing buildings, on site constraints, and the Assessor’s ratio of improvement value to land value - an indicator of underutilization of land A; and</li> <li>▪ Focus efforts on specific geographic areas with the greatest development potential according to the latest development trends and expressed developer interests. The identified sites should be ideally located to meet the criteria for affordable housing grants and financing.</li> <li>▪ Offer incentives to developers to promote parcel consolidation, such as priority permit processing; exemptions from zoning requirements; and deferred development fees.</li> </ul>	Completed	On July 22, 2014, the City Council approved Ordinance No. 2014-002, which authored the regulatory merger of contiguous parcels, consistent with the Subdivision Map Act.	Continue to facilitate the development of infill sites and affordable housing through incentives for lot consolidation.
<p><b>A1.9:</b> Continue to provide adequate sites for development, housing rehabilitation and conservation, and other programs for new housing. The amount of land designated for high density residential use is to be increased with the 2030 General Plan Update. Land designated for high density will be strategically located near school, commercial services, and public services so future projects can be competitive when seeking funding. In keeping with the intent of the San Joaquin Valley Blueprint, overall housing density within each land use designation is increasing.</p>	Completed	The City adopted its new General Plan in 2014. The General Plan expands opportunities for high density residential uses and mixed-use developments. This expanded capacity is reflected in the sites inventory for this Housing Element Update.	Delete program.

APPENDIX 2J: CITY OF REEDLEY

Program	Status	Evaluation	Recommendation
<p>A1.10 Promote mixed-use development downtown where housing is located in close proximity to urban services, shopping and/or public transportation. The City will promote mixed-use development by the following actions:</p> <ul style="list-style-type: none"> <li>▪ Promote the development of live-work in the downtown mixed-use areas;</li> <li>▪ Provide incentives such as density bonuses and increases in commercial floor area ratios when mixed-use development integrates an affordable housing component; and</li> <li>▪ Identify candidate sites where higher density residential development might be feasible and appropriate.</li> <li>▪ Prepare a mixed use zone with modified densities and standards for the Downtown and surrounding areas.</li> </ul>	Ongoing/ Completed	The City recently (2014) amended the Zoning Ordinance to expand opportunities for mixed-use development. Mixed-use is permitted by right in all commercial zones and with a CUP in the ML zone. The City is also completing a citywide rezone program to increase the number of sites where mixed-use development is allowed by right.	Delete program, but continue to promote mixed-use development through incentives.
<p><b>A1.11:</b> Establish minimum densities for multifamily housing in mixed-use zoning districts. Rezone the sites identified in Table 4.1 sufficient to accommodate the housing needs of households of all income levels.</p>	Completed	As part of a comprehensive Zoning Ordinance Update, the City established minimum densities for multifamily housing in commercial zones allowing mixed-use and rezoned several sites to accommodate mixed use development.	Delete program.
<p><b>A1.12:</b> The City will establish specific procedures to grant priority water and sewer services to development project with affordable to lower-income households, pursuant to State Code Section 65589.7.</p>	Ongoing	The City ensures the availability of public infrastructure to the project site as part of the entitlement approval process.	Continue program.
<p><b>Program 2. Provision for Extremely Low, Very Low, and Moderate-income Housing for Homeowners and Renters</b></p>			
<p><b>A2.1:</b> The City will encourage developers to make application for FmHA 502 Interest Subsidy programs and will work with and assist those developers. The program provides direct loans to individuals of low to moderate income to purchase newly constructed homes. The interest rate varies according to the applicant's adjusted family income and ranges from one percent to market rate. The City will participate with Fresno County in securing any additional housing programs as they become available.</p>	Ongoing	Ongoing, the City will work with developers with applications if requested. No assistance has been requested.	Continue program.

