



# APPENDIX 1H: CITY OF KINGSBURG

## Fresno Multi-Jurisdictional 2023-2031 Housing Element

*Adopted July 17, 2024  
Resolution No. 2024-032*



***A Regional Plan for Addressing Housing Needs***

*Fresno County • Coalinga • Firebaugh • Fowler • Fresno City • Huron • Kerman  
Kingsburg • Mendota • Orange Cove • Parlier • Reedley • San Joaquin • Sanger • Selma*



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## Tracked Changes Key

Text changes effective June 2025	Changes shown in red with additions in <u>underline</u> and deletions in <del>striketrough</del> .
Figure changes effective June 2025	Changes shown in black with yellow highlight.

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## SUMMARY OF NEEDS AND CONDITIONS

### Housing Needs Assessment

As part of the Housing Element, the City prepared a detailed Needs Assessment (Section 2) analyzing Kingsburg's demographics. The Needs Assessment identified a number of trends that informed the goals and policies of the updated Housing Element, including:

- As shown, population trends since 2000 have increased in Kingsburg, with an increase of 3,634 people from 2000 to 2022. From 2010 to 2020, the vacancy rate in Kingsburg decreased by 4.0 percent, which could lead to a shortage of housing and high competition for available housing. The city's population increased by 1.6 percent on average between 2000 and 2022, which was lower than the countywide average annual growth rate of 2.0 percent. On average, the number of households in the Kingsburg decreased by 0.2 percent each year between 2010 and 2020, and the countywide number of households grew 0.7 percent each year.
- Kingsburg also had a younger population compared to the rest of the county. Approximately equal shares of residents in Kingsburg were either school-age students (5 to 17 years, 31.9 percent of residents) or young adults (25 to 44 years, 29.3 percent of residents). Younger residents often need multi-family options and homes with three or bedroom units and ownership opportunities.
- Just under half of the residents of Kingsburg, 48.3 percent, identified as Hispanic or Latino of any race. This is slightly lower than the countywide rate of 53.4 percent.
- The median household income in Kingsburg in 2020 was \$73,281, notably higher than the countywide median income of \$57,109.
- Kingsburg residents are primarily employed in educational services (23.3 percent of jobs), retail (10.2 percent of jobs) and other services, and public administration (8.8 percent of jobs) which is similar to the ratios of employment in 2011. Unemployment in the City of Kingsburg decreased significantly from 11.8 percent in 2014 to 3.5 percent in 2022. The decrease in unemployment rate suggests that residents may be experiencing better access to employment opportunities. In 2020, the most common industry for employment in Kingsburg was educational services, and health care and social assistance, with 23.3 percent of employed residents working in this field.
- In 2022, 3.5 percent of Kingsburg residents were unemployed, among the lowest rates of unemployment in Fresno County.

- Almost two-thirds of all households in Kingsburg (64.8 percent) were homeowners as of 2020, the third highest proportion of homeowners in Fresno County, behind the Unincorporated County (68.9 percent) and the City of Clovis (65.1 percent). This is representative of the current tenure profile.
- Kingsburg’s vacancy rate in 2022 was 2.1 percent across all housing units, regardless of tenure. This was a notable decrease from its 2010 vacancy rate of 6.1 percent.
- Just over half of all housing units in Kingsburg (56.6 percent) were built more than 30 years ago, and 31.7 percent were built more than 50 years ago. Countywide, rates of housing stock in similar age brackets were 64.5 and 32.9 percent, respectively.
  - The City will address this issue through **Program 23** and **Program 24**. the City will promote available housing rehabilitation resources on the City’s website and at public counters, and target in areas of need to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community, with a particular focus in in areas of concentrations of lower-income households, as well as areas of high segregation and poverty shown on Figure 3-1, Regional TCAC/HCD Opportunity Areas, and among owners of older housing units.
- The unit composition of Kingsburg housing stock has remained relatively consistent between 2010 and 2020 with the predominant housing type being single-family detached units comprising 74.2 percent of the housing stock in 2010 and 73.7 percent in 2020. Between 2010 and 2020, the percentage of single-family attached units was stable, only increasing by 0.5 percent. Similarly, the proportion of multifamily units was stable, only increasing by 0.9 percent while the number of multifamily units changed by 135 units.
- Between 2021 and 2022, the average sale price of a home in Kingsburg increased by 38.8 percent. Average sale prices rose 15.4 percent in the county as a whole during the same period.
- Kingsburg had a lower rate of households overpaying for housing than the county as a whole in 2018, with 26.5 percent of all households in the city overpaying for housing compared to 37.8 percent across the county. Similarly, the number of lower-income households overpaying for housing was lower in Kingsburg (63.5 percent in Kingsburg compared to 70.6 percent countywide).
  - Due to lower-income households’ limited income, these households may require assistance through City, County, state, or federal homebuyers’ programs in order to purchase a home. For example, a down payment assistance loan program can help a household that can afford monthly mortgage payments and other housing related costs but due to their limited income, has difficulty saving enough money for a down payment.

- When comparing 2020 overpayment rates to 2010 rates from the 5th cycle Housing Element, overpayment for renters has decreased quite significantly. Owner occupied households decreased from 29.2 percent of households overpaying to 22.2 percent overpaying, while renter occupied households decreased 54.4 percent overpaying to 35.2 percent overpaying. Although overpayment has decreased, more than one third of renters and owners are overpaying for housing.
- Further, 63.5 percent of low-income households are overpaying for housing (compared to 70.6 percent countywide), with 73.6 percent of all extremely low-income households overpaying for housing (compared to 79.8 percent countywide). A total of 26.5 percent of all households in the City are overpaying, compared to 37.8 percent. While the City has lower rates of overpayment compared to the rates seen countywide, there is still significantly higher rates of overpayment among low-income households, and a great need for financial support and affordable units to meet the needs of this population as well as other extremely low, lower- and moderate-income households.
- When considering overpayment rates, and recent development trends, households appear to have a disproportionate housing need for adequately sized and priced housing opportunities in the city. In response to this need, the City has included **Program 13** to encourage construction of ADUs as a potential additional income for homeowners, **Program 15** to support affordable development for a range of incomes and **Program 26** to assist low-income first-time homebuyers.
- Additional resources to fund affordable housing activities are described in the Regional Multijurisdictional Housing Element in Section 4, Opportunities for Residential Development in the subsection called Financial and Administrative Resources.
- Looking closer at special needs groups within the City of Kingsburg, large households saw a significant decrease from 2010 decreasing from 20.5 percent to 11.3 percent in 2020. Similarly, seniors, persons with disabilities, and female headed households all saw anywhere from a 0.1 percent to a 2 percent decrease. While the need may not be as high as it was in previous years, the need is still there. The city has included **Program 20** to facilitate construction of 100 multifamily units during the planning period and remove any potential constraints for the construction of affordable multi-family units to address the needs of special needs groups.

- The average number of persons per household in Kingsburg was among the lowest in the County as whole; this trend was similar in 2010. Kingsburg had a lower rate of large households, those with five or more members, compared to the county as a whole (17.2 percent of households Kingsburg compared to 18.1 percent countywide). Overcrowding rates are low citywide, with about 0.8 percent of renters experiencing overcrowding and 4.8 percent of homeowners experiencing overcrowding. In 2020, the city had a lower rate of household overcrowding (3.4 percent of households) compared to the county as a whole (6.1 percent of households). There were no severely overcrowded renter- or owner-occupied households in the city during this time period.
- Extremely low-income residents (those earning 30 percent or less of median income) made up 11.6 percent of the total households in Kingsburg. Of those, 60.9 percent were renter households.
  - In 2018, 435 households in Kingsburg were extremely low income, comprising 11.6 percent of all households in the City compared to 13.3 percent of households countywide. In Kingsburg, extremely low-income households comprise 20.3 percent of all renter households and 6.4 percent of all owner households. This indicates a greater need for rental housing to support extremely low-income households.
  - It should be noted that the City’s quantified objectives include planning for 124 housing units for extremely low-income households. This means that even if the city’s objectives for this planning period are met, there will still be an unmet need to house extremely low-income households.
  - In response to these needs, the City has included **Program 8** to incentivize and support construction of affordable units, **Program 10** to incentivize and encourage construction of units specifically targeting extremely low-income households to reduce displacement and **Program 28** to increase the availability of information and access to Section 8 rental assistance and units.
  - Key resources such as Section 8 rental assistance, the Central California Food Bank, Emergency Solutions Grants Program, Rural Development Loans and Grants, and Rental Rehabilitation Program can assist extremely low-income households with providing essential social services, prevent homelessness, and connect individuals with affordable housing.
  - Additional resources to fund affordable housing activities are described in the Regional Multijurisdictional Housing Element in Section 4, Opportunities for Residential Development in the subsection called Financial and Administrative Resources.

- In 2020, the percentage of Kingsburg’s population aged 65 or older was very similar to the percentage in the county as a whole (11.7 percent in Kingsburg compared to 12.0 percent of the county). Almost three-quarters (74.2 percent) of Kingsburg’s senior households were homeowner households. Of the total number of seniors living in the city, 43.9 percent had a disability.
  - Resources including the Fresno/Madera Area Agency on Aging (FMAAA) provide seniors with connections to programs, services, and resources that defray the cost of living, which can be a lifeline for seniors with lower incomes. In addition, the Central California Food Bank includes senior hunger programs to assist those seniors with their nutritional needs.
- Kingsburg had a lower rate of residents with disabilities than the county as a whole (9.9 percent compared to 12.9 percent across the county). Ambulatory difficulties were the most commonly reported disability, though independent living difficulties were reported at a nearly equal rate (46.7 percent and 46.4 percent, respectively).
  - Through **Program 18**, the City will encourage housing developers to include mobility-impaired accessibility in their project designs and prioritize these types of projects to increase housing mobility opportunities for seniors and persons with disabilities. Additionally, the City will amend its reasonable accommodations regulations to remove potential barriers for persons with disabilities.
  - Key resources for persons with disabilities include the Fair Housing Council of Central California and Resources for Independence Central Valley. Other resources such as Rural Mobile Health allows for medical services and screenings at no-cost.
- The percentage of Kingsburg households with single female heads of household was lower than the countywide rate (6.4 percent in the city compared to 7.3 percent in the county). Additionally, only 16.8 percent of single-female-headed households in Kingsburg were living under the poverty level, which is lower than the county as a whole (34.0 percent countywide) and is the lowest rate of female-headed households in poverty in Fresno County.
  - Key resources for this special-needs population include Centro La Familia, who provides support services to families and victims of domestic violence and sexual assault, California Rural Legal Assistance, who provides legal and housing counseling, Green Raiteros who provides transportation, workforce development and small business advancement and Rural Mobile Health who provides no-cost medical services. These services can be crucial for female-headed, single-parent households.

- As stated, it is estimated that approximately 5 residents in Kingsburg were unsheltered in 2023, which was a decrease from the 2013 PIT count where 8 individuals were identified. These 5 residents accounted for approximately 2.7 percent of the total homeless population in Fresno County at the time.
  - To accommodate needs of the unsheltered population, the following services are available to homeless residents locally and in the region, including those provided by Catholic Social Services, Emergency Housing Center (Plaza Terrace), Evangel Home, Inc., United Way, Fresno Rescue Mission, and Marjaree Mason Center. A comprehensive list and description of resources is included in Regional Multijurisdictional Housing Element in Section 2, Regional Housing Needs Assessment in the subsection called Homeless.
  - Lastly, the City has included **Program 3** to cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.
- Of the 58,762 year-round and seasonal farmworkers across the county in 2017, 37,819 (64.3 percent) worked 150 days or more each year, and 35.7 percent worked less than 150 days per year. An estimated 5.5 percent of Kingsburg’s employed population worked in agriculture, the third-lowest rate of agriculture employment in the county behind Clovis and Fresno, which has decreased since 2010 by 3 percent. Looking at the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Fresno County has decreased slightly from 2000 into 2017, decreasing from 18,751 farmworkers to 16,876 farmworkers. However, there was a slight increase from 2007 to 2012, showing an increase from 14,873 farmworkers to 17,751 farmworkers.
  - Given the small size of the farmworker population in Kingsburg, the housing needs for this group can be met through the **Program 9**, **Program 10** and programs identified to serve extremely low-, very low-, and low-income households, as well as other special needs groups.

Additional resources to assist farmworkers are listed in the Regional Multijurisdictional Housing Element in Table 2-45 Resources for Farmworkers.

## Housing Constraints

While the City has made extensive efforts to encourage development of affordable and market-rate housing, there are many governmental and nongovernmental constraints that can make housing development more difficult. Governmental constraints are typically rules that apply to all development and are intended to meet other community interests.

- The City will encourage and facilitate the development of ADUs.

- The City’s Zoning Code and Form-Based Code provide for a range of housing options. Updates to both codes will be required to bring the codes in line with State law, including changes to the zones that permit ADUs, emergency shelters, low-barrier navigation centers, residential care facilities, farmworker and employee housing, single-room occupancy units, transitional and supportive housing, and mobile homes/manufactured housing.
- The City’s Affordable Housing Density Bonus will need to be updated to be consistent with State law.
- The City will monitor its Growth Management system and revise it as necessary to eliminate or balance categories for allocations to provide equal opportunity for all housing types in the city.
- Fees charged by the City as part of the development process, along with fees charged by regional agencies, are not considered a constraint to development but will be monitored by the City.
- Current standards for on-site and off-site improvements are not considered a barrier to housing production.
- The City will review its design standards to ensure objectivity.
- The City will establish formal procedures for permit processing consistent with the requirements of SB 330 and will establish an application process related to SB 35.
- The City does not currently have a formal process to grant reasonable accommodation requests. The zoning ordinance must be amended to establish a formal reasonable accommodations process.
- The City will amend its Zoning Ordinance to update the definition of “family.”

Nongovernmental constraints include challenges such as water access, the desire to preserve land for agricultural use, availability of financing, and the high cost of land in the city and across the region. A number of the goals and policies in the Housing Element are aimed at eliminating or lessening constraints to development of housing.

## Housing Resources

A major component of the Housing Element is an analysis of sites that are available for the development of housing to meet the City’s RHNA. The Housing Element identifies sites in Kingsburg where zoning is in place to allow for housing development, including higher-density housing (20+ units per acre) that is suitable for affordable housing development.

- The City has identified sufficient housing sites to meet its lower-, moderate- and above-moderate housing allocation.

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- The City partners with Fresno County to provide several programs designed to help residents find affordable housing. These programs include the Fresno County Housing Assistance Rehabilitation Program (HARP), the Fresno County Rental Rehabilitation Program (RRP), and the Fresno County Homebuyer Assistance Program (HAP).
- The City will encourage the development of ADUs by educating the public about this housing type and providing informational materials to all discretionary land use applicants.

## SECTION 1H-1: ACTION PLAN

### Regional Collaboration

#### Program 1: Regional Collaboration on Housing Opportunities

The Multi-Jurisdictional Housing Element provides an opportunity for a review of countywide housing issues. Housing needs will be more effectively addressed at the regional level rather than just at the local level, and the 15 participating jurisdictions are committed to continuing the regional collaboration in the implementation of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make use of limited resources. The following efforts will be made to further regional collaboration:

- The City will continue to participate in the countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues, including addressing the needs of disadvantaged unincorporated communities (Senate Bill [SB] 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.
- The countywide Housing Element Technical Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs.
- The County of Fresno Public Works and Planning Department, with assistance from the Fresno Council of Governments (FCOG), will take the lead in coordinating biannual committee meetings.
- The Housing Element Technical Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding.
- The Housing Element Technical Committee will advocate on behalf of the Fresno region for more grant funding for affordable housing and infrastructure improvements.
- The City will continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.
- The City will develop a directory of services and resources for lower-income households available in the region, and review and update it annually. The directory will be available on City/County websites and at City/County offices.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Continue to meet with the Housing Element Technical Committee twice per year; meet with HCD annually. Develop a directory of services and resources by December 2025, update annually as needed.

<b>Implementation Responsibility:</b>	Community Development Department (Planning Department)
<b>Relevant Policies:</b>	Policy 1.3, Policy 1.4, Policy 2.1, Policy 4.2

**Program 2: Review Annexation Standards in Memorandum of Understanding**

Most jurisdictions in Fresno County are subject to the City/County Memorandum of Understanding (MOU), which establishes procedures for annexation of land to cities. The City/County MOU encourages urban development to take place within cities and unincorporated communities where urban services and facilities are available or planned to be made available to preserve agricultural land. The MOU standards for annexation require that a minimum of 25 percent of annexation areas have an approved tentative subdivision map or site plan. While cities can take certain steps to “prezone” land in advance of annexation, the annexation of the land into city limits depends on private developers requesting an annexation. In cities that are mostly built out within their current city limits, the MOU may limit the cities’ ability to accommodate future housing needs.

The County of Fresno and cities within the county shall work together at least once during the planning period to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the City/County MOU.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Meet with the County by December 2027 to review the MOU standards, and update within a year if changes are needed.
<b>Implementation Responsibility:</b>	Community Development Department (Planning Department)
<b>Relevant Policies:</b>	Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4

**Program 3: Homeless/Unhoused Needs**

The City will cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the City will monitor the demographic composition of the unhoused population to identify needs for targeted resources and determine what efforts to take, such as providing education on financial assistance and identifying specific programs that are available. The City will also support local homeless service providers, agencies, and other community organizations to pursue funding from available sources for homeless services.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Assist with program development and funding identification that will assist at least five homeless persons.

<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 1.1, Policy 1.2, Policy 4.6

## Adequate Sites

### Program 4: Provision of Adequate Sites

The City of Kingsburg will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 882 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. The City will:

- Maintain and annually update the inventory of residential land resources for internal purposes.
- Monitor the availability of sites appropriate for lower-income housing in keeping with state “no net loss” provisions (Government Code Section 65863), if development projects are approved at densities lower than anticipated in the sites inventory, and, if necessary, rezone sufficient sites to accommodate the RHNA within 180 days, ensuring that there is sufficient higher-density residential land available in areas throughout the city to deconcentrate poverty.
- Monitor the progress of pipeline projects identified in the land inventory. If pipeline projects do not proceed as anticipated, the City will identify additional sites or take other actions as appropriate to meet the RHNA.
- Monitor and report residential development through the HCD annual report process.
- Promote the use of Form Based Code in the downtown area by providing technical assistance to interested developers.
- Actively participate in the development of the next RHNA Plan to ensure that the allocations are reflective of the regional and local land use goals and policies.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Annually monitor as projects are processed. Evaluate progress of pipeline projects in 2026 and identify additional capacity within one year if projects are not progressing as projected.
<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
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**Program 5: Residential in Highway Commercial District**

Land designated as Highway Commercial provides a currently untapped opportunity for higher density multifamily development in close proximity to services, transit, and residential districts. Similar to the Central Commercial district, the Highway Commercial district is located near State Route 99 and adjacent to a variety of residential districts. Currently, parcels designated Highway Commercial in the northwest portion of the city have a Mixed Use overlay that allows for residential development on a case-by-case basis. To facilitate additional opportunities for higher density residential development and address the 2023–2031 Regional Housing Needs Allocation (RHNA), the City will amend the General Plan and Zoning Ordinance to allow 20 units per acre or greater by-right in the Highway Commercial district with a maximum building height of 50 feet. There will be no minimum density on these sites. The City intends to amend the General Plan Land Use map and text, as well as the Zoning Ordinance and zoning map, as part of this program, for all sites in the Highway Commercial district listed in Table 1H-4 of Section 1H-2, Sites Inventory, of this Housing Element.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Amend the General Plan and Zoning Ordinance within one year of adoption of the Housing Element.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 1.7
<b>Quantified Objective</b>	Facilitate opportunities for 381 lower-income units and 390 moderate-income units through zoning text amendments to promote the creation of housing in the Highway Commercial zone and facilitate housing mobility opportunities in higher resource areas

**Program 6: Annexation Area**

The Housing Element is relying on the Kings Estates V annexation to satisfy 104 units of its above moderate-income RHNA allocation. The project has already received allocations under the Growth Management System from the City of Kingsburg. Due to the parcels’ proximity to the city and adjacency to Phases II and III of the larger Kings Estates development, the site is not expected to face any barriers to annexation. Annexation of Kings Estates V is expected to be approved by the Fresno Local Agency Formation Commission (LAFCO) by early 2025.

If the annexation of this project is not approved, this program will also be used to find alternative housing opportunities to accommodate at least 97 above moderate-income units by December 2026 to meet the RHNA.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Kings Estates V annexation is anticipated by early 2025. If not approved, additional housing opportunity sites will be identified by December 2026.
<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 7: Water and Wastewater Service**

The development viability of the vacant sites in the inventory is directly linked to the availability and capacity of public facilities and services. As the water provider in the city, the City will adopt a written policy with specific objective standards for meeting the priority requirement for proposed developments that include housing units affordable to lower-income households consistent with the provisions of California Government Code Section 65589.7. The City will also deliver a copy of the Housing Element to the Selma-Kingsburg-Fowler County Sanitation District (SKF) immediately following adoption.

<b>Financing:</b>	General Fund, CDBG
<b>Time Frame:</b>	Deliver the Housing Element to SKF within 1 week of Housing Element adoption. Adopt a policy for prioritization by July 2025.
<b>Implementation Responsibility:</b>	Community Development Department and SKF
<b>Relevant Policies:</b>	Policy 1.7

## **Affordable Housing Development and Preservation**

### **Program 8: Affordable Housing Incentives**

The City continues to have needs for affordable housing for lower-income households, especially for seniors, persons with disabilities (including persons with developmental disabilities), farmworkers, female-headed and single-parent households, persons experiencing homelessness, and extremely low-income households. The City will continue to work with housing developers to expand affordable housing opportunities by doing the following:

- Continue to seek partnerships and meet at least every other year with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing, with an emphasis on housing opportunities for very low- and extremely low-income households, as well as special-needs populations, such as persons with disabilities (including developmental disabilities), farmworkers, female-headed and single-parent households, persons experiencing homelessness, and extremely low-income households. The City will meet with these parties more frequently if interest in residential development increases.
- Work with public or private sponsors to identify candidate sites for new construction of housing for those with special needs and take all actions necessary to expedite processing of such projects.
- Pursue partnerships with the Central Valley Regional Center to identify funding opportunities and promote housing for persons with disabilities.
- Continue to provide incentives which may include fee deferrals, parking reductions, and streamlined review of housing that is not age-restricted to facilitate housing mobility and reduce displacement risk for families and individuals whose needs are not met by recent age-restricted development.
- Continue to promote the State density bonus and provide streamlined processing to facilitate affordable housing development and provide for additional flexibility for affordable housing and special-needs housing through the minor deviation process. The City will promote this program by publicizing the incentives on the City website and by conducting pre-application consultation with developers regarding available incentives. Examples of flexible development standards include reduced parking requirements, and reduced water and wastewater connection fees.
- Provide incentives to builders to provide housing with multiple bedrooms affordable to lower- and moderate-income households, aiming for construction of at least 20 units that meet these sizes, to meet the needs of female-headed, single-parent, and large-family households of all income levels (possible incentives will include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding).
- Continue to streamline the environmental review process for housing developments to the extent possible, using available State categorical exemptions and federal categorical exclusions, when applicable.
- Monitor HCD'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.
- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households.

- Work with developers of multifamily and affordable housing projects to identify site opportunities in higher-resource areas and areas with higher median incomes to reduce concentrations of poverty and improve access to resources.

<b>Financing:</b>	HOME, CDBG, Low-Income Housing Tax Credit (LIHTC), Multifamily Housing Revenue Bond, and other funding sources, as available.
<b>Time Frame:</b>	Ongoing, as projects are processed by the City. Annually apply for funding and engage with Central Valley Regional Center at least every two years. Development opportunities will be identified at least on an every other year basis.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	Expand the City’s affordable housing inventory by 409 units over the next eight years, including 124 extremely low-income, 124 very low-income, and 161 low-income units, at least 50 of which include accessibility modifications to facilitate housing mobility for lower-income households and special-needs groups. Particular focus will be given to expanding the inventory in high-resource areas such as the Kamm/Madsen neighborhood, North Kingsburg, Lincoln Square, and the neighborhood near Kingsburg High School.
<b>Relevant Policies:</b>	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.3, Policy 2.4, Policy 2.5, Policy 2.7, Policy 4.3, Policy 4.4, Policy 5.2

### Program 9: Support Funding for Farmworker Housing

The farming industry is the foundation of the County’s economy base. According to the United States Department of Agriculture (USDA) 2017 Census of Agriculture, about 37,819 workers were employed in farm labor throughout the county, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons.

The City will provide technical support and offer incentives to housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including HCD and USDA Rural Development loans and grants and other funding sources that may become available. The City will also continue to offer incentives such as density bonuses, streamlined processing, and the minor deviation process to facilitate development of farmworker housing.

The City will annually monitor the status of farmworker housing as part of their annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the provision of farmworker housing. If appropriate, the City will make necessary changes to enhance opportunities and incentives for farmworker housing development.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Meet with farmworker housing developers and advocates on a biannual basis to discuss their needs and offer assistance in the form of letters of recommendation for grant applications, assistance with site identification and grant opportunities, and discuss incentives for constructing farmworker housing. Identify development opportunities to support the development of housing for farmworkers at least twice in the planning period.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	20 lower-income units set aside for farmworkers and their families to reduce displacement risk for this population.
<b>Relevant Policies:</b>	Policy 1.2, Policy 2.1, Policy 2.2, Policy 2.4, Policy 2.5, Policy 4.2, Policy 4.3

**Program 10: Farmworker Preference in New Affordable Housing**

For new affordable housing projects developed with City assistance, incentives, and/or subject to City requirements, the City will require that the developer give qualified farmworker households a preference for 10 percent of the new units. Should demand from farmworker households be insufficient to fill the set-aside units, then the units will be made available to other qualified households. The City will annually reach out to affordable housing developers to gather interest and input on how to best implement this program and will provide information on available funding.

<b>Financing:</b>	General Fund, CDBG, HOME, USDA Rural Development
<b>Time Frame:</b>	Ongoing, as projects are processed through the Planning Department and Community Development Department; annually reach out to developers and determine next steps within six months.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	60 lower-income units set aside for farmworkers or other qualified households to reduce displacement risk.
<b>Relevant Policies:</b>	Policy 1.2, Policy 2.1, Policy 4.2, Policy 4.3

### Program 11: Extremely Low-Income Households

Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs for extremely low-income households. To support the development or rehabilitation of SRO units and/or other units affordable to extremely low-income households, such as supportive and multifamily units, the City will continue to seek and pursue state and federal funds to offer a variety of incentives or concessions, such as:

- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.
- Encourage the provision of affordable housing for young adults, particularly former foster youth and young mothers, through planning consultations, streamlined permit processing, and funding assistance.
- Encourage the development of SRO facilities, transitional and supportive housing, and other special housing arrangements, including committing City funds to help affordable housing developers provide SRO facilities consistent with the SRO Ordinance.

<b>Financing:</b>	General Fund, CDBG, HOME
<b>Time Frame:</b>	Ongoing; as projects are processed by the Planning Department. By December 2025, conduct outreach to organizations that support extremely low-income residents to understand funding needs, and review and prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	409 lower-income units, including 124 units for extremely low-income households to prevent displacement and provide housing mobility opportunities.
<b>Relevant Policies:</b>	Policy 1.2, Policy 2.1, Policy 4.2, Policy 4.6

**Program 12: Preservation of At-Risk Housing Units**

Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Kingsburg. The City must guard against the loss of housing units available to lower-income households. As of September 2022, there are 48 affordable units at Linmar, 101 affordable units at Park Kingsburg, and 38 units at Kingsburg Apartments that are considered at risk of conversion to market rate in the next 10 years. For complexes at risk of converting to market rate, the City shall:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City’s desire to preserve complexes as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.
- Continue to seek partnerships with affordable housing providers and pursue funding opportunities as they become available to ensure the continued affordability of at-risk units. The City will review funding opportunities annually and apply as opportunities become available

<b>Financing:</b>	General Fund, LIHTC, Multifamily Housing Revenue Bond, and other funding sources as available.
<b>Time Frame:</b>	Annually monitor units at risk of converting; coordinate noticing as required per California law.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	Preserve 187 lower-income units as funding expires to reduce displacement risk.
<b>Relevant Policies:</b>	Policy 3.6

### Program 13: Encourage and Facilitate Accessory Units

An accessory dwelling unit (ADU), sometimes called a “granny flat,” is an additional self-contained living unit either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. ADUs can be an important source of affordable housing given that they typically are smaller and have no associated land costs. The City will encourage the construction of ADUs, particularly in predominantly single-family neighborhoods with higher median incomes, such as the Kamm/Madsen neighborhood, to reduce concentrations of lower-income households through the following actions, which are aimed at providing an increased supply of affordable units throughout the city, thereby increasing access to resources and facilitating housing mobility opportunities for lower-income households:

- Continue to implement the public education program advertising the opportunity for ADUs by updating informational handouts and brochures about ADUs that are available on the City’s website and at the public counter annually, or as needed to reflect changes in State law.
- Provide informational materials on ADU opportunities to all discretionary land use applicants.
- At least annually, publish informational materials pertaining to ADUs through a combination of media, including the City’s social media accounts and direct mailing.
- By December 2024, identify and implement incentives for construction of ADUs with new development, which may include deferred collection of impact fees for the square footage associated with the ADU.
- Make pre-approved ADU plans available on the City website.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Update ADU materials annually, or as needed to reflect changes in State law, and identify incentives for construction by December 2024. Make pre-approved ADU plans available on the City website by November 2024.
<b>Implementation Responsibility:</b>	Community Development Department (Planning Department)
<b>Quantified Objective:</b>	14 ADUs for lower-income households, 6 for moderate-income households, and 2 for above moderate-income households to improve housing mobility opportunities and reduce displacement risk. Particular focus will be given to facilitating ADU development via the variety of methods described in this program in high-resource areas such as Kamm/Madsen neighborhood, North Kingsburg, Lincoln Square, and the neighborhood near Kingsburg High School.
<b>Relevant Policies:</b>	Policy 1.3, Policy 2.1, Policy 2.6

**Program 14: Replacement Units**

To reduce displacement risk and in accordance with California Government Code Section 65583.2(g), the City will require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the sites inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.

This requirement applies to:

- Non-vacant sites;
- Vacant sites with previous residential uses that have been vacated or demolished.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Ongoing, the replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.
<b>Implementation Responsibility:</b>	Community Development Department (Planning Department)
<b>Relevant Policies:</b>	Policy 3.3, Policy 3.6

**Program 15: Housing for a Variety of Needs**

The City will encourage housing types to address the housing needs of a variety of household types, sizes, and incomes. This could include duplexes, townhomes, apartment buildings, and condominiums in neighborhoods and new subdivisions. This will help to identify innovative and alternative housing options, providing greater flexibility and affordability in the housing stock while promoting mixed-income development. This may include consideration for further reduction in regulatory barriers for community land trusts, tiny houses, microhomes, cottage homes, small lot subdivisions, and other alternative housing types, as well as exploration of a variety of densities and housing types in all zoning districts.

The City will use the findings of this program to target development of a variety of housing types in areas of predominantly single-family development and of concentrated overpayment to reduce displacement risk, promote inclusion, and support integration of housing types based on income.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Identify innovative and alternative housing options to help further housing production by December 2025; amend the Zoning Ordinance as needed.
<b>Implementation Responsibility:</b>	Community Development Department (Planning Department)

<b>Quantified Objective:</b>	30 lower-income units, 30 moderate-income units, and 10 above moderate-income units to reduce displacement risk for all residents and facilities in income-integrated neighborhoods.
<b>Relevant Policies:</b>	Policy 1.2, Policy 2.1, Policy 4.4

## Removal of Governmental Constraints

### Program 16: Zoning Code Amendments

The City will amend the Municipal Code to address the following development standards and barriers to special-needs housing opportunities:

- **Density Bonus:** Adopt a Density Bonus provision in 2023 to comply with California’s density bonus law (California Government Code Section 65915, as revised) and promote the use of density bonuses for lower-income units by providing information through a brochure in City buildings and on the City’s website.
- **Accessory Dwelling Units:** Amend the Zoning Code, including the Form Based Code, to define ADUs and replace references to “second dwelling units” and to be consistent with the latest State legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU, in accordance with California Government Code Section 65852.2.
- **Emergency Shelters:** Allow emergency shelters without a conditional use permit or other discretionary permit in the Highway Commercial zoning district subject to standards outlined in Kingsburg Municipal Code 17.44.020 (B)(q)) and pursuant to Government Code Section 65583(a)(4)(I) and amend the definition of emergency shelters to clarify that emergency shelters may include other non-permanent housing interventions, such as a navigation center, bridge housing, and respite or recuperative care.
- **Low-Barrier Navigation Centers:** Permit low-barrier navigation centers, defined as low-barrier, temporary service-enriched shelters to help homeless individuals and families to quickly obtain permanent housing by-right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; AB 101).
- **Definition of Family:** Amend the definition of “family” in the Kingsburg Zoning Ordinance in compliance with state law.
- **Residential Care Facilities:** Allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and allow residential care facilities of for more than six persons with administrative approval, in all zones that permit residential uses of the same type, in accordance with the City’s definition of family.

- **Farmworker/Employee Housing:** Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act, and allow for a streamlined, ministerial approval process for projects on land designated as agricultural or land that allows agricultural uses (Health and Safety Code Sections 17021.5, 17021.6, and 17021.8).
- **Single-Room Occupancy Units:** Define single-room occupancy units in compliance with Government Code Section 65583(c)(1) and identify at least one zone where they will be permitted.
- **Transitional and Supportive Housing:** Permit transitional housing and supportive housing as residential uses only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)) including in the CC and FBC-3 zones. Additionally, allow supportive housing without discretionary review in multifamily and mixed-use zones (Government Code Section 65651).
- **Mobile Homes/Manufactured Housing:** Allow and permit mobile homes/manufactured housing on permanent foundations in the same manner and in the same zone as conventional or stick-built structures are permitted (Government Code Section 65852.3).
- **Minimum Site Area:** Amend the requirements for the RM-2.0 zone such that the Minimum Site Area Per Dwelling Unit is 2,000 sq. ft. instead of 2,500 sq. ft.
- ~~**Rezoning and redesignation to Address the RHNA:** To address the 2023-2031 RHNA, amend the General Plan and/or Zoning Code to create a new zoning district, to provide adequate sites to address the shortfall in units to address the lower income RHNA of 409 units (the City's lower income RHNA number). Redesignating and rezoning parcels with APNs 39425116, 39425117, 39602019, and 39421007 in Table 1H-4 will address the shortfall of suitably designated and zoned sites to address the lower income RHNA. The allowed base density in the new residential land use designation and zoning district applied to these sites will be a maximum of 30 dwelling units per acre, with a minimum density of 20 dwelling units per acre. With the proposed allowed density, each site will permit at least 16 units on the site. All of these sites shall be designated for residential use only. Implementation will include meeting all the requirements per Government Code section 65583.2, subdivisions (h) and (i). Development standards will be established or modified as to facilitate development to achieve maximum density. The redesignation and rezoning of the parcels to address the lower income shortfall must be completed within one year of the beginning of the 6th Cycle Housing Element planning period, which is December 31, 2024.~~
- **Parking Standards:** Evaluate and reduce parking requirements for multifamily projects. Create a sliding scale and reduce the requirements below 2 spaces for smaller bedroom types to 1 space or

less (studio and 1-bedroom). 2 spaces can be required for larger multifamily units as long as that is inclusive of guest parking. The garage requirement will be removed for all multifamily projects.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Amend Zoning Ordinance to allow emergency shelters in the Highway Commercial Zoning District within one year of adoption of the Housing Element. Complete the rest of the Zoning Ordinance amendments by December 31, 2024. 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>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objectives:</b>	209 lower income units
<b>Relevant Policies:</b>	Policy 1.1, Policy 2.7, Policy 5.2

### Program 17: Growth Management System

Pursuant to State law, the City must ensure that its policies and regulations governing residential uses in the City do not preclude the City from meeting its RHNA for all income levels. The City's current Growth Management System provides adequate allocations to meet the overall RHNA. The City will monitor its annual and cumulative allocations to ensure that remaining allocations can accommodate its RHNA for all income levels.

As part of the City's annual allocation process, monitor the remaining allocations available. As necessary to meet the City's RHNA for all income levels, consider prioritizing allocations to projects that help meet the City's RHNA.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Annually monitor, and modify as appropriate, the Growth Management System to ensure that the allocation process does not unduly constrain housing development in the community. If, by the end of 2025 the Growth Management System is found to be a constraint, the Growth Management System will be modified by the end of 2026 to address the identified constraints.
<b>Implementation Responsibility:</b>	Planning Department; Planning Commission; City Council
<b>Relevant Policies:</b>	Policy 1.2, Policy 1.6, Policy 2.7

**Program 18: Reasonable Accommodations and Universal Design**

The City will develop and formalize a general process that a person with physical and developmental disabilities can use to make a reasonable accommodation request to accommodate the needs of persons with disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the public counter and on the City’s website.

The City will also implement State requirements (Sections 4450 to 4460 of the California Government Code and Title 24 of the California Code of Regulations) to include accessibility in housing and public facilities for persons with disabilities:

- Encourage housing developers to include mobility-impaired accessibility in their project designs and prioritize these types of projects to increase housing mobility opportunities for seniors and persons with disabilities.
- Review regulations and procedures for City-funded or operated housing programs to ensure that they do not exclude participation by persons with disabilities.
- Include accessibility considerations in the preparation of the City’s capital improvement plan and the allocation of funding for capital improvements in support of housing and residential neighborhoods for persons with physical or developmental disabilities.

<b>Financing:</b>	General Fund, SB 2 Grant Funding, LEAP Grant Funding
<b>Time Frame:</b>	Develop and adopt a reasonable accommodations ordinance by December 2024; create brochures on universal design and the reasonable accommodations ordinance by July 2025 and update biannually, or as needed.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	Assist 5 residents with reasonable accommodation requests to reduce displacement risk and encourage 3 accessible units to improve housing mobility. Particular focus will be given to facilitating the development of accessible units in areas with higher rates of residents with disabilities, such as the city’s east side, to avoid displacement. Additional attention will be given to expanding housing mobility opportunities by facilitating the development of accessible housing in high-resource areas such as Kamm/Madsen neighborhood, North Kingsburg, Lincoln Square, and the neighborhood near Kingsburg High School.
<b>Relevant Policies:</b>	Policy 4.1, Policy 4.5

**Program 19: Lot Consolidation**

To create additional opportunities for infill development and affordable housing, the City will help to facilitate lot consolidations to combine small lots identified as part of a larger site in the Housing Element into larger developable lots for housing. The City will meet with local developers and property owners to discuss development opportunities and incentives for lot consolidation to accommodate affordable housing units and consider additional incentives brought forth by developers. As developers and owners approach the City with interest in lot consolidation for the development of affordable housing, the City could defer certain fees, allow more height or additional stories, waive lot merger fees for certain small contiguous lots, and provide concurrent/fast tracking of project application reviews to developers who provide affordable housing. By 2026, the City will review the effectiveness of this program and revise as appropriate. The City will also evaluate grant funding for parcel assemblage land banking when it is available.

<b>Financing:</b>	General Fund (legislative efforts); Grant funding (implementation)
<b>Timeframe:</b>	Meet with developers and owners of small lots starting in 2024 and every other year thereafter. Based on the meetings with developers and property owners, add incentives as appropriate within six months, and again each year after every annual meeting occurs. Ongoing: Support consolidation as applicable housing applications are received; Pursue grant funding during planning period if California legislation and/or programs enable a tax-increment or similar program that leads to funding for site assembly.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Relevant Policies:</b>	Policy 1.1, Policy 1.2, Policy 1.4, Policy 1.5, Policy 2.4
<b>Quantified Objective:</b>	Facilitate development of 20 lower- and 30 moderate-income units during the planning period to improve housing mobility, reduce displacement risk, and increase the supply of affordable housing in higher opportunity areas. Approval of more applications to merge parcels that result in feasible sites for multifamily housing during the planning period.