Program	Status	Evaluation	Recommendation
<p><b>A2.2:</b> The City will assist developers who are willing to provide low-income housing through expediting the entitlement processing and approvals for such projects. Expedited processing and direct staff attention are necessary for income qualified projects to meet their schedule due to their unique characteristics. Entitlement processing, Engineering Plan Check, and Building Plan Check have been expedited for qualified projects.</p>	Ongoing	The City assisted in the streamlined process for a 60-unit low- and moderate-income project.	Continue to facilitate development of affordable housing.
<p><b>A2.3:</b> The City will support the Housing Authority's implementation of the conventional Public Housing Rental Program and the Section 8 Existing Program, which provides rent subsidies directly to participants' landlords, and will support that agency's attempts to secure additional funding for expanded programs. The City does not track the number of rental subsidies in the community and shall develop a formal tracking system with the Housing Authority to insure accurate reporting.</p>	Ongoing	The City continues to support the Fresno County Housing Authority in efforts to provide affordable housing.	Continue program.
<p><b>A2.4:</b> The City will support and participate in any additional rental programs which may become available. The City will keep the community informed of programs for which it is eligible, and the City will assist in the application process and administration of such programs.</p>	Ongoing	The City is not aware of new rental programs that have become available. If new programs become available, the City will add them to the list of programs in flyers distributed at City offices.	Delete program. Pursue new grant opportunities as they become available.
<p><b>A2.5:</b> Continue Multifamily Infill Housing that facilitates residential development and provides affordable housing and/or housing for those with special needs. These programs include the following:</p> <ul style="list-style-type: none"> <li>▪ Conducting public outreach to provide a broad overview on all types of infill housing development and illustrates various infill projects;</li> <li>▪ Evaluating existing vacant and underutilized sites for the development of multifamily housing; and</li> <li>▪ Identifying vacant and underutilized multifamily lots with the potential for site consolidation and make this information available to residential developers;</li> </ul>	Ongoing	This program is repetitive with several other programs described above.	Delete program.
<p><b>A2.6:</b> Research the practicality and feasibility of creating minimum single family lots of approximately 4,500 to 5,000 square feet.</p>	Ongoing	The City Council established a 5,000 sq. ft. lot through Ordinance No. 2014-001. The Code is currently (2015) absent specific standards. However, staff has relied upon the R-1-6 development standards absent any explicit standards.	Amend zoning ordinance to include explicit development standards for the R-1-5 designation.

APPENDIX 2J: CITY OF REEDLEY

Program	Status	Evaluation	Recommendation
<p><b>A2.7:</b> The City shall review and revise the Zoning Ordinance as it pertains to permitting secondary residential units by right on any residential lot containing a single-family unit, in accordance with California Government Code Section 65852.1 and 65852.2 and Ordinance No. 2009-05 adopted by the City on August 6, 2009.</p>	Completed	The City amended the Zoning Ordinance to permit secondary residential units by right on all lots containing a single family unit.	Delete program.
<p><b>A2.8:</b> The Zoning Ordinance shall be revised to incorporate updated Density Bonus provisions, with options as per Government Code Section 65915-65918.</p>	Not completed	The City has not yet instituted a specific Density Bonus Ordinance: however, developers may still use the State law to pursue a density increase.	Amend Zoning Ordinance to include density bonus provisions consistent with State law.
<p><b>A2.9:</b> Implement the provisions of AB 2292 (Dutra) and prevent the down-zoning of a residential property used to meet the RHNA without a concomitant up-zoning of a comparable property.</p>	Ongoing	The City continues to ensure adequate sites to accommodate the RHNA.	Continue no-net loss policy.
<p><b>A2.10:</b> Facilitate the development of affordable multifamily housing for extremely low, very low and low income households through medium and high density zoning and mixed-use zoning, density bonuses, land write-downs, priority permit processing, direct subsidies and other financial incentives.</p>	Ongoing	Ongoing, however, the elimination of the Redevelopment Agency severely impacts this objective. The City assisted in the streamlined process for a 60-unit low- and moderate-income project.	Continue program.
<p><b>A2.11:</b> The City will continue to monitor, at least annually, at-risk units and pursue State and Federal funding sources such as the HOME and MHP Programs to assist at-risk units. Where feasible, the City will provide technical assistance and support to non-profit organizations with respect to financing. The City will ensure property owners comply with noticing requirements and work with tenants to provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through the Housing Authority and other affordable housing opportunities in the City.</p>	Ongoing	Ongoing. The City will provide technical support to non-profits upon request. No assistance has been requested.	Continue program.
<p><b>Program 3. Maintain And Improve The Quality Of The Existing Housing Stock And The Neighborhoods In Which They Are Located</b></p>			
<p><b>A3.1:</b> Provide adequate infrastructure and services to meet demands generated by residential development.</p>	Ongoing	Ongoing. City currently evaluates infrastructure requirements as part of capital improvement program.	Continue as a policy.
<p><b>A3.2:</b> Encourage a mix of housing types in mixed-use areas and large developments.</p>	Ongoing	The City continues to encourage mixed-use development.	Continue as a policy.
<p><b>A3.3:</b> The Community Development Department will complete a housing condition survey pursuant to HCD protocol in order to identify substandard housing units in the City and assist homeowners in applying for rehabilitation assistance.</p>	Not completed	This program was not completed due to limited staff resources.	Delete program. Not feasible with current staff resources.