**Program 20: Monitoring of Planning and Development Fees**

The City charges various fees to review and process development applications. Such fees may add to the cost of housing development. The City will analyze housing-related development fees on an annual basis to ensure they do not unduly constrain development. As part of the analysis process, the City will meet with developers at least once by December 2025 to request input regarding constraints associated with fees. Based on feedback received, reduce fees if found to be a constraint by bringing an updated fee schedule to the City Council. Further, the City will offer deferred or reduced fees to facilitate affordable housing development, as appropriate.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Meet with multifamily developers by December 2025 and revise fees, if necessary, by December 2026. Review fees annually.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	Facilitate construction of 100 multifamily units during the planning period, targeting missing-middle development in higher-resource areas and encouraging at least 40 of the units to be affordable to lower-income households.
<b>Relevant Policies:</b>	Policy 1.2, Policy 1.4

**Program 21: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)**

The City will continue to review projects in compliance with SB 330. The City will also establish a written policy and/or procedure, and other guidance as appropriate, to specify the SB 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The applications will be available on the City’s website for developers interested in pursuing the streamlined process or vesting rights.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Continue to implement HCD’s SB 330 preliminary application on an ongoing basis. Develop an SB 35 streamlined approval process by June 2025 and implement as applications are received.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	Facilitate construction of 10 very low-income units and 10 low-income units to increase housing mobility opportunities, prioritizing new opportunities in higher-resource areas.

<b>Relevant Policies:</b>	Policy 1.4, Policy 2.3, Policy 2.4
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### Program 22: Objective Design Standards

The City will develop objective design guidelines and revise existing standards to remove subjective standards and provide clear and objective standards related to single-family, multifamily, and mixed-use residential developments for the “Swedish Village”. This work will include objective standards for the MXU district.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Adopt objective design standards by December 2025 and implement thereafter.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	20 units incorporated in the Swedish Village city core to facilitate proximity to services and amenities in higher resource areas
<b>Relevant Policies:</b>	Policy 1.8, Policy 2.7

## Housing Quality

### Program 23: Fresno County Housing Assistance Rehabilitation Program (HARP)

This program provides loans to qualifying homeowners, including owners of mobile or manufactured homes, in the unincorporated county and participating cities for the improvement of their homes. The City of Kingsburg is a participating jurisdiction. Eligible improvements include energy-efficiency upgrades and installations, health and safety and hazard corrections, and accessibility modifications to reduce displacement risk and facilitate place-based revitalization. Loan terms under this program vary according to household income and the improvements and repairs that are needed. The City will:

- Promote available housing rehabilitation resources on the City’s website and at public counters.
- Conduct targeted outreach to inform property owners of rehabilitation assistance in neighborhoods with older housing units, such as the Bicentennial Park neighborhood and east of SR 99.
- Refer interested households to County program.
- Target promotion in areas of need to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community.

<b>Financing:</b>	CDBG and HOME funds
<b>Time Frame:</b>	Update materials every other year, or as new information is provided by the County, and send out targeted promotion annually.

<b>Implementation Responsibility:</b>	Fresno County Public Works and Planning Department, Community Development Division, and City of Kingsburg
<b>Quantified Objective:</b>	Connect at least 20 lower-income households with rehabilitation resources during the planning period. Facilitate rehabilitation of five housing units, three of these in areas of concentrated poverty or areas with older housing stock, such as the Bicentennial Park neighborhood, other neighborhoods on the south side of the city, and neighborhoods east of SR 99, to facilitate place-based revitalization.
<b>Relevant Policies:</b>	Policy 3.2, Policy 4.1

**Program 24: 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 to reduce displacement risk for renters. The City of Kingsburg is a participating city in the RRP and provides information to property owners. Eligible improvements include repairing code deficiencies, completing deferred maintenance, lead-based paint and asbestos abatement, heating, ventilation, and air conditioning (HVAC) repairs, energy-efficiency upgrades, accessibility modifications, and kitchen and bathroom upgrades. The City will:

- Promote available housing rehabilitation resources on the City’s website and at public counters.
- Refer interested property owners to County program.
- Target promotion in areas of concentrated renter households or older housing stock to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community.

<b>Financing:</b>	HOME funds
<b>Time Frame:</b>	Update materials every other year, or as new information is provided by the County, and send out targeted promotions annually.
<b>Implementation Responsibility:</b>	Fresno County Public Works and Planning Department, Community Development Division, and City of Kingsburg
<b>Quantified Objective:</b>	Connect at least 10 property owners with rehabilitation resources during the planning period. Facilitate rehabilitation of five rental units, three of these in areas of concentrated poverty or concentration of renters, such as in eastern Kingsburg, and in areas with older housing stock, such as the Bicentennial Park neighborhood and other neighborhoods in the south side of the city.
<b>Relevant Policies:</b>	Policy 3.2, Policy 4.1

### Program 25: Code Enforcement

The City will continue to use code enforcement and abatement processes to bring substandard housing units and residential properties into compliance with City codes. The City will also refer income-eligible households to County housing rehabilitation programs for assistance in making the code corrections. Targeted efforts to improve housing conditions in areas of need will facilitate place-based revitalization and assist in reducing displacement risk for residents by improving living conditions and enabling them to remain in their home and community.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Make informational materials on rehabilitation assistance programs available by March 2024, to be provided on an ongoing basis when violations are confirmed, conduct code enforcement as complaints are received.
<b>Implementation Responsibility:</b>	Community Development Department (Building Department)
<b>Quantified Objective:</b>	Reduce displacement risk and encourage place-based revitalization by facilitating rehabilitation of 10 units by providing informational materials to owners in violation of City codes on available assistance programs and annually promote available assistance programs in areas of concentrated lower-income households.
<b>Relevant Policies:</b>	Policy 3.1, Policy 3.3

## Housing Assistance

### Program 26: Fresno County Homebuyer Assistance Program

City of Kingsburg participates in the County’s Homebuyer Assistance Program (HAP), which is administered through the Fresno County Housing Authority. To reduce displacement risk of homeowners being priced out of the community and to facilitate housing mobility opportunities, 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 of the area median income (AMI) in unincorporated Fresno County and participating cities are eligible for this program. The City will:

- Promote available homebuyer resources on the City’s website and at public counters.
- Refer interested households to the County program with the goal of assisting four households.
- Promote the availability of this program, particularly in areas with concentrations of renters, particularly lower-income renters, by providing multilingual informational materials at public buildings and community locations and will post the program on the City’s website.

Kingsburg residents also 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 that can reduce potential federal income tax liability, creating additional net spendable income that 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.

The City will promote all available homebuyer resources on the City’s website and at public counters and will annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.

<b>Financing:</b>	General Fund, HOME funds
<b>Time Frame:</b>	Ensure informational materials on all homebuyer resources are on the City’s website and available at public counters by June 2024. Update materials annually, or as new information is provided by the County, and send out targeted promotion at least every other year.
<b>Implementation Responsibility:</b>	Fresno County Public Works and Planning Department, Community Development Department
<b>Quantified Objective:</b>	Connect 20 prospective homebuyers with the County program to facilitate housing mobility opportunities in the city.
<b>Relevant Policies:</b>	Policy 2.1, Policy, 2.4, Policy 2.5, Policy 2.8

**Program 27: Energy Conservation**

The City will continue to promote energy conservation in housing development and rehabilitation:

- Promote California HERO and YGRENE programs by providing links on the City website and making brochures available at City counters.

- Continue to promote and support Pacific Gas and Electric Company programs that provide energy-efficiency rebates for qualifying energy-efficient upgrades by providing a link on the City website and making brochures available at City counters.
- Expedite review and approval of alternative energy devices (e.g., solar panels).
- Assist lower-income households with energy efficiency through the County’s Housing Assistance Rehabilitation Program.
- Encourage developers to be innovative in designing energy-efficient homes and improving the energy efficiency for new construction.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Make information easily available on the City’s website and at public facilities by June 2025.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	Assist five low-income residents annually in need of assistance with energy-efficiency improvements to reduce displacement risk due to housing costs.
<b>Relevant Policies:</b>	Policy 6.1, Policy 6.2, Policy 6.3

### Program 28: 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 United States Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e., 30 percent of household income). The Fresno Housing Authority administers the HCV program in Fresno County.

- Provide a link to the Fresno Housing Authority’s HCV program webpage on the City’s website by February 2024.
- Meet with the Fresno Housing Authority by June 2024 to discuss the process of developing printed informational materials, with the goal of making materials available at public counters by June 2025.
- Work with the Housing Authority to disseminate information to landlords and property owners on incentives for participating in the HCV program throughout the city to promote housing opportunities for all residents.
- 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>Time Frame:</b>	Provide information on the City’s website by February 2024. Meet with the Housing Authority by June 2024 and develop informational materials by June 2025. Target outreach to property owners and landlords at least annually.
<b>Implementation Responsibility:</b>	Fresno Housing Authority
<b>Quantified Objective:</b>	80 lower-income units in higher-opportunity areas to promote access to resources and mobility for target households.
<b>Relevant Policies:</b>	Policy 2.2

**Program 29: Housing Discrimination Monitoring and Referral**

The Fresno Housing Authority publicizes all information related to housing opportunities, programs and fair-housing information and assistance in English, Spanish, Hmong, French, German, Chinese, Arabic, Dutch, Italian, Korean, Portuguese, and Russian. However, while all public notices and information on the Housing Authority website are translated to all of the previously mentioned languages, general circulation of information and secondary links, such as applications, are available only in English. The City will coordinate with the Housing Authority, Fresno Council of Governments (FCOG), and other Fresno County jurisdictions to develop Spanish-language printed materials to improve accessibility to fair housing resources for residents. If additional languages become more prevalent in the county, materials will be translated into those languages as needed.

The City will also:

- Establish a procedure to refer residents with fair housing questions or issues to the Fair Housing Council of Central Valley (FHC-CC), California Rural Legal Aid (CLRA), and other fair housing organizations.
- Provide fair housing information on the City’s website and in printed materials available in public buildings in both English and Spanish.
- Coordinate with local fair housing service providers to conduct biannual trainings for landlords and tenants on fair housing laws, rights, and responsibilities and ongoing access to legal counseling.

<b>Financing:</b>	General Fund, grant funding
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<b>Time Frame:</b>	Either individually or as part of the Countywide Housing Element Technical Committee (Program 1), meet annually with FC-CC to discuss fair housing issues and opportunities for education. Assist the Housing Authority to translate fair housing materials and resources into Spanish by December 2024. Make fair housing information available on the City’s website and in public buildings by June 2025. Coordinate with fair housing providers to conduct biannual trainings for landlords and property owners.
<b>Implementation Responsibility:</b>	Community Development Division, Fresno Housing Authority
<b>Quantified Objective:</b>	Reduce displacement risk for 20 individuals or families resulting from language barriers and 10 from discrimination by landlords or property owners. Particular focus on fair housing outreach for speakers of languages other than English will be made in areas of the city with higher concentrations of non-white residents, including the southeast side of the city along the SR-99 corridor.
<b>Relevant Policies:</b>	Policy 5.1

### Program 30: Improve Access to Resources

The City shall take the following actions to improve access to resources and opportunities citywide, but with a particular emphasis on place-based revitalization in neighborhoods with a concentration of lower-income residents who often face additional barriers in accessing resources:

- Work with Fresno County Rural Transit Agency (FCRTA) and other jurisdictions in the county to develop a fact sheet, or similar informational materials, of FCRTA programs to be posted on the City’s website, social media, and in public buildings by January 2026, and advertised annually in the City’s newsletter to help connect seniors and other residents to services in the city and throughout the county. Once informational materials are available, conduct targeted outreach in areas with higher rates of seniors and persons with disabilities within six months, including on the south side of the city and to age-restricted senior housing complexes.
- Prioritize projects that facilitate place-based revitalization through the City’s Capital Improvement Plan, such as projects that improve public infrastructure in deteriorating or underserved areas. Review funding opportunities that will allow the City to fund projects currently listed as unfunded in the CIP to invest in community amenities such as water and sewer infrastructure, parks and recreation facilities or active transportation facilities on an annual basis and apply as they become available. Apply for funding for at least two community amenities projects during the planning period.

- Ensure program availability and funding announcements are made available in Spanish starting within six months of Housing Element adoption and translation is available at public meetings. Provide translation services as requested, at at least 10 public meetings during the planning period.
- Facilitate place-based revitalization and promote healthy environments for new housing by evaluating transitional buffers between residential and agricultural uses and highways and working with developers as projects are proposed to mitigate impacts associated with emissions from agricultural industries and traffic and facilitate access to healthy outdoor spaces.
- To promote environmental justice, the City shall implement strategies from its General Plan, adopted July 1992, including implementing noise mitigation measures along the railroad line in the Central Business District; maintaining a standard of 2.7 acres of parkland per 1000 residents; and providing open space areas such as pedestrian parkways and other landscaped corridors as connectors between parks, schools, residential areas, and other activity centers where possible. Implement strategies from other elements of the General Plan listed above on at least an annual basis.
- Meet with school district representatives by June 2025 to analyze whether housing security poses a barrier to student achievement. Work with the school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide. If district representatives identify housing availability as a barrier to teacher retention, conduct a feasibility study to identify the funding that would be required to provide teacher housing or other housing incentives for teachers by June 2028.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	Refer to each bulleted action for specific timeframes.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	Improve access to resources and reduce displacement risk resulting from a variety of factors for at least 30 residents.
<b>Relevant Policies:</b>	Policy 3.1, Policy 3.5, Policy 5.1, Policy 5.2

**Program 31: Neighborhood Improvements**

The City shall promote environmental justice and maintain and revitalize neighborhoods citywide, with a particular focus on areas of lower opportunity and concentrated poverty. Targeted investment in neighborhood revitalization will focus on improving infrastructure, schools, employment, parks, transportation and other community amenities. The City shall adopt and implement an Active Transportation Plan and Parks Master Plan in order to be more competitive in grant applications, as this will facilitate place-based revitalization through increased investment in transportation and parkways.

In order to address environmental disparities or negative environmental impacts, particularly related to air quality, the City will conduct citywide outreach to publicize available residential and commercial programs from non-City sources, such as the San Joaquin Valley Air Pollution Control District, on an annual basis. The City will also investigate the availability of additional funds and programs to mitigate air quality issues, particularly in buildings with low-income tenants and for low-income homeowners, as well as funding that can be used to incentivize air quality improvement strategies on projects with lower- or moderate-income units, such as the installation of green roofs. The City will seek this funding on an annual basis and apply as opportunities become available, then make funding available for the applicable strategy within six months of receipt. As is discussed in **Program 30**, the City will also study transitional buffer areas between residential uses and highways or agricultural uses to mitigate associated issues related to air quality and will identify environmental mitigation strategies on at least two projects during the planning period related to air quality issues.

Additionally, the City will actively recruit residents from areas of concentrated poverty to serve on boards, committees, and task forces as vacancies are available, including the Planning Commission, Community Services Commission and Public Safety Committee to facilitate place-based revitalization by encourage representation from areas in high need of investment.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	A list of specific projects that implement the above policies is updated annually during fiscal year budget and Capital Improvement Plan process. Send information to residents of areas of concentrated poverty or host information sessions in these areas when board and commission vacancies become available. Adopt and implement an Active Transportation Plan and Parks Master Plan by December 2024 in order to be more competitive in grant applications. Seek funding for air quality pollution mitigation features and programs on a bi-annual basis and apply as funds become available.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	Recruit two board or commission members from high-poverty areas within the planning period. Provide funding to incentivize air quality mitigation features on two projects with lower or moderate-income units during the planning period.
<b>Relevant Policies:</b>	Policy 3.1, Policy 3.5

**Program 32: Facilitate Housing Co-Located with Religious and Community Facilities**

Religious and Community Facilities sites provide a unique opportunity to provide affordable housing on properties that may have surplus land available. Additionally, these sites may support affordable housing options that could provide additional support services on site.

AB 1851 (Wicks, 2020) allows faith-based organizations like churches and other places of worship to reduce or eliminate parking requirements when they seek to build affordable housing on land they own or lease. AB 1851 allows faith-based organizations to build housing on their parking lots and prohibits cities from requiring the replacement of those parking spaces. The City will also outreach to promote and encourage the use of SB 4 (Wiener, 2023) provisions to facilitate and streamline affordable housing on these properties.

The City will evaluate opportunities to facilitate co-location of housing on Religious and Community Facilities sites through a Zoning Code amendment and collaborate with faith-based organizations to support viable, voluntary opportunities. The City will outreach to faith-based organizations to discuss the possibilities of developing affordable housing on land they own or lease. The City aims to accommodate at least 35 additional lower income units on properties owned by faith-based organizations during the planning period. The City will target the colocation of housing in higher income, higher opportunity areas.

<b>Financing:</b>	General Fund
<b>Time Frame:</b>	The City will outreach to faith-based organizations by December 2024 and implement a Zoning Code amendment within 12 months thereafter with the goal of co-located at least 35 affordable units in higher income, higher opportunity areas.
<b>Implementation Responsibility:</b>	Community Development Department
<b>Quantified Objective:</b>	At least 35 affordable units co-located on Religious and Community Facility Sites
<b>Relevant Policies:</b>	Policy 1.2, Policy 1.5, Policy 2.1

## Quantified Objectives

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period based on optimal implementation of each program. The quantified objectives do not set a ceiling on development; rather, they set a target goal for the jurisdiction to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level, as shown in **Table 1H-1**.

**Table 1H-1 Quantified Objective Summary**

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	124	124	161	150	323
<b>New Construction</b>					
Program 5	61	120	200	395	
Program 8	124	124	161		
Program 9	5	10	5		
Program 10	25	25	10		
Program 11	124	124	161		
Program 13		14		6	2
Program 15		10	20	30	10
Program 16		209			
Program 17	124	124	161	150	
Program 19			20	30	
Program 20		10	30	60	
Program 21		10	10		
Program 22		5	5	5	5
Program 32		35			
<b>Rehabilitation</b>					
Program 18		4	4		
Program 23	5	5	10		
Program 24	2	2	4		
Program 25		5	5		
<b>Conservation</b>					
Program 12		80	107		
Program 27			5		
Program 28		80			
Program 29	5	10	10		

Source: City of Kingsburg, 2024

1. In some cases, quantified objectives overlap and therefore identify multiple strategies to achieve the RHNA.
2. Moderate- and above moderate-income unit capacity is anticipated to be met by market development trends.

## SECTION 1H-2: SITES INVENTORY

California law (Government Code Section 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed within the planning period and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.

### Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is the State of California–required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into the following three steps.

1. **Regional Determination:** The California Department of Housing and Community Development (HCD) provides each region with a Regional Determination of housing need, which includes a total number of units split into four income categories. The City of Kingsburg is in the region covered by the Fresno Council of Governments (FCOG). HCD gave FCOG a Regional Determination of 58,298 units for the 6th cycle RHNA (2023-2031). This is the total number of units that the cities and counties in the FCOG region must collectively plan to accommodate.
2. **RHNA Methodology:** Councils of Governments (COG), including FCOG, are responsible for developing an RHNA methodology for allocating the Regional Determination to each city and county. This methodology must further meet specific State objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing.
3. **Housing Element Updates:** Each city and county must then adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction’s housing element for compliance with State law.

The City of Kingsburg’s share of the regional housing need was determined by a methodology prepared by FCOG as part of the Regional Housing Needs Plan, adopted in November 2022. In accordance with FCOG’s Regional Housing Needs Plan, the City must plan to accommodate a total of 882 housing units between July 30, 2023, and December 31, 2031. **Table 1H-2** shows the City’s RHNA by income category. Of the 882 total units, the City must plan to accommodate 248 units for very low-income households, 161 units for low-income households, 150 units for moderate-income households, and 323 units for above moderate-income households.

**Table 1H-2 Regional Housing Needs Allocation, 2023-2031**

<b>Income Category</b>	<b>Allocation</b>	<b>Percentage</b>
Very Low*	248	28.1%
Low	161	18.3%
Moderate	150	17.0%
Above Moderate	323	36.6%
<b>Total</b>	<b>882</b>	<b>100.0%</b>

Source: FCOG, 2022.

*\*It is assumed that 50 percent of the very low-income units are allocated to address extremely low-income need.*

## Availability of Land

State Housing Element law emphasizes the importance of adequate land for housing and requires that each Housing Element “...identify adequate sites ... to facilitate and encourage the development of a variety of housing types for all income levels...” (California Government Code Section 65583(c)(1)). To allow for an adequate supply of new housing, land must be zoned at a variety of densities to ensure that development is feasible for a wide range of income levels. The identified land must also have access to appropriate services and infrastructure, such as water, wastewater, and roads.

To demonstrate the City’s capacity to potentially meet its RHNA, an adequate-sites inventory was conducted. The inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels.

The analysis of the relationship of suitable sites to zoning provides a means for determining the realistic number of dwelling units that could actually be constructed on those sites in the current planning period.

## Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a nonvacant site identified in the previous planning period and a vacant site identified in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element. That action would need to require rezoning within three years of the beginning of the planning period that will allow residential use by right for housing developments with at least 20 percent units affordable to lower-income households. The City did not have a certified Housing Element in the 4th cycle, and therefore does not have any sites in the 6th cycle inventory that were included in two previous consecutive planning periods.

## ***Vacant Sites Available***

Housing Element law requires jurisdictions to provide an analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test. According to State law (California Government Code Section 65583.2(c)(3)(B)), the default density standard for Kingsburg is 20 dwelling units per acre. The City has included several sites, listed in **Table 1H-4**, that allow at least 20 units per acre to accommodate the City's lower-income RHNA.

The following assumptions were used to determine the income categories according to the allowed densities for each site:

- **Lower-Income Sites.** Sites at least 0.5 acres in size that allow at least 20 units per acre were inventoried as feasible for lower-income (low- and very low-income) residential development. This includes sites zoned Central Commercial (CC) and Highway Commercial (HC). The CC zone currently allows residential in mixed-use projects with no maximum allowable density. The requirement excludes 100 percent residential developments in the CC zone. Based on development trends in the city and region, projects in CC zones typically develop at approximately 30 units per acre. However, the City conservatively assumed development of 25 units per acre in this zone. The HC zone currently allows residential uses in areas with the Mixed-Use (MXU) combining district, but the City has included **Program 5** to allow 20 units per acre or greater by right, assuming build-out of 22 units per acre.
- **Moderate-Income Sites.** Sites that are zoned RM-2 or RM-3, allowing up to 17.4 and 14.5 units per acre. These areas were inventoried as feasible for moderate-income residential development. Typical dwelling units include small- and medium-sized apartments and other attached units. Further, sites that are smaller than 0.5 acres and zoned for CC or HC were deemed too small to be feasible for lower-income development and have instead been assumed to be suitable for moderate-income development.
- **Above Moderate-Income Sites.** Sites within zones that allow only single-family homes at lower densities were inventoried as above moderate-income units. This includes sites with Low-Density Residential land use designations.

## ***Realistic Capacity***

In determining the realistic capacity for the City's inventory of sites, the City considered land use controls and site improvements and assumed an 80 percent adjustment for most sites to reflect developable acreage due to on-site improvements, including sidewalks, utility easements, and infrastructure improvements (roadway access, water, sewer, and stormwater). All sites are served by or planned to be served by infrastructure, with no constraints identified that would reduce capacity beyond the 80 percent adjustment. However, for Site 44, the City assumed a 50 percent adjustment factor to account for the likelihood that only a portion of the 19.13-acre HC site would be developed with residential uses.

To further determine an appropriate realistic capacity assumption, the City considered and evaluated the implementation of its current multifamily development standards (e.g., setbacks, building height, parking, density requirements, land use controls, water and wastewater access, and open space requirements), as well as project examples to determine approximate density and unit capacity so as to not over-project unit potential. After considering the 80 percent adjustment factor, average 105 percent build-out of all project examples, and 116 percent build-out of mixed-use projects, the City decided to take a conservative approach and assume an 80 percent capacity on all sites in residential zones, with the exception of Sites 44, ~~102~~, 103, and 104 in **Table 1H-4**.

Applications have not yet been submitted for projects on Sites ~~102~~, 103, 104, and 105, but are expected within the first half of the planning period. In 2022, the property owners of Sites ~~102 and~~ 103 expressed interest in developing a residential projects on their sites and had several conversations with City staff to discuss opportunities. The number of units projected for these sites are based on conversations with property owners and investors. The owner of Site 104 owns more than 75 residential properties in the city, as well as commercial property. Based on previous development by the owner of Site 104, it is expected the site will develop with a residential project during the planning period. However, because the projects have not yet been approved, the sites have been counted as sites using the estimated project totals as the realistic capacity, which results in a lower, more conservative number of units than if the 80 percent realistic capacity were calculated for these 3 sites. The owners of Site 105 began discussions with the City in 2023 and have expressed their intention to build a 100% affordable senior housing project. They intend to apply for a density bonus for a number of units higher than what is allowed under the maximum density allowed in the base zoning. Therefore, the 80 percent realistic capacity was applied to this site.

### *Central Commercial Zone*

As mentioned, the CC district has no density limit. Development potential in the CC district is determined by estimating a building envelope using the following development standards:

- No limitation on lot coverage
- 10- to 15-foot yard requirements
- 75-foot height limit
- No more than 25 percent of the residential units may be on the groundfloor
- Groundfloor units may not be located along street frontages
- After parking structure, garages, or carports have been deducted, no more than 50 percent of the groundfloor building area may be occupied by residential units.

In 2015, the Marion Villas Senior Housing project was constructed in the CC zone at 34.8 units per acre, and the Stone Plaza Mixed-Use Project is currently under construction at a density of 36.3 units per acre. Marion Villas Senior Housing was approved before the form-based code for the Downtown was adopted by the City. Sites in the Central Commercial Zone are also in the form-based code area. Some of the development standards are different for the form-based code area. Because Stone Plaza Mixed-Use Project was approved after the form-based code was adopted, it was also subject to the standards for the FBC 3 district where it is located. The standards for the form-based code are listed in **Table 1H-21**. The standards that differ for the Stone Valley Plaza project from the CC standards include height (3 stories), and there are no setbacks or yard requirements for the district. The height is more restrictive but the setbacks/yards are more permissive. For Central Commercial and the FBC 3 district, assuming non-senior housing may have a larger average unit size, a density of 25 units per acre can easily be achieved within the flexible building envelope.

### ***Highway Commercial Zone***

Most sites in the HC zone identified in **Table 1H-4** are also within the MXU combining district. As shown in **Table 1H-4**, ~~three-seven~~ of the sites zoned HC are not within the MXU district. The MXU district is intended to facilitate development within the former redevelopment project areas characterized by a mixture of existing uses, blighted structures and sites, and inadequate existing improvements. The MXU district offers flexibility in uses to enhance economic feasibility for redeveloping these properties – all land uses identified in the City’s General Plan may be considered, including stand-alone residential under the General Plan designation of High-Density Residential (up to 22 units per acre). Density is not prescribed in the MXU district. Single-family residential use is not allowed in the MXU district, ensuring the efficient use of land. However, to further the likelihood of residential development in the HC district, the City has included **Program 5** to amend the General Plan and Zoning Ordinance to allow 20 units per acre or greater by-right.

For the purpose of this analysis, development potential on properties zoned HC is assumed to be 22 units per acre to account for the possibility of slightly higher proportions of commercial elements in mixed-use projects in this zone, as compared to the Central Commercial zone.

While mixed-use projects in Kingsburg cannot be 100 percent residential by definition, there is no minimum nonresidential requirement in the mixed-use zone. Therefore, a project can be developed as primarily residential with just one percent nonresidential uses. As shown in **Table 1H-3**, recent mixed-use projects in Kingsburg have typically been approved and built out at greater than 130 percent of the assumed densities. All mixed-use projects listed in **Table 1H-3** are primarily residential. Stone Plaza will include 10 residential units and 3 commercial units, for a total of 8,617 square feet of residential and 8,198 square feet of commercial, resulting in a project that is 51.2 percent residential. Marion Villas Senior Housing includes 19,156 square feet of residential and 2,644 square feet of nonresidential space, for 87.8 percent residential total.

The City also looked at recent development in the neighboring city of Reedley to understand larger market trends and development patterns in the surrounding region to inform potential development in Kingsburg as well. In Reedley, the Reedley I project includes only 2,500 square feet of nonresidential space, the Kashian Student Housing project includes only 3,500 square feet of nonresidential space, and the Kashian Workforce Housing project includes only 2,885 square feet of nonresidential space. Assuming a conservative average of 800 square feet per residential unit, Reedley I would be 94.1 percent residential, Kashian Student Housing would be 93.2 percent residential, and Kashian Workforce Housing would be 95.1 percent residential. Given that development standards and nonresidential requirements for neighboring Reedley reflect those in Kingsburg, it is estimated that, on average, mixed-use projects in the greater Kingsburg area are approximately 84.3 percent residential.

The City reviewed the sites with zoning that allows non-residential uses in the City's currently adopted Housing Element (2015-2023) in addition to other sites with this type of zoning where residential has been built or approved and compared that with current uses on the site. The details about the sites analyzed are below:

- 56 parcels that allow non-residential uses were in the existing Housing Element inventory or are developed or approved with residential units in the city.
  - 16 of those parcels have approved or built projects on them since adoption of the current 5th cycle Housing Element. There has been no change to the remaining 40 parcels.
  - 13 of the parcels have built or planned non-residential uses on them.
  - 3 of the parcels have built or planned residential uses on them:
    - Two are approved or built with all residential units.
    - One other, Stone Plaza, is mixed use with 88% residential (see additional detail a couple paragraphs above this one).

Two of the projects described above are included in Table 1H-3. The densities of the 3 approved or built residential and mixed use projects are 139%, 96%, and 145% for an average of 126%. Additional analysis of realistic capacity on sites that allow non-residential uses was conducted using the following formula: number of projects/sites in the list of sites referenced above that allow non-residential divided by the total number of projects approved/built on sites that allow non-residential (above) multiplied by the built density (in dwelling units per acre) of the projects above that included residential divided by the maximum density in the zone where non-residential uses are allowed. The average density in dwelling units per acre for the 3 approved or built residential and mixed use projects is 31.9 du/ac. The maximum density assumed in the Central Commercial zone (see above) is 25 du/ac. Below is the formula using the numbers for Kingsburg:

$$3/16 \times 31.9/25 = 23.9\%$$

Due to this additional analysis, the realistic capacity applied to sites that allow non-residential uses in the sites inventory has been reduced to 23.9%.

Table 1H-3 Realistic Capacity Project Examples

Project Name	City	Affordability	Acres	Project Status	General Plan / Zoning	Maximum Allowed Density	Total Project Units	Max. Allowable Dwelling Units	Realistic Capacity
Stone Plaza Mixed Use Project	Kingsburg	Market Rate	0.28	Under Construction	CC / CC and FBC 3	25	10	7	145%
Marion Villas Senior Housing	Kingsburg	Lower	1.38	Completed 2015 (approved before adoption of FBC)	CC / CC	25	48	34	139%
Linnaea Villas Senior Housing	Kingsburg	Lower	4.84	Completed 2022	MD / RM-3	15	42	72	65%
		Market Rate					5		
Kashian Mixed-Use: Student Housing	Reedley	Market Rate	2.88	Approved 2022	CC / CC	29	60	83	72%
Kashian Mixed-Use: Workforce Housing	Reedley	Extremely Low-Income	2.11	Approved 2022	CC / CC	29	70	61	115%
Reedley I Mixed Use	Reedley	Lower-Income	4.25	Approved 2022	LI / ML	15	80	63	127%
Guardian Village	Reedley	100% AMI	1.92	Approved 2022	HDR / RM-2	21.78	48	41	117%
El Valle Apartments	Reedley	Market Rate	0.83	Approved 2017	HDR / RM-2	21.78	20	18	111%
Paseo 55 (previously Trailside Trails) Mixed Use Project	Reedley	100% AMI	1.76	Constructed 2016	CC / CC	29	55	51	108%
Reedley Family Apartments	Reedley	100% AMI	3.66	Phase 1 Constructed 2014 Phase 2 Constructed 2021	HDR / RM-2	21.78	80	79	101%
King River Commons	Reedley	100% AMI	4.35	Constructed 2014	HDR / RM-2	21.78	60	94	64%
<b>Kingsburg Average</b>									<b>117%</b>
<b>Regional Average</b>									<b>105%</b>
<b>Mixed-Use Average (CC / CC)</b>									<b>116%</b>

### ***Vacant Land Inventory***

The City prepared an inventory of vacant sites available to accommodate the City's RHNA. **Table 1H-4** provides the characteristics of each site, including zoning, General Plan designation, acreage, and realistic capacity for the sites currently zoned for housing at varying densities. **Figure 1H-1** maps the location of each site in the city; **Figures 1H-2** through **1H-5** provide greater detail for areas of concentrated sites.

Table 1H-4 Vacant Land Inventory

Site ID	Assessor's Parcel Number	Existing Use	Acres	Zoning	General Plan Land Use	Max. Density (per acre)	Max. Capacity	Realistic Capacity	Affordability	Constraints
1	39606401	Vacant	0.09	CC/FBC	Central Commercial	25	2	1	Moderate	None
3	39606409	Vacant	0.33	CC/FBC	Central Commercial	25	8	1	Moderate	None
4	39606410	Vacant	0.25	CC/FBC	Central Commercial	25	6	1	Moderate	None
5	39612122	Vacant	0.13	CC/FBC	Central Commercial	25	3	1	Moderate	None
6	39612123	Vacant	0.2	CC/FBC	Central Commercial	25	5	1	Moderate	None
7	39612124	Vacant	0.31	CC/FBC	Central Commercial	25	7	1	Moderate	None
8	39612125	Vacant	0.3	CC/FBC	Central Commercial	25	7	1	Moderate	None
12	39607213	Vacant	0.16	CC/FBC	Central Commercial	25	4	1	Moderate	None
17	39439004	Vacant	0.69	HC/MXU	Highway Commercial	22	15	3	Lower	None
18	39439012	Vacant	0.28	HC/MXU	Highway Commercial	22	6	1	Moderate	None
19	39439013	Vacant	0.33	HC/MXU	Highway Commercial	22	7	1	Moderate	None
22	39439016	Vacant	0.33	HC/MXU	Highway Commercial	22	7	1	Moderate	None
23	39439017	Vacant	0.28	HC/MXU	Highway Commercial	22	6	1	Moderate	None
24	39439018	Vacant	0.37	HC/MXU	Highway Commercial	22	8	1	Moderate	None
25	39439019	Vacant	0.45	HC/MXU	Highway Commercial	22	9	2	Moderate	None
27	39440001	Vacant	0.77	HC/MXU	Highway Commercial	22	16	4	Lower	None
28	39440003	Vacant	0.78	HC/MXU	Highway Commercial	22	17	4	Lower	None
29	39440008	Vacant	0.28	HC/MXU	Highway Commercial	22	6	1	Moderate	None
30	39440009	Vacant	0.33	HC/MXU	Highway Commercial	22	7	1	Moderate	None
31	39440010	Vacant	0.53	HC/MXU	Highway Commercial	22	12	2	Lower	None
33	39404205	Vacant	2.16	HC/MXU	Highway Commercial	22	47	11	Lower	None
34	39404206	Vacant	1.05	HC/MXU	Highway Commercial	22	23	5	Lower	None
35	39404208	Vacant	1.9	HC/MXU	Highway Commercial	22	41	9	Lower	None
36	39440007	Vacant	1.42	HC/MXU	Highway Commercial	22	31	7	Lower	None
37	39440012	Vacant	0.36	HC/MXU	Highway Commercial	22	7	1	Moderate	None
38	39440013	Vacant	0.48	HC/MXU	Highway Commercial	22	10	2	Moderate	None
39	39440002	Vacant	0.77	HC/MXU	Highway Commercial	22	17	4	Lower	None

## SECTION 1H-2: SITES INVENTORY

Site ID	Assessor's Parcel Number	Existing Use	Acres	Zoning	General Plan Land Use	Max. Density (per acre)	Max. Capacity	Realistic Capacity	Affordability	Constraints
40	39404310	Vacant	1.08	HC	Highway Commercial	22	24	5	Lower	None
43	39333019*	Vacant	5.33	HC	Highway Commercial	22	117	28	Lower	None
44	39324028	Vacant	19.13	HC	Highway Commercial	22	421	100	Moderate	None
45	39612204	Vacant	0.17	RM-2/FBC	High Density Residential	17.4	3	2	Moderate	None
47	39425116	Vacant	1.31	New zone to be created**	New designation to be created**	30	39	31	Lower	None
48	39425117	Vacant	4.15	New zone to be created**	New designation to be created**	30	124	99	Lower	None
54	39616113	Vacant	0.15	RM-3	Medium Density	14.5	2	1	Moderate	None
58	39406018	Vacant	0.58	R-1-7	Low Density Residential	6.2	3	2	Above Moderate	None
59	39438041	Vacant	0.21	R-1-7	Low Density Residential	6.2	1	1	Above Moderate	None
60	39438042	Vacant	0.22	R-1-7	Low Density Residential	6.2	1	1	Above Moderate	None
61	39508105	Vacant	0.17	R-1-7	Low Density Residential	6.2	1	1	Above Moderate	None
62	39508231	Vacant	0.16	R-1-7	Low Density Residential	6.2	1	1	Above Moderate	None
63	39616313	Vacant	0.21	R-1-7	Low Density Residential	6.2	1	1	Above Moderate	None
64	39619009	Vacant	0.2	R-1-7	Low Density Residential	6.2	1	1	Above Moderate	None
66	39620119	Vacant	0.21	R-1-7	Low Density Residential	6.2	1	1	Above Moderate	None
102	39602019	Vacant	2.82	New zone to be created**	New designation to be created**	30	84	24***	Lower	None
103	39421007	Vacant	4.69	RM-3 New zone to be created**	Medium Density Residential New designation to be created**	14.530	68140	5455***	Moderate Lower	None
104	39425103	Vacant	9.04	R-1-7	Medium Density Residential	6.2	56	41***	Above Moderate	None
105***	39404413	Vacant	5.39	R-M-3	Medium Density Residential	14.5	78	62	Lower	None