Program	Status	Evaluation	Recommendation
<b>A3.4:</b> Maintain a code enforcement program to ensure building safety and integrity of residential neighborhoods.	Ongoing	The Code Enforcement function is currently operated under the Fire Department.	Continue.
<b>A3.5:</b> The City shall continue housing rehabilitation assistance through the provision of low interest loans and grants. Funds for this program will become available from such sources as CDBG Funds, applications for FmHA Section 504 Single Family rehabilitation allocations for home repair loans, and other available sources.	Ongoing	This program was not completed due to limited staff resources. Fresno County Housing Authority assists with housing rehabilitation assistance. The City referred five households to the Authority during the last planning period.	Continue.
<b>A3.6:</b> Various City Departments under a coordinated effort will work with community groups and non-profit organizations such as the Chamber of Commerce to accomplish at least one of the following citizen-led neighborhood cleanup programs per year: <ul style="list-style-type: none"> <li>▪ Single event or annual free yard waste pickup (tipping fees to be reduced by Fresno County),</li> <li>▪ Paint-Your-House program,</li> <li>▪ Neighbor-Helping-Neighbor event(s) for painting home of senior or disabled residents, or simple repairs.</li> </ul>	Ongoing	The City holds a spring cleaning event every April.	Continue.
<b>Program 4. Housing to Accommodate Special Needs Groups</b>			
<b>A4.1:</b> The City will encourage nonprofit sponsors to make application for the construction of rental housing for seniors and other special needs groups as and will take all actions necessary and proper to expedite processing and approval of such projects.	Ongoing	City will continue to expedite processing and encourage applications. Past applications have been assisted through redevelopment funds, which are no longer available. The City assisted the Marjoree Mason Center to develop and operate a displaced mothers and children home by renting the home to the Center for one dollar per year.	Continue to facilitate development of special needs housing.
<b>A4.2:</b> The City will make application to the State of California to fund housing under the HCD Farm Worker Housing program for renters and owners.	Not completed	The HCD Farmworker Housing program is no longer making funds. In addition, local redevelopment funds are no longer available, which severely impacts the ability to provide a local match for funding farmworker housing.	Delete program.