Site ID	Assessor's Parcel Number	Existing Use	Acres	Zoning	General Plan Land Use	Max. Density (per acre)	Max. Capacity	Realistic Capacity	Affordability	Constraints
<a href="#">106</a>	<a href="#">39504025</a>	<a href="#">Vacant</a>	<a href="#">3.69</a>	<a href="#">HC</a>	<a href="#">Highway Commercial</a>	<a href="#">22</a>	<a href="#">81</a>	<a href="#">19</a>	<a href="#">Lower</a>	<a href="#">None</a>
<a href="#">107</a>	<a href="#">39404218</a>	<a href="#">Vacant</a>	<a href="#">10.24</a>	<a href="#">HC</a>	<a href="#">Highway Commercial</a>	<a href="#">22</a>	<a href="#">225</a>	<a href="#">53</a>	<a href="#">Lower</a>	<a href="#">None</a>
<a href="#">108</a>	<a href="#">39402152</a>	<a href="#">Vacant</a>	<a href="#">4.77</a>	<a href="#">HC</a>	<a href="#">Highway Commercial</a>	<a href="#">22</a>	<a href="#">104</a>	<a href="#">25</a>	<a href="#">Lower</a>	<a href="#">None</a>
<a href="#">109</a>	<a href="#">39603112</a>	<a href="#">Vacant</a>	<a href="#">1.35</a>	<a href="#">CC/FBC/MXU</a>	<a href="#">Central Commercial</a>	<a href="#">25</a>	<a href="#">33</a>	<a href="#">8</a>	<a href="#">Lower</a>	<a href="#">None</a>
<a href="#">110</a>	<a href="#">39606301</a>	<a href="#">Vacant</a>	<a href="#">0.56</a>	<a href="#">CC/FBC/MXU</a>	<a href="#">Central Commercial</a>	<a href="#">25</a>	<a href="#">14</a>	<a href="#">3</a>	<a href="#">Lower</a>	<a href="#">None</a>
<a href="#">111</a>	<a href="#">39604319</a>	<a href="#">Vacant</a>	<a href="#">1.43</a>	<a href="#">CC/FBC</a>	<a href="#">Central Commercial</a>	<a href="#">25</a>	<a href="#">35</a>	<a href="#">8</a>	<a href="#">Lower</a>	<a href="#">None</a>
<a href="#">112</a>	<a href="#">39440021</a>	<a href="#">Vacant</a>	<a href="#">0.67</a>	<a href="#">HC/MXU</a>	<a href="#">Highway Commercial</a>	<a href="#">22</a>	<a href="#">14</a>	<a href="#">3</a>	<a href="#">Lower</a>	<a href="#">None</a>
<a href="#">113</a>	<a href="#">39440022</a>	<a href="#">Vacant</a>	<a href="#">0.67</a>	<a href="#">HC/MXU</a>	<a href="#">Highway Commercial</a>	<a href="#">22</a>	<a href="#">14</a>	<a href="#">3</a>	<a href="#">Lower</a>	<a href="#">None</a>
<a href="#">114</a>	<a href="#">39440023</a>	<a href="#">Vacant</a>	<a href="#">0.61</a>	<a href="#">HC/MXU</a>	<a href="#">Highway Commercial</a>	<a href="#">22</a>	<a href="#">13</a>	<a href="#">3</a>	<a href="#">Lower</a>	<a href="#">None</a>
<a href="#">115</a>	<a href="#">39440024</a>	<a href="#">Vacant</a>	<a href="#">0.60</a>	<a href="#">HC/MXU</a>	<a href="#">Highway Commercial</a>	<a href="#">22</a>	<a href="#">13</a>	<a href="#">3</a>	<a href="#">Lower</a>	<a href="#">None</a>
<a href="#">116</a>	<a href="#">39440025</a>	<a href="#">Vacant</a>	<a href="#">1.12</a>	<a href="#">HC/MXU</a>	<a href="#">Highway Commercial</a>	<a href="#">22</a>	<a href="#">24</a>	<a href="#">5</a>	<a href="#">Lower</a>	<a href="#">None</a>
<a href="#">117</a>	<a href="#">39440028</a>	<a href="#">Vacant</a>	<a href="#">1.06</a>	<a href="#">HC/MXU</a>	<a href="#">Highway Commercial</a>	<a href="#">22</a>	<a href="#">23</a>	<a href="#">5</a>	<a href="#">Lower</a>	<a href="#">None</a>
<a href="#">118</a>	<a href="#">39404217T</a>	<a href="#">Vacant</a>	<a href="#">3.0</a>	<a href="#">HC</a>	<a href="#">Highway Commercial</a>	<a href="#">22</a>	<a href="#">66</a>	<a href="#">15</a>	<a href="#">Lower</a>	<a href="#">None</a>
<b>Lower-Income Capacity</b>								<b><del>297</del>330</b>		
<b>Moderate-Income Capacity</b>								<b><del>177</del>48</b>		
<b>Above Moderate-Income Capacity</b>								<b><del>50</del>95</b>		
<b>Total Vacant Land Capacity</b>								<b><del>524</del>573</b>		

\*Water and wastewater infrastructure is located very near the site in Golden State Blvd.

\*\*See Program 16

\*\*\*Realistic capacity is based on pending project applications.

\*\*\*\*A 100 percent affordable residential project is pending on this site so it is being counted towards the lower-income RHNA.

**FIGURE 1H-1 KINGSBURG SITES INVENTORY**

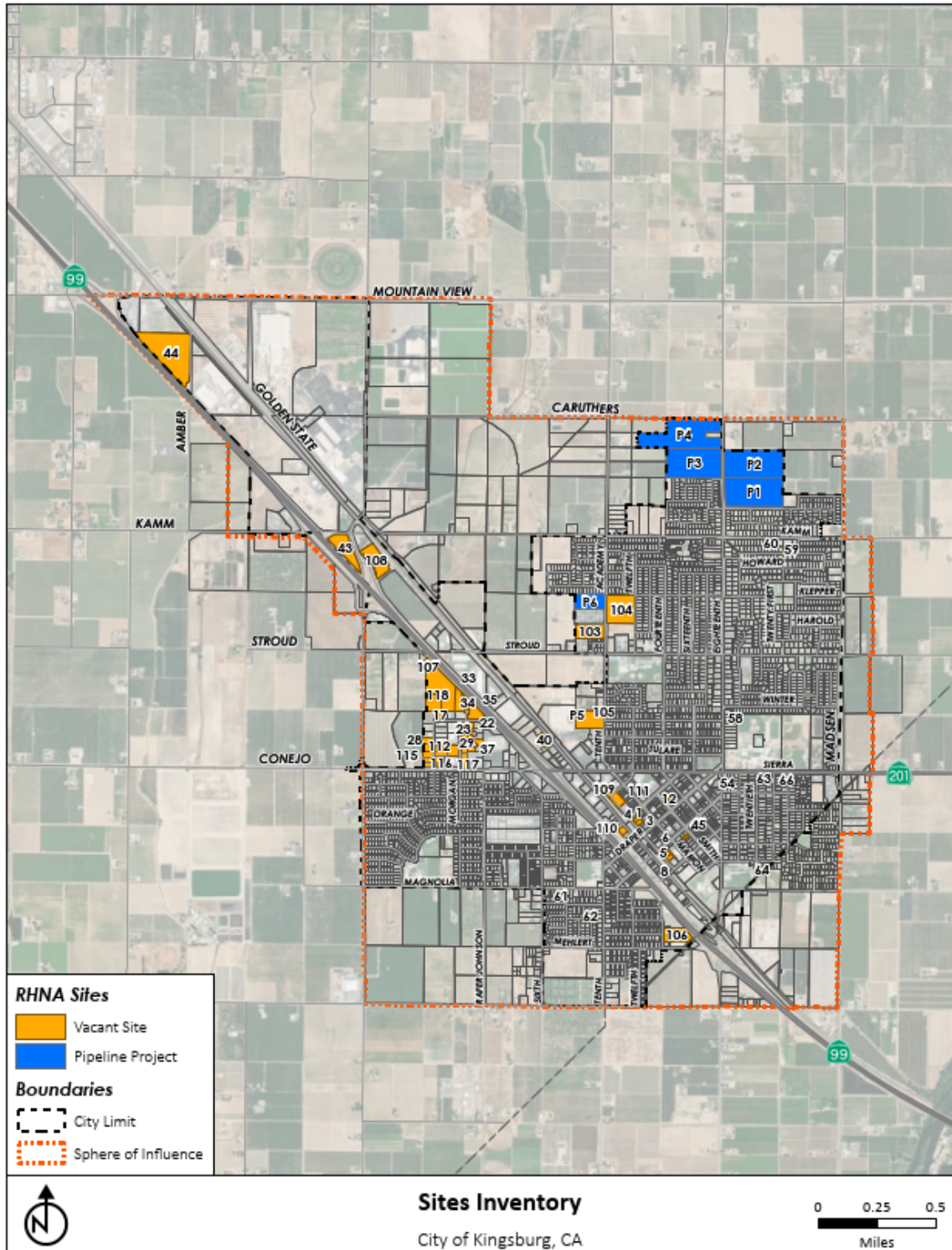


FIGURE 1H-2 KINGSBURG SITES INVENTORY, AREA 1

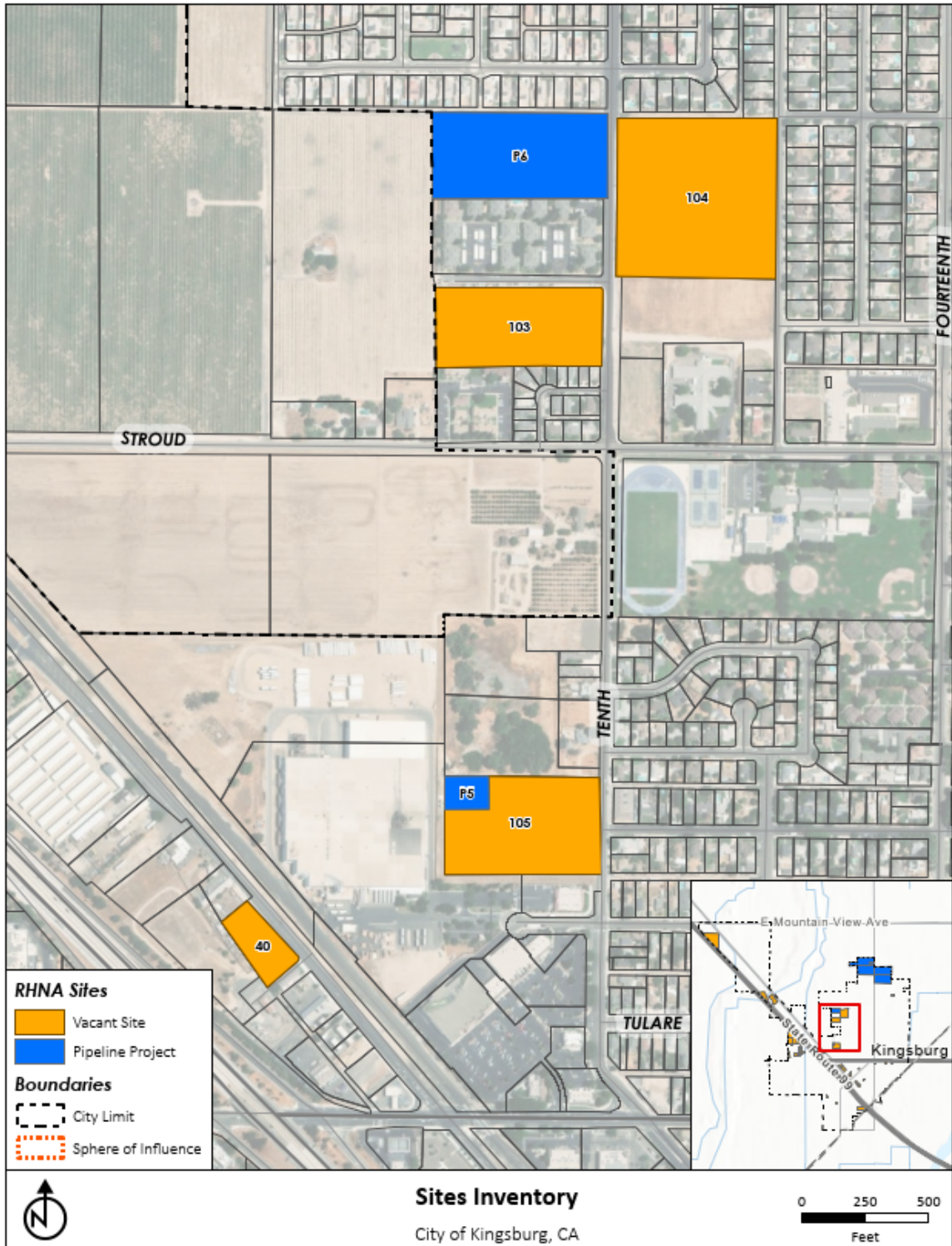


FIGURE 1H-3 KINGSBURG SITES INVENTORY, AREA 2

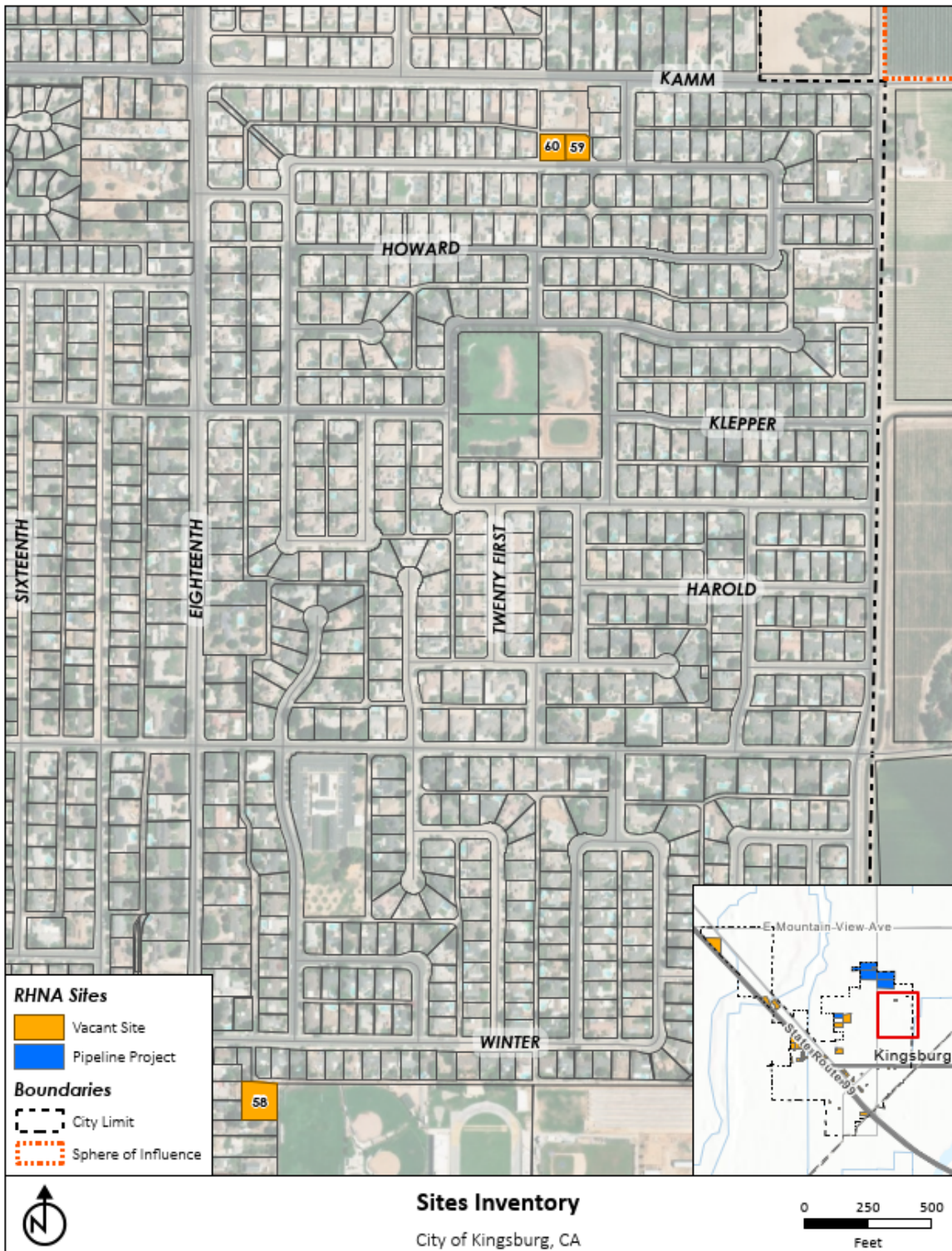


FIGURE 1H-4 KINGSBURG SITES INVENTORY, AREA 3

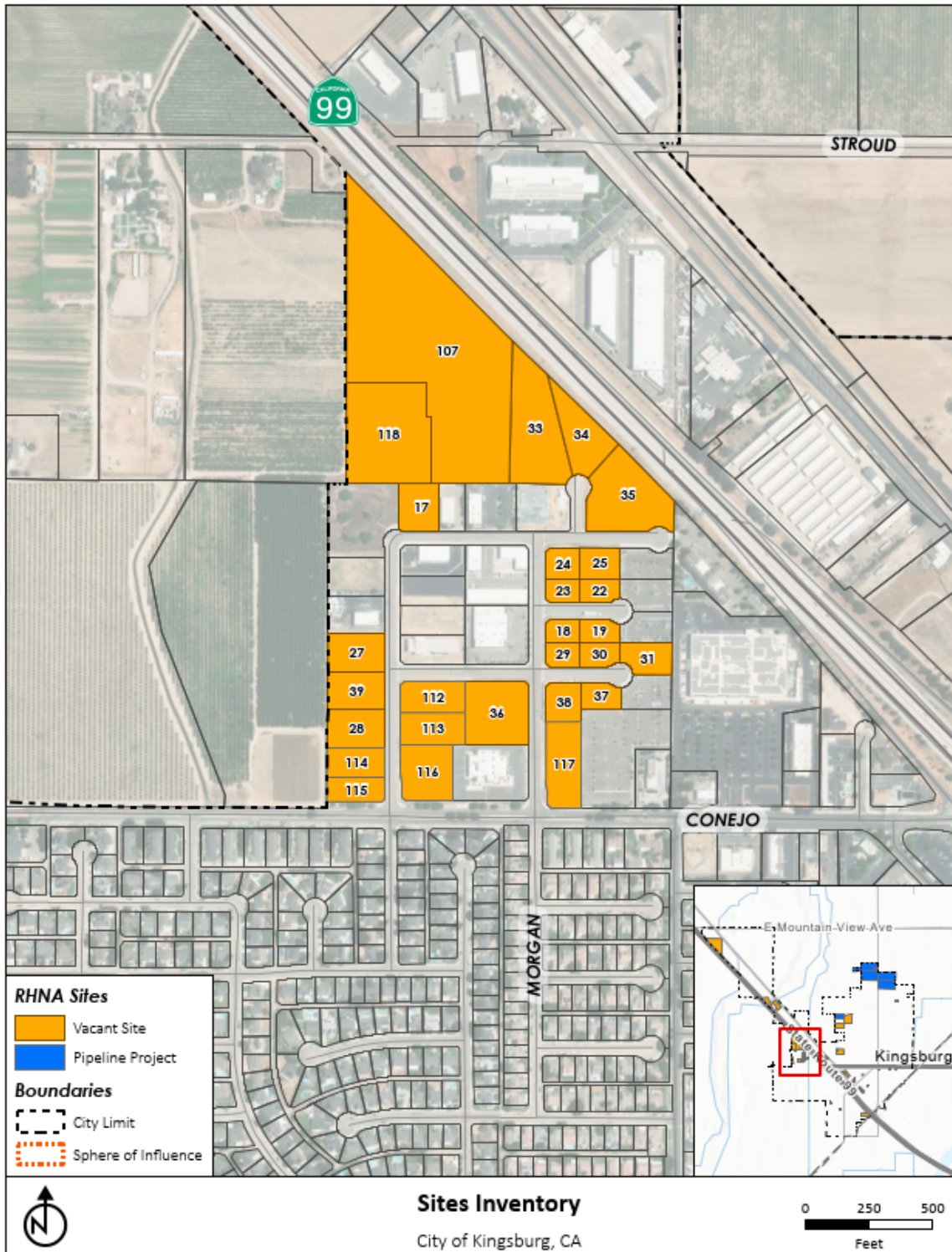
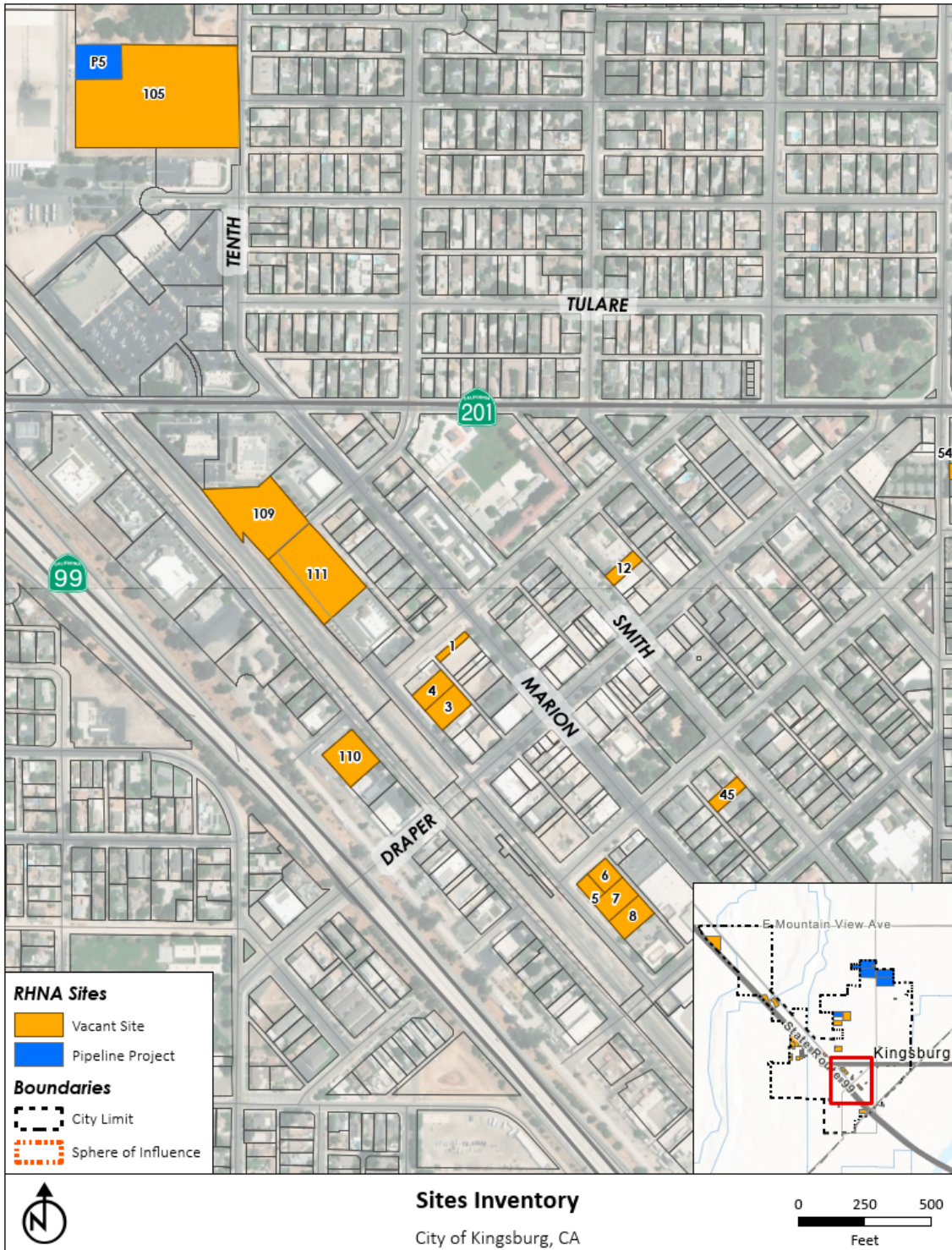


FIGURE 1H-5 KINGSBURG SITES INVENTORY, AREA 4



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

The City is relying on nine pending, planned, and/or approved projects (see **Table 1H-5** and **Figure 1H-1**). These projects provide the City with capacity for ~~9970~~ units toward the lower-income RHNA and ~~299374~~ units toward the above moderate-income RHNA.

Kings Estates III, IV, and V (Sites P-1, P-2, and P-3) are part of the five-phase Kings Estates project in the northern portion of the city. Kings Estates I and II were completed in 2021 and January 2023, and Kings Estates III is currently under construction. The City has only included the portion of building permits that are expected to be issued for Kings Estates III after the start of the 6th Cycle projection period on June 30, 2023. CEQA has been completed and the Grading Plan has been reviewed for Kings Estates IV. The project has been approved and the developer is working on applying for building permits. Construction is expected to begin in late 2023.

As shown in **Figure 1H-1**, Kings Estates V (Sites P-3 and P-4) are in the City's Sphere of Influence. The annexation ~~potential~~ of this project is described in more detail below.

The Site Plan Review for the Ratzlaff Property (Site P-5) was completed and approved in 2024 for ~~9970~~ lower-income, age-restricted units. Building permit applications are anticipated in early 2025. The property is owned by and is being proposed by the Tulare Housing Authority. The Housing Authority is proposing to use tax credits to finance the project and senior affordable units are proposed for the project.

The Sohal Multifamily Project (Site P-6) was approved in 2022. The developer has since paid most development fees to the City and is expected to submit a building permit application in the spring of 2024.

The City has included **Program 4** to monitor the progress of pipeline projects throughout the planning period and identify additional capacity to meet the RHNA if needed.

## ***Pending Annexations***

The Kings Estates V project (Sites P-3 and P-4) is proposed on an approximately 28-acre site adjacent to the City of Kingsburg, on the west side of South Mendocino Avenue across from Kings Estates IV. The project has received allocations from the City under the Growth Management System and is expected to initiate the annexation process through the Local Agency Formation Commission (LAFCO) in late 2024. The Quait Property has now been sold to West Star, who owns the Kings Estates V project so is now included as part of the Kings Estate V annexation. Annexation into the City is anticipated to be completed by early 2025. Due to the project's proximity to Kings Estates IV and other developments within city limits, as well as city services, there are few barriers to annexation, and it is anticipated to be completed within nine months. The project will provide 149 single-family, market-rate units.

Based on the Kings Estates V anticipated annexation, the City's remaining above-moderate RHNA target will be addressed once the annexation occurs (see **Program 6**).

**Table 1H-5 Approved and Pending Projects to Meet the RHNA  
(Including Pending Annexations)**

Site ID	Project Name	Affordability	Acres	Project Status	General Plan/Zoning	Total Project Units
P-1	Kings Estates III	Market Rate	19.16	Under Construction 2023	LDR / R-1-7	58
P-2	Kings Estates IV	Market Rate	18.76	Grading Plan Review Complete 2022. Approved. Construction Expected to Begin Late 2023.	LDR / R-1-7	57
P-3	Kings Estates V (pending annexation)	Market Rate	19.34	Allocations Granted	LDR / R-1-7	53
P-4	Quait Property (pending annexation, now joined with P-3 as part of Kings Estate V)	Market Rate	22.39	Allocations Granted	LDR / R-1-7	96
P-5	Ratzlaff Property	Lower Income (Senior Housing)	5.39	Site Plan Review Complete 2024	MDR / RM-3	<del>7099</del>
P-6	Sohal Multifamily Project	Market Rate	5.33	Approved 2022	MDR / RM-5	35
<b>Lower-Income Units</b>						<del>9970</del>
<b>Moderate-Income Units</b>						0
<b>Above Moderate-Income Units</b>						299
<b>Total Units</b>						<del>39869</del>

## Accessory Dwelling Unit Potential

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADUs) based on the number of ADUs developed in the prior Housing Element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in state law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements to be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th Cycle Housing Element planning period.

The City issued three building permits for ADUs in 2021, one in 2022, and 4 in 2023, for a total of eight ADU building permits during the previous planning period. While not many permits have been issued, interest in ADU construction has increased in recent years. Based on this, the City anticipates that 21 ADUs will be built by December 2031. To promote ADUs, the City has included **Program 13** to comply with State law and make construction of ADUs feasible for more property owners. City review of preapproved ADU plans as part of the requirement of AB 1332 has begun and will be completed by fall of 2024.

ADUs are seen as an appropriate housing type for a primary residence for low-income households. While Kingsburg is not in the ABAG region, ABAG's 2021 regional analysis of existing ADU rents is a useful starting point for affordability assumptions because there is not the same type of study from the San Joaquin region. The ABAG analysis resulted in affordability assumptions that allocate 30 percent of ADUs to very low-income households, 30 percent to low-income households, 30 percent to moderate-income households, and 10 percent to above-moderate-income households.

Next, the following local affordability analysis was considered. The City relied on rental rates for one- and two-bedroom units as a proxy for ADU rental rates. According to 2016-2020 American Community Survey (ACS) 5-year estimates, the median gross rent for one-bedroom units in Fresno County is \$779 per month, and for two-bedroom units is \$983 per month. As shown in Table 2-24, Fresno County Ability to Pay (2022), in Chapter 2, Housing Needs Assessment, low-income households can afford between \$1,091 (one-person households) and \$1,558 (four-person households) in monthly housing costs without being cost burdened. Comparing rental rates with the affordability of low-income households demonstrates that ADUs are appropriate to credit toward the City's lower-income RHNA, based on the median price of one- and two-bedroom units in the county. A slightly more conservative approach is taken here than in ABAG. Instead of assuming that 30 percent of the ADUs will be affordable to very low-income households and 30 percent will be affordable to low-income households, as shown in Table IH-6, Kingsburg is assuming that 30 percent of ADUs will be affordable to lower-income households, 40 percent affordable to moderate-income households, and 30 percent affordable to above moderate-income households.

## RHNA Summary

Table 1H-6 compares the City's RHNA to its site inventory capacity. Accounting for approved and pending projects, vacant site capacity, and the projected ADUs, the City can adequately address its RHNA and has a surplus of 681 units. Breaking this down by income category, the City ~~has a surplus of 4~~ meets its RHNA requirements for units in the lower- income (including extremely low, very low-, and low-income) category, has a 334-unit surplus in the moderate- income category, and a 2873-unit surplus in the above moderate-income category.

Table 1H-6 Summary of Residential Capacity Compared to the 6th Cycle RHNA

Income Category	RHNA	Vacant Site Capacity	Pipeline Projects	Pending Annexation	Projected ADUs	Total Capacity	Surplus
Very Low	248	<del>297330</del>	<del>9970</del>	0	13	<del>409413</del>	<del>04</del>
Low	161						
Moderate	150	<del>177448</del>	0	0	6	<del>183454</del>	<del>334</del>
Above Moderate	323	<del>5095</del>	150	149	2	<del>351396</del>	<del>2873</del>
<b>Total</b>	<b>882</b>	<del><b>524573</b></del>	<del><b>249220</b></del>	<b>149</b>	<b>21</b>	<del><b>943963</b></del>	<del><b>6181</b></del>

Sources: FCOG, 2022; City of Kingsburg, 2023.

## Availability of Infrastructure and Services

### Water

The City of Kingsburg Department of Public Works Water Operations Division is responsible for the distribution and management of the City's water supply. The City uses local groundwater as the sole source of water supply and does not currently purchase or import water from other water suppliers or entities.

The Water Operations Division provides water services to residents and businesses in the city and is responsible for all aspects of the City's public water system, including water infrastructure. The City plans for its water supply through various master plan documents. In addition to the Kingsburg General Plan, the Urban Water Management Plan (UWMP) identifies Kingsburg's vision for its existing and future water resources. The City is currently (2023) updating the UWMP, which provides guidance for efficient water supply use and conservation of water, anticipates future water supply needs, and describes actions to undertake during drought years. The Kingsburg Public Works Department reported that, as of December 31, 2022, there were 4,051 active water connections to Kingsburg users, including 3,791 residential users and 260 commercial users, with residential users consuming approximately 93.4 percent of the City's annual water usage.

A total maximum day pumping capacity of the seven city wells is approximately 10.8 million gallons per day (assuming all wells produce 7,500 gpm and run continually for 24 hours). Presently, the City consumes approximately 2.89 million gallons per day on an average day and approximately 5.94 million gallons on a maximum day. Therefore, the City's water system operates at approximately 55.0 percent of total capacity on a maximum day, indicating sufficient water capacity to accommodate the City's RHNA.

### Wastewater

The Selma-Kingsburg-Fowler County Sanitation District (SKF), a JointPower Authority, provides sewer service to the City of Kingsburg as well as to the cities of Fowler and Selma. According to the District Engineer, the SKF treatment plant has a capacity of 8.0 million gallons per day (mgd) with existing flows of 4.3 mgd (53.8 percent of capacity). SKF estimated that approximately 903 new residential units would

be developed in Kingsburg between 2020 and 2035, with sufficient capacity to accommodate this growth. This estimate exceeds development since 2020 combined with the 6th Cycle RHNA.

By 2025, the SKF Capital Improvement Program (CIP) projects total flow at 5.64 mgd (70.5 percent of capacity), with an average annual increase in the average daily flow rate resulting from development of 3.1 percent between 2015 and 2025. At this rate, total flow is expected to be 6.68 mgd (83.5 percent of capacity) in 2031. In 2015, Kingsburg had 4,140 residential units. In 2031, if flow ratios and development trends in the three cities remain constant, SKF will have capacity for approximately 6,431 residential units in Kingsburg, significantly higher than the RHNA allocations for Kingsburg during the Housing Element period. At full capacity to 8.0 mgd, SKF would have capacity for an estimated 7,702 residential units in Kingsburg. The total RHNA allocation for Kingsburg, Fowler and Selma is 2,731 units. At full capacity SKF can service 7,702 units. SKF will have capacity to accommodate the combined RHNA for all three member jurisdictions during the Housing Element period.

Expansion plans for a wastewater treatment plant are generally required by the Regional Water Quality Control Board when 70 percent of design capacity is reached. While there is sufficient capacity to accommodate the RHNA with the current system, the threshold for expansion is expected at the SKF plant during the planning period. SKF is currently (2023) updating the agency's Master Plan with a 10-year horizon. As part of this update process, Kingsburg staff meets regularly with SKF to provide input on forecasted growth. The City will continue to meet with SKF, as well as the cities of Fowler and Selma, to identify whether there is a need for expansions and seek funding as necessary.

## Financial Resources

The City of Kingsburg has access to a variety of existing and potential funding sources for affordable housing activities. These include programs from federal, state, local, and private resources. This section describes the key housing funding sources currently used in the city, which include Community Development Block Grant (CDBG) funds from the State and Section 8 rental assistance. **Table 1H-7** lists a range of potential financial resources that may be used in Kingsburg.

Table 1H-7 Financial Resources and Programs

Program Name	Description	Eligible Activities
<b>Federal Programs</b>		
Community Development Block Grant (CDBG)	Grants administered and awarded by the state on behalf of the United States Department of Housing and Urban Development (HUD) to cities through an annual competitive process.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Homebuyer Assistance</li> <li>• Economic Development</li> <li>• Infrastructure Improvements</li> <li>• Homeless Assistance</li> <li>• Public Services</li> </ul>
HOME Investment Partnership Act Funds	Flexible grant program for affordable housing activities awarded by the state on behalf of HUD to individual cities through an annual competitive process.	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Rehabilitation</li> <li>• Homebuyer Assistance</li> <li>• New Construction</li> </ul>
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.	<ul style="list-style-type: none"> <li>• Rental Assistance</li> </ul>
Section 203(k)	Single-family home mortgage program allowing acquisition and rehabilitation loans to be combined into a single mortgage.	<ul style="list-style-type: none"> <li>• Land Acquisition</li> <li>• Rehabilitation</li> <li>• Relocation of Unit</li> <li>• Refinancing of Existing Indebtedness</li> </ul>
<b>State Programs</b>		
Emergency Solutions Grants Program	Program funds to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, and prevent homelessness.	<ul style="list-style-type: none"> <li>• Support Services</li> <li>• Rehabilitation</li> <li>• Street Outreach</li> <li>• Transitional Housing</li> <li>• Supportive Housing</li> </ul>
Rural Development Loans and Grants	Capital financing for farmworker housing. Loans are for 33 years at 1 percent interest. Housing grants may cover up to 90 percent of the development costs of housing. Funds are available under the Section 515 (Rental Housing), Section 502 (Homeownership Loan Guarantee), Section 514/516 (Farm Labor Housing), and Section 523 (Mutual Self-Help Housing) programs.	<ul style="list-style-type: none"> <li>• Purchase</li> <li>• Development/Construction</li> <li>• Improvement</li> <li>• Rehabilitation</li> </ul>
Multifamily Housing Program (MHP)	Deferred payment loans for new construction, rehabilitation, acquisition, and preservation of permanent and transitional rental housing.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> <li>• Preservation</li> </ul>
California Housing Finance Agency (Cal HFA) Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Down Payment Assistance Program to provide subordinate loans to first-time buyers. Two funding rounds per year.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> </ul>
California Housing Finance Agency (Cal HFA) Homebuyer's Down Payment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> </ul>

Program Name	Description	Eligible Activities
California Housing Finance Agency (Cal HFA)	The Forgivable Equity Builder Loan gives first-time homebuyers a head start with immediate equity in their homes via a loan of up to 10% of the purchase price of the home. The loan is forgivable if the borrower continuously occupies the home as their primary residence for five years.	<ul style="list-style-type: none"> <li>• Homeowner Assistance</li> </ul>
Low-Income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> </ul>
California Self-Help Housing Program	State program that provides technical assistance grants and loans as well as deferred payment conditionally forgivable mortgage assistance loans for the rehabilitation or construction of new affordable housing.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> </ul>
CalHOME	Grants to cities and nonprofit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment, and construction period expenses for homeownership projects.	<ul style="list-style-type: none"> <li>• Predevelopment, Site Development, Site Acquisition</li> <li>• Rehabilitation</li> <li>• Acquisition/rehab</li> <li>• Down Payment Assistance</li> <li>• Mortgage Financing</li> <li>• Homebuyer Counseling</li> </ul>
Tax Exempt Housing Revenue Bond	Supports low-income housing development by issuing housing tax-exempt bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	<ul style="list-style-type: none"> <li>• New Construction</li> <li>• Rehabilitation</li> <li>• Acquisition</li> </ul>
Affordable Housing Sustainable Communities Program (AHSC)	This program provides grants and/or loans, or any combination, that will achieve GHG emissions reductions and benefit Disadvantaged Communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation.	<ul style="list-style-type: none"> <li>• New Construction</li> </ul>
<b>Local Programs</b>		
Habitat for Humanity Greater Fresno Area	Homeownership through sweat equity. Homeowners also receive counseling and training on homeownership and maintenance. Homeowners buy their completed homes from Habitat for Humanity and repay them over 30 years through an affordable mortgage.	<ul style="list-style-type: none"> <li>• Homebuyer Assistance</li> <li>• Homebuyer Counseling</li> </ul>
Fresno County Housing Assistance Rehabilitation Program (HARP)	Provides loans to eligible low and moderate income homeowners to rehabilitate their affordable homes in the unincorporated area and partner cities to bring the homes up to current building code health and safety standards. Loans are currently zero interest with affordable monthly payments based on the family's income.	<ul style="list-style-type: none"> <li>• Rehabilitation</li> </ul>
Fresno County Rental Rehabilitation Program (RRP)	Provides loans to eligible rental housing owners with low-/mod-income tenants, to rehabilitate affordable rental units in the unincorporated area and partner cities, to bring the rental units up to current building code health and safety standards. Loans are zero interest and amortized over 20 to 30 years (with a balloon payment at 20 years), based upon the income of the rental-housing owner and the case flow of the rental project.	<ul style="list-style-type: none"> <li>• Rehabilitation</li> </ul>

Program Name	Description	Eligible Activities
Fresno County Homebuyer Assistance Program (HAP)	Provides homebuyer down payment and mortgage assistance loans to enable eligible low- and moderate-income families to purchase their first home in the unincorporated area and partner cities. Homes to be purchased must meet current building code health and safety standards. Loans are zero interest with payments deferred for 30 years or until the primary mortgage is fully paid, whichever occurs first.	<ul style="list-style-type: none"> <li>Homebuyer Assistance</li> </ul>
Fresno County Affordable Housing Development Program (AHDP)	Provides gap-financing loans to nonprofit organizations and other eligible developers to construct new affordable housing, including multifamily rental housing projects and single-family owner-occupied housing projects. May also be used to substantially rehabilitate existing affordable housing projects.	<ul style="list-style-type: none"> <li>New Construction</li> <li>Rehabilitation</li> </ul>
Fresno County Mobile Home Park Program (MPP)	Provides zero-interest loans to help finance the preservation of affordable mobile home parks and development of new affordable mobile home parks.	<ul style="list-style-type: none"> <li>New Construction</li> <li>Acquisition and Preservation</li> </ul>
<b>Private Resources/Lender/Bank Financing Programs</b>		
Federal National Mortgage Association (Fannie Mae) Community Homebuyers Program	Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> <li>Homebuyer Assistance</li> </ul>
	Mortgages that fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> <li>Homebuyer Assistance</li> <li>Rehabilitation</li> </ul>
	Low down payment mortgages for single-family homes in underserved low-income and minority cities.	<ul style="list-style-type: none"> <li>Homebuyer Assistance</li> </ul>
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable rental housing. Nonprofit and for-profit developers contact member banks.	<ul style="list-style-type: none"> <li>New Construction</li> <li>Rehabilitation</li> <li>Acquisition</li> </ul>
Federal Home Loan Bank Affordable Housing Program	Direct subsidies to nonprofit and for-profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> <li>New Construction</li> </ul>
Freddie Mac	Home Works: Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	<ul style="list-style-type: none"> <li>Homebuyer Assistance combined with Rehabilitation</li> </ul>
Bay Area Local Initiatives Support Corporation (LISC)	Provides recoverable grants and debt financing on favorable terms to support a variety of community development activities, including affordable housing.	<ul style="list-style-type: none"> <li>Acquisition</li> <li>New Construction</li> <li>Rehabilitation</li> </ul>
Northern California Community Loan Fund (NCCLF)	Offers low-interest loans for the revitalization of low-income communities and affordable housing development.	<ul style="list-style-type: none"> <li>Acquisition</li> <li>Rehabilitation</li> <li>New Construction</li> </ul>
Low-Income Investment Fund (LIHF)	Provides below-market loan financing for all phases of affordable housing development and/or rehabilitation.	<ul style="list-style-type: none"> <li>Acquisition</li> <li>Rehabilitation</li> <li>New Construction</li> </ul>

Source: City of Kingsburg, April 2023.