APPENDIX 2J: CITY OF REEDLEY

Program	Status	Evaluation	Recommendation
<p><b>A4.3:</b> The City will support the Housing Authority's continued implementation of the Economic Opportunity Act of 1964, which provides federal funds for the purpose of developing and operating programs that will meet the special needs of migratory agricultural workers and their families.</p>	Ongoing	<p>The City's Community Development Department will refer potential clients to the Housing Authority and will continue to promote Housing Authority Programs through referral, dissemination of informational material, and promotion at community events.</p>	Continue.
<p><b>A4.4:</b> The City will provide assistance to nonprofit sponsors and/or the Housing Authority and assist in two applications for FmHA 514/516 allocations for rentals that provide a combination of grants and loans to finance the construction of Migrant Farm Worker Rental Housing. Public and private nonprofit corporations, including State agencies and political subdivisions, are eligible for both grants and loans. The City will contract with a nonprofit housing agency to provide technical assistance and encourage participation in the program.</p>	Not requested	<p>No application for assistance has been requested. The City will be available to provide assistance if requested.</p>	Continue to facilitate the development of farmworker housing.
<p><b>A4.5:</b> With elimination of Redevelopment, the City will seek alternative funding for rehabilitation assistance to 47 very low-, low-, and moderate-income households.</p>	Ongoing	<p>The City has processed two tax credit applications in the past year. Funding has been secured for one of the developments.</p>	Continue to provide rehabilitation assistance.
<p><b>A4.6:</b> With elimination of Redevelopment, the City will seek alternative funding to assist and leverage the development of affordable housing units for large families and seniors.</p>	Ongoing, review annually	<p>The City has processed two tax credit applications in the past year. Funding has been secured for one of the developments.</p>	Continue to pursue grant funding for affordable housing.
<p><b>A4.7:</b> The City will continue to seek grants and partner with non-profit organizations to establish a homeless facility within the City of Reedley. The City is working with the Marjoree Mason Center and CYM which both provide emergency temporary housing to prevent homelessness. However, both of these organizations serve only women and children. The City continues to refer others seeking assistance to Fresno County resources.</p>	Ongoing	<p>The City has assisted Community Youth Ministries and the Marjoree Mason Center in the past.</p>	Continue.
<p><b>A4.8:</b> The City will encourage developers to make application for FmHA 502 Interest Subsidy programs and will work with and assist those developers. The City will take all necessary actions to expedite processing and approvals for such projects. The City will contract with a nonprofit housing agency to provide technical assistance and encourage developer participation in the program.</p>	Ongoing	<p>No applications have been submitted. The City will be available to provide assistance if requested.</p>	Continue to work with developers to facilitate affordable housing.

Program	Status	Evaluation	Recommendation
<p><b>A4.9:</b> Provide financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.) and priority permit processing for senior housing developments that provide 25 percent or more of their units at rents or prices affordable to moderate-, low- or very-low-income seniors.</p>	<p>Ongoing</p>	<p>In 2012 the City streamlined the processing of the applications for an affordable project and also approved a density bonus based on affordability. The City has not yet instituted a specific Density Bonus Ordinance; however, developers may still use the State law to pursue a density increase.</p>	<p>Amend Zoning Ordinance to include density bonus provisions consistent with State law.</p>
<p><b>A4.10:</b> Require all housing developments designated for seniors to be handicapped accessible, with such features provided at the time of construction as a standard feature rather than as an optional feature available for an additional charge.</p>	<p>Ongoing</p>	<p>One senior housing development has been built, which included all units as handicap accessible.</p>	<p>Continue to encourage housing accessibility.</p>
<p><b>A4.11:</b> Facilitate the development of accessible housing by providing financial assistance, regulatory incentives (e.g., density bonuses, reduced parking requirements, etc.); and continue to offer priority permit processing for housing developments that make at least 15 percent or more of the total units accessible to persons with disabilities through appropriate design and amenities.</p>	<p>Ongoing</p>	<p>In 2012 the City streamlined the processing of the applications for an affordable project and also approved a density bonus based on affordability.</p>	<p>Continue to encourage housing accessibility.</p>
<p><b>A4.12:</b> Require accessible units in multifamily housing developments in accordance with State law, with accessibility features provided at the time of construction as a standard feature rather than as an optional feature available for an additional charge.</p>	<p>Ongoing</p>	<p>All new multifamily units are required to comply with State law for accessibility.</p>	<p>Continue as a policy.</p>
<p><b>A4.13:</b> Enforce State handicapped, accessibility, and adaptability standards and remove constraints to housing accessible to persons with disabilities, consistent with SB 520.</p>	<p>Ongoing</p>	<p>The City will continue to enforce State and Federal ADA regulations.</p>	<p>Continue as a policy.</p>
<p><b>A4.14:</b> Allow residential care facilities, group homes, foster homes and similar housing as required by State law. As part of the Zoning Ordinance update, the City will review parking requirements of group homes to ensure requirements do not act as a constraint on the development of housing for person of disabilities.</p>	<p>Initiated but not completed</p>	<p>The Zoning Ordinance does not currently comply with State law requirements from group homes.</p>	<p>Amend the Zoning Ordinance to comply with State law.</p>
<p><b>A4.15:</b> Coordinate with the County and non-profits to address the housing and social needs of the homeless. The City will provide financial support, where appropriate, to non-profit agencies or groups that provide emergency, supportive, and/or transitional housing for the homeless or people at risk of homelessness. Additionally, staff will meet with non-profit groups at least once/year to discuss needs of the homeless population.</p>	<p>Ongoing</p>	<p>Ongoing, however, the elimination of Redevelopment Agencies severely impacts this objective.</p>	<p>Continue.</p>