## SECTION 1H-3: LOCAL ASSESSMENT OF FAIR HOUSING

### Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”<sup>1</sup>

California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, revised as of 2023 to designation of Areas of High Segregation and Poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Although this is the Housing Element for the City of Kingsburg, Government Code Section 65583(c)(10) requires all local jurisdictions to address patterns locally and regionally to compare conditions at the local level to the rest of the region. To that end, a Multijurisdictional Housing Element was completed for the cities of Firebaugh, Fowler, Fresno, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, San Joaquin, Sanger, Selma, and the County of Fresno, including a regional AFH and each participating jurisdiction prepared a local AFH.

This section is organized by fair housing topics. For each topic, the regional assessment is first, followed by the local assessment. Strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and preparation of this AFH, the City of Kingsburg identified factors that contribute to fair housing issues. These contributing factors are included in **Table 1H-15, Factors Contributing to Fair Housing Issues**, with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are included in Section 1H-1, Action Plan.

This section also includes an analysis of the Housing Element’s sites inventory as compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high-resource areas and other fair housing indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing.

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<sup>1</sup> California Department of Housing and Community Development, *Affirmatively Furthering Fair Housing: Guidance for All Public Entities and for Housing Elements (April 2021 Update)*, April 27, 2021, preface page, [https://www.hcd.ca.gov/community-development/affh/docs/affh\\_document\\_final\\_4-27-2021.pdf](https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf).

## Outreach

### ***Community Workshop***

On August 16, 2022, the City of Kingsburg held an in-person and livestreamed Community Workshop to provide information on the Housing Element and solicit input from the community. The City notified the community of this meeting with flyers distributed in English and Spanish through the FCOG listserv of regional stakeholders and community based organizations (CBOs), contacted the Fresno County Authority to post and distribute flyers to affordable housing residents, shared flyers with community partners and the Kingsburg School District, and posted to Facebook event page with a link to English and Spanish versions of the Eventbrite registration page, which advertised that the meeting would provide Spanish language interpretation, refreshments, and activities for children. While there were only three in-person attendees, the livestream had 271 views as of December 12, 2022.

During the discussion, participants identified rising housing costs and affordability as the primary issues associated with housing and maintaining the city's unique character while expanding housing opportunities. Housing appropriate to meet the needs of larger households was specifically identified as a fair housing concern, as well as provision of housing with amenities and resources tailored for families. The participants made note of the downtown area as having benefitted from significant investment over the past years, which provides mixed-use housing opportunities in areas with accessibility to services, public facilities and amenities, and commercial support.

Following the workshop, the City posted English and Spanish copies of the workshop presentation on the Fresno County Multijurisdictional Housing Element Update website for residents to access at their convenience. Feedback received during this workshop was used to inform this AFH as well as associated programs, as identified in in **Table 1H-15, Contributing Factors to Fair Housing Issues**.

### ***Study Session***

A joint study session was held with the Planning Commission and City Council on August 11, 2022, to discuss the Housing Element Update and process. During the discussion, which was open to the public, comments were primarily related to a desire for more local control. The City of Kingsburg is the only jurisdiction in the county to have a referendum-created growth management system in place, and although residential expansion is continuing at a smaller, slower scale than larger entities such as Fresno and Clovis, ways to foster housing mobility opportunities will be addressed through the Housing Element process.

### ***Consultations***

During the Housing Element update process, staff reached out to stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs in Kingsburg and received responses from one. A representative from the Building Industry Association (BIA) of Fresno/Madera Counties was interviewed on November 22, 2022.

The stakeholder described the rising cost of housing, the shortage of affordable housing available in the city, multifamily or single-family unit types, as well as the economic disadvantages to market rate developers to build affordable housing. They noted that although a shortage of housing can cause housing mobility problems for current and future residents of the city, the demand for new housing resources is considered by BIA as positive, particularly in Kingsburg which is easily accessible to the City of Fresno's employment, services, commercial resources and public facilities, as well as major transportation routes. Typically, there is sufficient land available to build. While Kingsburg's Growth Management Ordinance requires a certain number of housing units to receive building permits under an allocation system, this has not been an obstacle to growth, and no project has been denied permission to receive permits under this ordinance. Two builders in Kingsburg are continuing to build at a smaller, slower scale, although this is partially due to a current economic slowdown. In order to meet housing demand, BIA identified a need for a variety of affordable housing types on limited infill or underutilized sites, and additional funding to provide down payment and rehabilitation assistance to maximize existing housing stock resources.

Barriers to the construction of affordable housing the housing industry is facing include prevailing wage requirements, infrastructure costs, lack of interest from the developer, and costs to construct infill units on underutilized properties due to costs of demolition of existing structures. The stakeholder also emphasized the impact of the state's VMT regulations on market rate development but noted that water supply in Kingsburg area does not constrain new residential development as significantly as the jurisdictions in the western part of the county. The main concern of the BIA representative is that there is not an adequate understanding of what it takes to build affordable housing in the current market.

### **Fair Housing Issues**

Since 2017, the Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed "opportunity mapping" and is available to all jurisdictions to assess access to opportunities within their community.

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The TCAC/HCD Opportunity Maps use a regional index score to determine categorization as high, moderate, and low resource.

Areas designated as “highest resource” are the top 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment. “Moderate resource” areas are in the top 30.0 percent of the remaining census tracts in the region and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas are those that score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation are those areas identified as having “high segregation and poverty;” these are census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$27,750 annually for a family of four in 2022).

As seen in Figure 3-1, Regional TCAC/HCD Opportunity Areas, in Section 3: Regional Assessment of Fair Housing, most of Fresno County, particularly in the incorporated cities, is primarily a mix of low-resource or moderate-resource areas and areas of high segregation and poverty, with pockets of high-resource designations. Kingsburg has been designated as a high and highest resource area, unlike many Fresno County jurisdictions.

### ***Patterns of Integration and Segregation***

At the time of the completion of the Housing Element’s initial analysis (Summer 2022), HCD’s AFFH Data Viewer included the 2021 TCAC/HCD Opportunity Map. Therefore, the following assessment of fair housing is based on data from 2021. However, since the time of writing, the AFFH Data Viewer was updated with the 2023 TCAC/HCD Opportunity Map and, subsequently, the 2023 COG Geography TCAC/HCD Opportunity Map, which is based on a similar formula but compares each tract to those within the COG region rather than regions defined by TCAC. In the case of Fresno County, the comparison region changed from the Central Valley Region to the boundaries of Fresno COG, resulting in increased focus on internal comparisons of Fresno County cities and communities rather than comparison to other cities outside of the Fresno COG.

At the COG level, the data for Fresno County presents a potentially skewed perspective as most cities in the county have small populations, housing stocks, and employment centers compared to the cities of Fresno and Clovis. Fresno and Clovis, as the two largest cities in the county and among the largest in the region, provide access to educational and economic opportunities that are not typically found outside of large cities. Further, both, though particularly Clovis, include affluent neighborhoods that influence TCAC scores. Therefore, access to resources using this methodology appears to weigh proximity to Fresno and Clovis

more heavily than local resources. For example, in the 2021 TCAC/HCD Opportunity Map, the City of Kingsburg is designated as an area of highest resource compared to other cities in the Central Valley. However, in the 2023 COG Geography TCAC/HCD Opportunity Map, the northeast tract of the city is designated high resource while the southeast tract is designated moderate-resource. The triangular section on the northwest side of the city which is part of a census tract that includes the east side of Selma is also considered moderate resource, and a very small section in this area between SR 99 and Golden State Boulevard is part of a low-resource census tract. The number of jobs, school performance, environmental conditions, median incomes, and other factors that are included in the Opportunity Map methodology did not change significantly between 2021 and 2023 in these communities. The primary driver of the change in resource area designation is likely the proximity to resources and opportunities in the major cities of Fresno County. As many communities in the county are largely rural and agricultural in nature, most local resources have more limited capacity, but do serve the local population.

Given the potential limitations of an internal comparison, FCOG opted to maintain the analysis based on a larger geographic comparison to other jurisdictions in the Central Valley Region to reflect the interconnectedness of economies in this region, and similarities between the size and nature of many communities. However, where HCD has determined significant changes in resource area designation between the 2021 TCAC/HCD Opportunity Map and 2023 COG Geography TCAC/HCD Opportunity Map (i.e., high resource to low resource, or vice versa), the analysis notes the differences, potential causes, and strategies to address local discrepancies in access to opportunities.

The 2021 TCAC/HCD Opportunity Map designates the census tracts as high and highest, whereas the 2023 COG Geography TCAC/HCD Opportunity Map designates the city as being primarily divided into high-resource and moderate-resource areas at census tract level, as discussed previously. However, it is worth noting that the use of the TCAC/HCD Opportunity Maps are just one component of the Assessment of Fair Housing, and a more detailed analysis of specific conditions within the jurisdiction provides a more comprehensive understanding of current patterns. The Opportunity Maps, as part of the full Assessment, inform programs to improve access to resources throughout the city.

For example, in the northeastern census tract in the vicinity of Kingsburg High School, positive indicators of quality of life include a high median income, high ownership rates, high expected educational attainment scores, positive environmental conditions, and more, which influence the “high resource” categorization in the 2023 analysis and “highest resource” categorization in the 2021 analysis. Further, the northwestern North Kingsburg and central eastern Lincoln Square neighborhoods have positive indicators of quality of life which include higher and moderate median incomes, high ownership rates, high expected educational attainment scores, positive environmental conditions, and more. While the older central core and southwest Reagan Square and 10th Avenue neighborhoods, have more moderate median income, and higher renter occupancy rates than the northern and eastern portions of the city, the high expected educational outcome scores, positive economic outcome scores and environmental conditions suggest these neighborhoods also reflect moderate access to resources for residents.

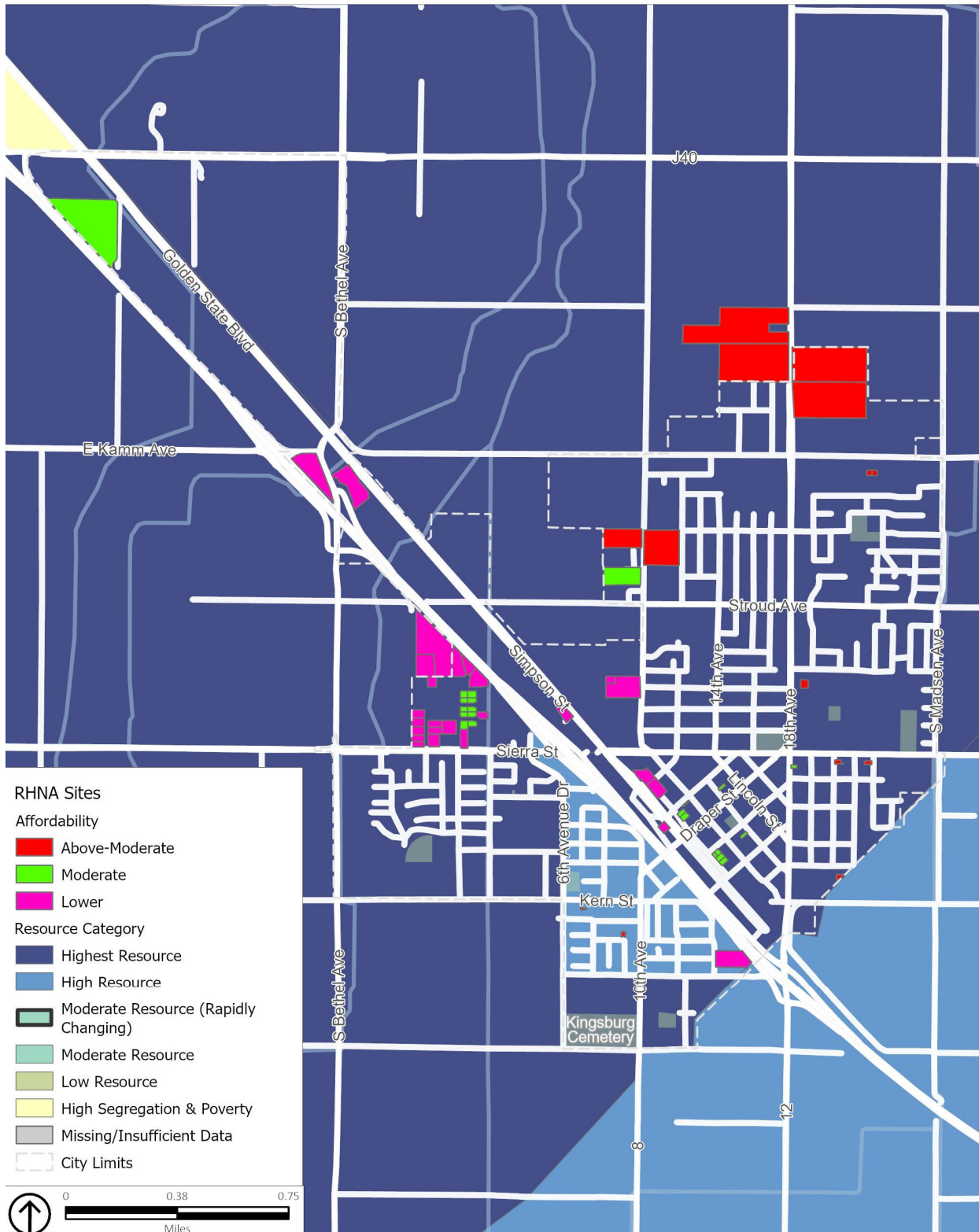
### *Income Distribution*

The City of Kingsburg consists of two census tracts and six block groups, two of which include adjacent unincorporated county areas. The Southern Pacific Railroad and State Route (SR) 99 divide the city into eastern and western sectors. The TCAC/HCD Opportunity Area Map (**Figure 1H-6, TCAC/HCD Opportunity Areas**) designates the entire city as highest resource, with the exception of one area at the southwest end of the city designated high resource. According to 2016-2020 American Community Survey (ACS) data, the citywide median household income is \$73,281, below the statewide median of \$78,672, yet above the 2020 Fresno County median of \$57,109.

The majority of the City of Kingsburg falls within the \$55,000 to \$87,100 median income category (**Figure 1H-7, Local Median Income**, in Section 2: Housing Needs Assessment) with median incomes ranging from \$58,393 in the Kern Street block group bound on the east by SR 99 and 6th Avenue Drive on the west; to \$76,210 in the Lincoln Square neighborhood at the southeast corner of the city just east of the downtown; with the block groups north and west of the downtown with median incomes of \$63,268 and \$63,274. These neighborhoods feature primarily small-lot residential units closer to SR 99 with some larger residential unit subdivisions at the perimeter of the block groups, small multifamily properties, affordable housing complexes, Valkommen Village Mobile Home Park, school sites, and scattered commercial and industrial uses. Income data for the downtown block group is not available; however, data at the block-group level for Racial Demographics indicates that approximately 57.0 percent of this block group has a median income below 80.0 percent of the AMI. The City of Kingsburg has a portion of one block group at the northern edge of the city for which median household income is \$53,010, although the TCAC opportunity score designation is highest resource area. However, the majority of this block group is agricultural land within the unincorporated county and the portion within city boundaries is part of a new larger home subdivision, and therefore is likely to align more with the income characteristics of the North Kingsburg neighborhoods in the adjoining tract below. The Kamm/Madsen neighborhood at the northeast corner of the city has the highest median income at \$109,109, and also includes the Kingsburg High School campus, recreational facilities, and the Kingsburg Historical Park amenities.

This demonstrates that the City of Kingsburg is a community with residents who generally earn moderate incomes, with one distinctly higher-income area. Additionally, throughout the city, residents experience higher access to resources compared to other jurisdictions in the county. Access does not consistently correspond to income, which may reflect more meaningful differences in access to other opportunity area factors, including the TCAC/HCD economic score, and Jobs/Proximity Index scores, which contribute to higher-resource designations in lower-income areas. The analysis of the relationship of sites identified by the City to address housing needs (as seen in **Figure 1H-7 Local Median Income**), with income and poverty are discussed in more detail in the **Sites Analysis** section of this AFH.

**FIGURE 1H-6 TCAC/HCD OPPORTUNITY AREAS, 2021**



Source: 2015-2019 ACS; City of Kingsburg, 2023<sup>35</sup>

FIGURE 1H-7 LOCAL MEDIAN INCOME



Source: 2015-2019 ACS; City of Kingsburg, 2023<sup>35</sup>

According to the United States Department of Housing and Urban Development's (HUD's) 5-year estimates through the Comprehensive Housing Affordability Strategy (CHAS), in the City of Kingsburg, 11.0 percent of households make less than 30.0 percent AMI, which is considered extremely low income, below the Fresno County rate of 16.7 percent, yet above the state rate of 9.0 percent. The rate of poverty by census tract is consistent throughout the city, although the eastern tract has a slightly higher incidence of population in poverty at 16.6 percent compared to the western tract at 12.7 percent. As described previously, housing typology in these neighborhoods suggest that housing is likely more affordable in this area, including four of the five affordable housing complexes and in closer proximity to the downtown commercial uses and services. Although rates of poverty are fairly low, households living in poverty, particularly female-headed households with children (comprising 21.6 percent of households in poverty) represent a higher proportion of the population in areas in or near the commercial core of the city, where older, generally lower-priced homes and affordable housing complexes are located, although these areas provide greater access to commercial uses and services in the commercial core.

The median household income in the City of Kingsburg has increased between 2014 and 2020. Citywide median household income in 2014 was \$60,583, while in 2020, citywide median household income was \$73,281. By 2020, the median household income had increased in all block groups, with the median income in the northeast Kamm/Madsen neighborhood increasing from \$60,583 to \$109,109, likely in association with the recent and ongoing development of a large-lot, single-family home subdivision at the northern edge of the city. While the overall median remains in the moderate category, some areas have seen greater change, particularly around the perimeter of the city, which is experiencing a greater rate of market-rate housing development, which may influence housing prices, types, and housing mobility opportunities for lower-income households.

### ***Racial and Ethnic Characteristics***

Kingsburg has the least-diverse population in the county, with Hispanic residents comprising 48.3 percent of the city's population, the lowest proportion of the population among Fresno County jurisdictions. Overall, non-White residents comprise 56.6 percent of the city's population, White non-Hispanic residents comprise 43.4 percent, followed by Other Race at 4.2 percent, Asian/Hawaiian and Pacific Islander at 3.4 percent, and, with all other racial and ethnic groups represented by smaller populations, each comprising less than 1.0 percent of the city's population.