APPENDIX 2J: CITY OF REEDLEY

Program	Status	Evaluation	Recommendation
<p><b>A4.16:</b> Work with the Central Valley Regional Center to implement an outreach program that informs families within Reedley on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City’s website, and providing housing-related training for individuals/families through workshops.</p>	Not started	The City has not yet initiated this program.	Continue.
<p><b>A4.17:</b> Develop a program to provide rental assistance to fill the gap between income levels and the cost of housing for persons with Developmental Disabilities. The program will include the following steps:</p> <ul style="list-style-type: none"> <li>▪ Work with the regional center to identify the housing needs of the clients and assist in identifying available housing that meets those criteria.</li> <li>▪ Identify the gaps that limit access to housing for persons with developmental disabilities (i.e. financial, accessibility).</li> <li>▪ Develop Guidelines and market program</li> </ul>	Not started	The City has not yet initiated this program, due to lack of staff and resources.	Continue.
<b>Program 5. Removal of Constraints</b>			
<p><b>A5.1:</b> The City will analyze housing related development fees on an annual basis. City is encouraging development within the existing downtown and along the public Rail Trail. Development Impact Fees are reduced in these infill development areas.</p>	Ongoing	The City reviews development fees annually.	Continue as a policy.
<p><b>A5.2:</b> The City will consider adoption of an Ordinance to eliminate the requirement to place overhead utility lines underground when the site is considered an infill site. When approving an affordable housing project, special consideration is given to the utility undergrounding requirement.</p>	Ongoing	Staff is discussing the possibility of pursuing a deferral program.	Continue.
<p><b>A5.3:</b> The Community Development Department will assemble 2010 Census data and update annually to 2015. Information will be used to update projections, monitoring, and justify program adjustments. Building permit reports will be monitored to identify trends. The City relies on data from the State Department of Finance, US Census, and other sources when working on specific applications or projects.</p>	Completed	The City continues to update demographic data annually using Department of Finance data and projections and other sources if necessary.	Delete program. Does not serve to remove constraints.
<p><b>A5.4:</b> Public Works and the Community Development Department shall review user fees to ensure charges remain consistent with costs of improvements and maintenance. Review of fees also includes comparison of fees with surrounding communities to recognize disparity. The City is a full service provider delivering water, sewer, and disposal services and historically has delivered these services at a rate lower than would be experienced if the City were to privatize these services.</p>	Ongoing	Service fees are evaluated annually to ensure charges are consistent with the services provided.	Continue as a policy.

Program	Status	Evaluation	Recommendation
<p><b>A5.5:</b> The City will continue to review funding alternatives to facilitate affordable housing construction, including alternatives to redevelopment financing and reimbursement agreements for the installation of infrastructure.</p>	<p>Reviewed annually</p>	<p>As part of the budget process each year, the City reviews potential funding for affordable housing, including CDBG and tax increments. The City has processed two tax credit applications in the past year. Funding has been secured for one of the developments. The City’s CDBG allocation is limited and redevelopment tax increment funds have been eliminated by the State.</p>	<p>Continue to pursue grant funding for affordable housing.</p>

APPENDIX 2J: CITY OF REEDLEY

Program	Status	Evaluation	Recommendation
<p><b>A5.6</b> The City will amend the zoning ordinance to provide for emergency shelter, transitional housing and supportive housing as by-right uses.</p> <p>Definitions of “emergency shelter”, “transitional housing” and “supportive housing” are to be added to the zoning code as follows:</p> <ul style="list-style-type: none"> <li>▪ Emergency Shelter: Housing with minimal supportive services for homeless persons limited to occupancy of six months or less. No individual or household may be denied emergency shelter because of an inability to pay.</li> <li>▪ Transitional Housing: Rental housing operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point which shall be no less than six months.</li> <li>▪ Supportive Housing: Housing, with no limit on length of stay, linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.</li> </ul> <p>As part of the Governmental Constraints analysis for the Housing Element update, the following revisions to the zoning code were identified as appropriate to address the needs of extremely low income households:</p> <ul style="list-style-type: none"> <li>▪ Add transitional housing and supportive housing within the zoning code’s definition section, and to permit transitional and supportive housing as a residential use, subject only to those regulations that apply to other residential dwellings of the same type in the same zone.</li> <li>▪ Add emergency shelter within the zoning code’s definition section and list emergency shelters as a permitted use, without a conditional use permit or other discretionary action, in the Commercial and Light Industrial zone districts. Indicate that emergency shelters shall be subject to the same development and management standards as other permitted uses in the Commercial and Light Industrial zone districts .</li> </ul> <p>The City will develop standards for emergency shelters to regulate the following, as permitted under SB 2: the maximum number of beds/persons permitted nightly; parking not to exceed requirements for other residential or commercial uses in the same zone; waiting and client intake areas; onsite management; proximity of other emergency shelters; length of stay; and security.</p>	<p>In process</p>	<p>The City is in the process of updating its Zoning Ordinance to comply with State law regarding emergency shelters, transitional housing, and supportive housing.</p>	<p>Delete program. This program is anticipated to be completed prior to adoption of the updated Housing Element.</p>

Program	Status	Evaluation	Recommendation
<p><b>A5.7:</b> The City will consider a zone change to permit Single Room Occupancy in at least one zone as a ministerial use to further promote housing choices for extremely low-income groups.</p>	Completed	As part of a comprehensive Zoning Ordinance Update, the City amended the Code to allow single room occupancy units by right in the RM-2 and CS zones.	Delete program.
<p><b>A5.8:</b> City will define manufactured homes and revise zoning ordinance to allow by right, along with mobile homes on permanent pad, in residential zones.</p>	Completed	As part of a comprehensive Zoning Ordinance Update, the City amended the Code to allow manufactured homes on permanent foundations in residential zones.	Delete program.
<p><b>A5.9</b> The City will consider reducing parking requirements for senior housing, those with disabilities, and second unit projects.</p>	Completed	The City allows reduced parking for senior housing.	Delete program.
<p><b>Program 6. Promotion of Equal Opportunities</b></p>			
<p><b>A6.1:</b> The City will refer discrimination complaints to the Fair Housing Council of Central California.</p>	Ongoing	The City maintains brochures from the Fair Housing Council of Central California and makes them available to the public.	Continue.
<p><b>A6.2:</b> The City will expand its fair housing program to promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color. Information notices will be posted on an annual basis at public places such as the Fresno County Public Library, Reedley Branch; U.S. Post Office, Reedley; and the City Community Center, as well as the City Hall.</p>	Ongoing	The City posts notices at the library, city hall, and the community center.	Continue.
<p><b>A6.3:</b> The city will participate and distribute fair housing materials at a variety of community activities to reach out to all segments of the community. The city will annually conduct fair housing in-service trainings press releases, directly contact interest groups for distributing fair housing materials, mail fair housing materials through utility billings and post fair housing information in a variety of community locations such as City Hall, the library, public counters, and the City’s website. Other specific actions include:</p> <ul style="list-style-type: none"> <li>▪ A pamphlet on equal housing opportunity to be prepared by December 2013 and distributed to the public through a variety of groups and locations as described above within two months.</li> <li>▪ Identify local nonprofits, service organizations and community groups by October 2013 and distribute fair housing information every two years.</li> </ul>	Completed	The City developed pamphlets in 2012, which are available at City Hall.	Continue.

APPENDIX 2J: CITY OF REEDLEY

Program	Status	Evaluation	Recommendation
<p><b>A6.4:</b> The City will annually analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.</p>	Ongoing	The City is continually monitoring constraints on development and addresses the constraints, if necessary, through ordinance amendments. This is also completed through the Housing Element Update.	Amend Zoning Ordinance as recommended in the Constraints Analysis to facilitate housing for persons with disabilities.
<p><b>Program 7. Energy Conservation Opportunities</b></p>			
<p><b>A7.1:</b> The City will support public education programs that promote residential energy conservation, greenhouse gas emission reduction, and public awareness. In addition to material being made available, information is also attached to utility bills throughout the year. The City has coordinated and hosted energy conservation and efficiency programs at public facilities.</p>	Ongoing	Energy savings brochures are displayed and distributed at three locations: City Hall, Community Center, and Library.	Continue.
<p><b>A7.2:</b> The City will continue to enforce building code regulations (Title 24) California Administrative Code that require compliance with residential energy conservation measures for all new construction. The City Building Division archives compliance through the plan check and building inspection process.</p>	Ongoing	The City adopted the 2013 Title 24 Regulations when they went into effect.	Continue as a policy.
<p><b>A7.3:</b> The City will continue to encourage water conservation through the landscape watering schedule. The City is installing water meters on all parcels and water utility fees will be based on consumption.</p>	Ongoing	The City has adopted a water conservation ordinance.	Continue as a policy.
<p><b>A7.4:</b> Include utility company(s) energy-saving program information in brochures to be distributed by the City.</p>	Ongoing	Energy savings brochures are displayed and distributed at three locations, City Hall, Community Center, and Library.	Continue.
<p><b>A7.5:</b> Develop an ordinance for streamlined review of solar projects.</p>	Not completed	Not complete.	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 Reedley was assigned a RHNA of 1,350 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 317
- Low-Income (50 to 80 percent of the Area Median Income): 234
- Moderate-Income (80 to 120 percent of the Area Median Income): 260
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 539

Table 2J-16 summarizes the City’s accomplishments in meeting the RHNA during the previous RHNA projection period. As shown in the table, very few units were built in the City during this time period, which coincided with the recession, the elimination of redevelopment agencies in California, and cuts to State and Federal funding for affordable housing.

**Table 2J-16 Units Built During 2006-2013 RHNA Projection Period, Reedley**

	<b>Very Low-income Units</b>	<b>Low Income Units</b>	<b>Moderate Income Units</b>	<b>Above Moderate Income Units</b>	<b>Total Units</b>
2006-2013 RHNA	317	234	260	539	<b>1,350</b>
Units Built 2006-2015 <sup>1</sup>	40	41	0	242	<b>323</b>
Percent of RHNA Met	13%	18%	0%	45%	<b>24</b>

<sup>1</sup>Lower-income units with deed-restrictions were split evenly between very low- and low-income.

Source: City of Reedley, 2014.

## SECTION 2J-5: AT RISK

Table 2J-17 shows assisted housing units in Reedley. There are 277 assisted affordable units in five affordable apartment developments in Reedley. There are 38 units at the Mountain View Apartments at 128 South Haney Avenue, Reedley that are considered at risk of conversion to market rate by 2025. According to the California Housing Partnership Corporation, the Mountain View Apartments at 128 S. Haney Avenue lost its Section 8 Certificates in 2014. According to the Housing Authority of the City and County of Fresno and the manager of the Mountain View Apartments, the apartments continue as a HUD-assisted low-income project. The manager reports that HUD assistance for low-income households will continue and the units are not at risk of changing to non-low income housing in the next 10 years. The City will strive to preserve these at-risk units as affordable housing.

Table 2J-17 At Risk, Reedley

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
Kings River Commons	2020 E. Dinuba Avenue	Non-targeted	LIHTC	60	60	2069*	Not at risk
Mountain View Apartments	128 S. Haney Avenue	Non-targeted	Section 8 (renewed annually)	38	38	Unavailable	At risk
Springfield Manor Apartments	1463 E. Springfield Avenue	Non-targeted	USDA 515 And RDRA	40	40	Waiting on call back from management:	
Riverland Apartments	990 East Springfield Avenue	Large Family	LIHTC, USDA 515	76	76	2043	Not at risk
Reedley Elderly	172 South East	Senior	LIHTC, USDA 515	23	23	2044	Not at risk
Sunset Terrace	629 East Springfield Avenue	Non-targeted	Public Housing	20	20	In perpetuity	Not at risk
Sunset Terrace II	806 Lingo Avenue	Non-targeted	Public Housing	20	20	In perpetuity	Not at risk
Reedley Family Apartments Phase 1	1110 South I Street	Non-targeted	LIHTC	48	47	Waiting on call back from management:	Not at risk
<b>Total</b>				<b>325</b>	<b>324</b>		
<b>Total At Risk</b>				<b>--</b>	<b>38</b>		

Note: \*Estimated expiration date

Source: California Housing Partnership, 2015.