There appears to be a pattern indicating a slightly uneven spatial distribution of demographic groups within Kingsburg (**Figure 1H-8, Local Racial Demographics**), with the distribution of populations of color predominately in the western and central downtown portions of the city on both sides of SR 99. The highest concentrations of populations of color, primarily Hispanic, are found in the southwest Reagan Square neighborhood between South Bethel Avenue and 6th Avenue Drive at 63.8 percent, and within the Kern Street neighborhoods between 6th Avenue Drive and SR 99 at 73.1 percent. The demographic composition becomes progressively less diverse (53.0 percent non-White) to the east in the downtown area bound by SR 99 on the west and 18th Avenue, and the Lincoln Square neighborhood in the southeast corner of the

city at 42.1 percent Non-White. In the North Kingsburg neighborhoods east of SR 99 and west of 18th Avenue, the proportion of Hispanic and White Non-Hispanic residents becomes equivalent, at 46.7 percent each, with the non-White population in the Kamm/Madsen neighborhood within the northeastern portion of the city reducing to 33.3 percent. The Asian population is also more highly represented in this neighborhood at 5.9 percent of the residents. The block groups with between 61.0 and 80.0 percent non-White populations generally correlate to the block groups with incomes between \$55,000 and \$87,100. Additionally, the North Kingsburg and Lincoln Square neighborhood falls within this income category; however, two affordable housing complexes are in the North Kingsburg area and one in the Lincoln Square neighborhood, which are housing types that are often more affordable, which likely also influences the income distribution. The least diverse Kamm/Madsen neighborhood correlates with the city's highest income block at \$109,109, suggesting growing affluence and home prices.

The proportion of demographic groups in Kingsburg has changed significantly between 2010 and 2020, becoming more diverse citywide over time, particularly among the Hispanic populations and, to a lesser degree, Asian populations, while the proportion of White non-Hispanic residents dropped almost 10 percentage points. Kingsburg's housing stock is relatively older, with 56.6 percent built prior to 1990, the majority of which were single-family units. The 2016-2020 ACS estimates that although less than 35.2 percent of residents in the city are renters, 73.5 percent of renters in the city reside in a unit constructed prior to 1990, which may suggest that as units age, they become more affordable and therefore may be accessible for lower-and moderate-income households.

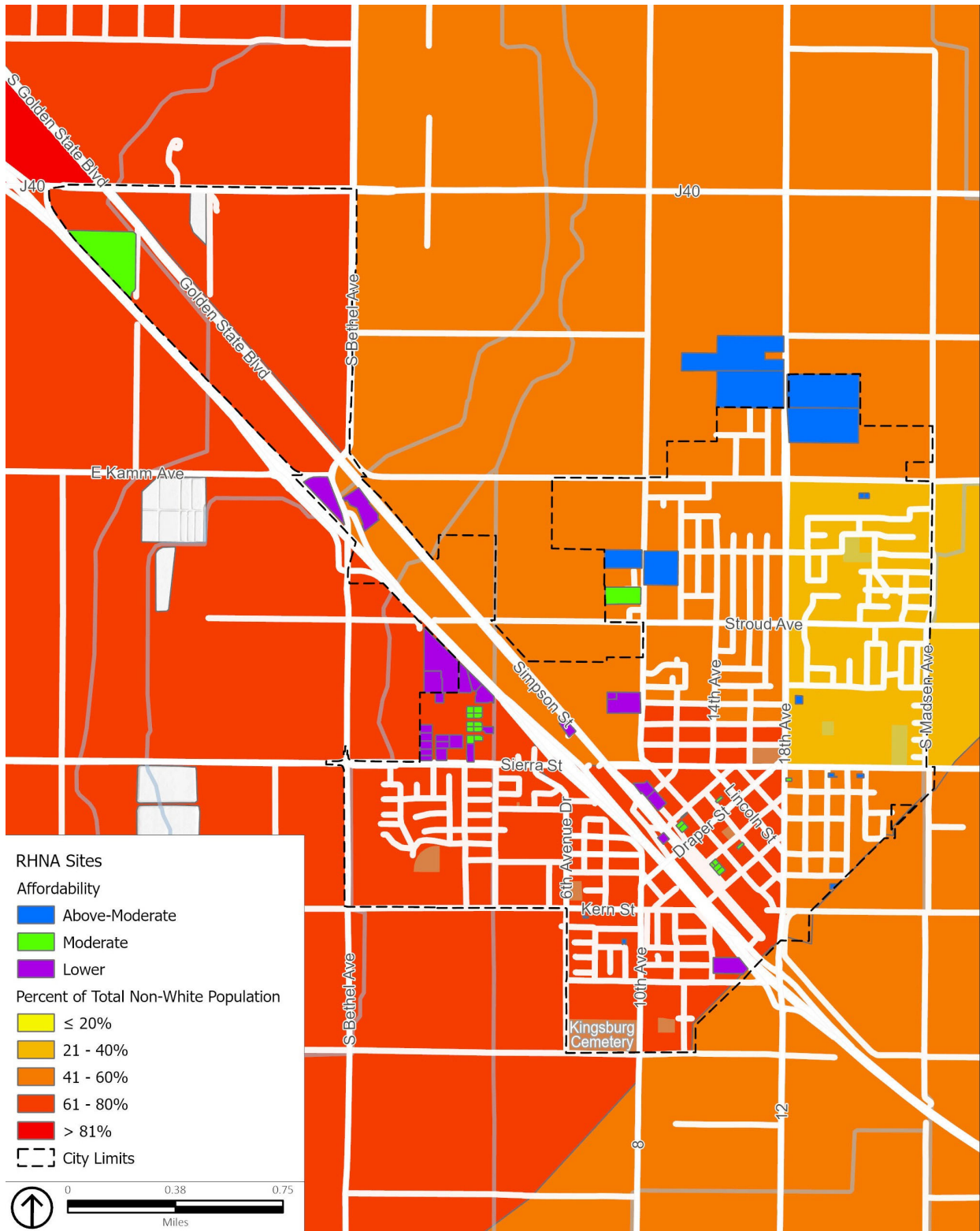
Concentrations of minority populations, or concentrations of affluence, may indicate a fair housing issue despite relative integration compared to the region. A racially and ethnically concentrated area of poverty (R/ECAP) is defined by the United States Department of Housing and Urban Development (HUD) as an area in which 50.0 percent or more of the population identifies as non-White and 40.0 percent or more of households are earning an income below the federal poverty line. Although the regional 2021 Tax Credit Allocation Committee (TCAC)/California Department of Housing and Community Development (HCD) Opportunity Map methodology was used during the preparation of this Regional Assessment of Fair Housing (AFH) chapter, as described previously, the data that methodology relied on for the United States Department of Housing and Urban Development's (HUD's) Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) designation is from 2013 and prior. Therefore, the 2023 COG Geography TCAC/HCD Opportunity Map - High Segregation and Poverty indicator is used instead. It uses the same methodology for measuring high segregation and poverty areas as the 2023 TCAC/HCD Opportunity Map. The 2023 TCAC/HCD Opportunity Map includes a poverty concentration and racial segregation filter that aligns with HUD's R/ECAP methodology but is intended to more effectively reflect the level of racial and ethnic diversity unique to many parts of California.

The 2023 methodology identifies areas of concentrated poverty where at least 30 percent of the population is living below the poverty line. The filter relies on a measure of racial segregation to capture the block groups and/or tracts that have a disproportionate share of households of color. The HUD R/ECAP metric sets an absolute threshold that does not account for substantial variation in the racial and ethnic population

across California’s counties. To reflect unique racial and poverty interrelationships unique to the jurisdiction, a relative segregation measure is calculated at the block group/census tract level in the 2023 methodology to identify how much more segregated that area is relative to Fresno County overall. Local geographical areas that have both a poverty rate of over 30 percent and are designated as being racially segregated are filtered into the “High Segregation Poverty” category. There are no areas identified as an Area of High Segregation and Poverty in the city, nor does Kingsburg contain any racially concentrated areas of affluence (RCAAs), which are defined as areas in which the total population that identifies as White is 1.25 times higher than the average percentage of the total White population in the Fresno Council of Governments (COG) and has a median income that is 1.5 times higher. However, the Kamm/Madsen neighborhood where diversity has decreased as the median income has increased presents a potentially exclusionary area of the city. Further, citywide, although diversity is increasing and the White-identifying proportion of the population has decreased, household income has also slightly risen. This, combined with the lower incidence of poverty compared to other jurisdictions in the county and a predominance of high-resource opportunity designations, suggests that housing within the city generally offers attractive opportunities to this segment of the Fresno County population, or conversely, may not present as much of a barrier to accessing housing as in other jurisdictions within the region. Additionally, the predominance of Hispanic residents in the neighborhoods with incomes between \$55,000 and the 2019 state median also suggest that there is income integration within the communities of color and opportunities for housing mobility.

To address the need for a variety of housing types and sizes to support construction of higher-density housing in areas with better access to opportunities and encourage integration of a variety of unit types to facilitate mixed-income neighborhoods, combat patterns of income segregation, and provide housing mobility opportunities for a range of households, the City has included **Program 5** to amend the General Plan and Zoning Ordinance to allow 20 units per acre or greater by-right in the Highway Commercial district, **Program 8** to provide incentives to builders to provide housing with multiple bedrooms affordable to lower- and moderate-income households, **Program 15** to target development of a variety of housing types in areas of predominantly single-family development and of concentrated overpayment to provide an increased supply of affordable units throughout the city, and **Program 16** to promote the use of density bonuses for lower-income units, encourage the development of SROs, and other special housing arrangements.

FIGURE 1H-8 LOCAL RACIAL DEMOGRAPHICS



Source: 2015-2019 ACS; City of Kingsburg, 2025<sup>3</sup>

### *Familial Status*

Like several other jurisdictions in Fresno County, a majority of households in Kingsburg are family households (75.7 percent). Family households are defined by California law as a household of two or more persons, regardless of relationship status. Approximately 58.5 percent of households in the city are married-couple families, and 2.3 percent of households are unmarried couple families. The distribution of households where married-couple and unmarried-couple families comprise approximately 50.0 percent of households corresponds to the slightly lower-income southwest portion of the city on the west side of SR 99, whereas the rate of married- and unmarried-couple families on the east side of the city is 62.7 percent, corresponding to a higher-income distribution. All of these neighborhoods are TCAC high- and highest-resource designated areas.

The City of Kingsburg's proportion of single, female-headed households – no spouse present (inclusive of those living alone) is 29.7 percent of total households, and 9.5 percent of total households are single, male-headed households with no spouse present. Approximately 14.9 percent of Kingsburg households are family households (2 or more persons) headed by single adults, lower than the Fresno County rate of 22.2 percent and 21.0 percent in California. Of the single, female-headed households in the city, 60.3 percent are non-family households living alone, 21.6 percent include children, and 18.0 percent are family households made up of relatives or housemates. Of single male-headed households, 67.5 percent are non-family households who live alone, and only 5.6 percent are single, male-headed family households that include children, and the remaining 27.1 percent are single, male-headed family households made up of other relatives or housemates.

Relative to the lower representation of married- and unmarried-couple family households in the western portion of the city, 17.1 percent of the population over age 18 lives alone, and 18.3 percent are living in households headed by single parents with children or reside with other relatives. In contrast, east of SR 99, 11.4 percent of the households are persons living alone, and 13.0 percent of the households are single-parent-headed families with children. The rate of female-headed households with household incomes below the poverty line, at 16.8 percent, is well below both the Fresno County rate (34.0 percent) of female-headed households with children with household incomes below the poverty line, and the statewide rate of 21.5 percent. A higher poverty rate is found on the eastern side of SR 99 where four of the five affordable housing complexes are located. Although the east side of the city has a lower proportion of single parent households, the higher poverty rate suggests that a higher concentration of single-parent households in poverty may reside in the downtown, North Kingsburg, or Lincoln Square neighborhoods where the affordable housing complexes are located.

Single-person households constitute 24.3 percent of total households, compared to 29.1 percent of households in Fresno County overall, and 23.7 percent of households statewide. Seniors living alone, comprising 9.6 percent of households both county- and statewide, constitute 12.1 percent of Kingsburg's households. This higher representation of seniors living alone in the City of Kingsburg, and total representation of senior households in the city that are similar to county and state proportions, suggests there is access to services and amenities in the city catering to senior needs, further supported by the

TCAC/HCD high-resource opportunities designations. The presence of five affordable housing properties, two of which are age-restricted communities, likely contributes to the number of seniors living alone.

To promote construction of a variety of housing types and sizes for a range of family types, the City has included several programs, as noted in **Table 1H-15**, to facilitate and incentivize opportunities for higher density residential development, including units in a range of sizes.

### ***Disability Rates and Services***

Persons with disabilities typically have special housing needs due to physical or developmental capabilities, fixed or limited incomes, and higher health costs. Seniors typically experience disabilities at higher rates. Approximately 11.2 percent of the City of Kingsburg's population lives with one or more types of disabilities, less than the Fresno County average of 12.9 percent, and slightly above the state average of 10.7 percent. However, although the population of older residents (12.1 percent of the total population) in the city is comparable to the rate in Fresno County, 43.9 percent of the senior population in the City of Kingsburg experiences one or more disabilities, one of the higher rates in the county after the cities of Fowler, Coalinga, and Fresno, at 51.3 percent, 51.0 percent, and 44.5 percent, respectively.

Residents living with disabilities in the western side of the city comprise 10.5 percent of the population, of whom, 57.9 percent are seniors. Although seniors comprise 13.2 percent of the total population within the western portion of the city, 46.2 percent report a disability. In the eastern side of the city, the overall rate of disability is 13.3 percent. While seniors comprise 13.7 percent of the population in this tract, likely due to the presence of two senior affordable-housing complexes, 40.6 percent of this age cohort experiences one or more disabilities, representing 41.7 percent of total persons with disabilities in this tract. The spatial distribution of Kingsburg residents living with disabilities suggests that services and amenities, as well as transit hub opportunities and the existence of affordable senior-living facilities may be more accessible on the east side of SR 99 (**Figure 1H-9, Disability Rate in Kingsburg**). The incidence of persons with disabilities has shifted between 2014 and 2020, increasing throughout the city. In 2014, the eastern side of the city had a disability rate of 10.3 percent compared to 13.3 percent in 2020, with seniors comprising 11.8 percent of the residents and 33.7 percent of total disabilities in this tract; the western side had a disability rate of 9.7 percent compared to 10.5 percent in 2020, with seniors comprising 55.0 percent of total persons with disabilities and 39.1 percent of all seniors in this tract. It appears the proportion of residents with disabilities, particularly seniors, are more heavily represented in the eastern portion of the city in 2020, with the proportion of persons with disabilities under age 65 increasing in the western side of the city while increasing on the eastern side.

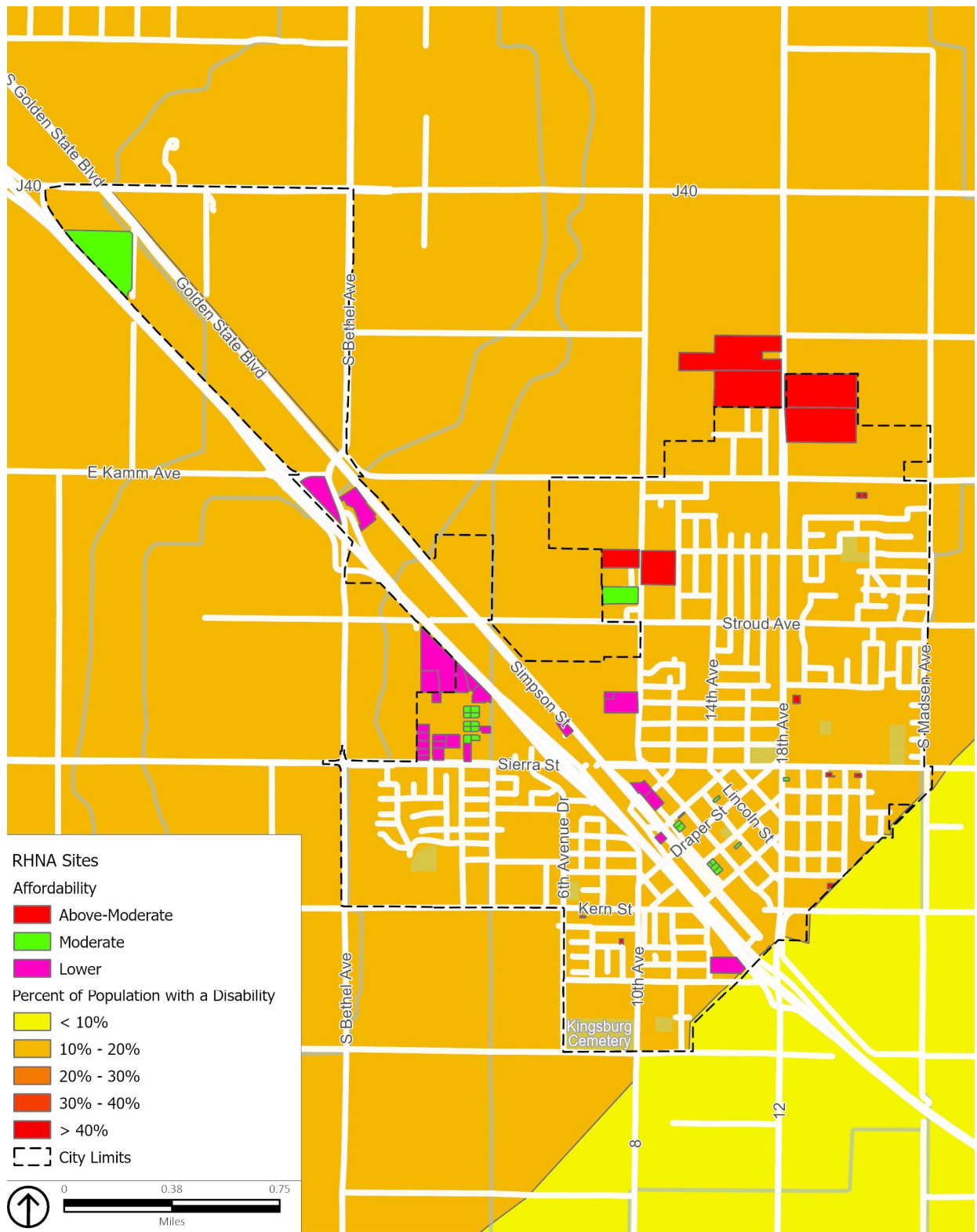
As shown on Table 2-33, Disability by Type (2020), in Section 2: Housing Needs Assessment, ambulatory disabilities were the most prevalent disability, at 46.7 percent of the population with disabilities, followed by independent-living difficulties at 46.4 percent, hearing difficulties at 41.1 percent, and cognitive problems at 39.3 percent. Vision difficulties and self-care problems were reported by 17.6 percent and 23.7 percent of the population with a disability, respectively. Kingsburg has a small population of residents with

developmental disabilities (less than 1.0 percent of the total population), of which approximately 51.1 percent are under 18 years of age and live at home with parents or a caregiver.

Residents with disabilities in Kingsburg are served by the Fresno County Senior Resource Center, which operates an Adult Protective Services program, assisting both disabled adults and seniors with all requests for assistance. The Fresno County Human Services System, Department of Adult Services, also provides housing and basic needs assistance to elderly persons. The Fresno/Madera Area Agency on Aging (FMAAA) provides connections to programs, services, and resources that elderly residents can use to maintain and improve their quality of life as they age. Kingsburg residents also have access to the Dial-A-Ride program, operated by the local Fresno County Rural Transit Agency (FCRTA) subsystem, which offers transportation services to the elderly (age 65 and above), disabled, low-income, and the general public. Dial-A-Ride services are wheelchair equipped and operate Monday through Friday between 8:30 a.m. and 4:15 p.m., with fares priced at \$1.00 one-way or \$2.00 round trip. For ongoing care, there is one adult residential care facility in Kingsburg with six beds, but no elderly assisted-living facilities. These facilities are likely insufficient to meet the need of residents of Kingsburg with independent living challenges and may increase displacement risk for this population.

To facilitate construction of supportive housing facilities and/or other services for persons with disabilities, the City has included **Programs 8** and **11** to support and incentivize construction of housing for special needs including extremely low-income housing and housing for persons with disabilities, **Program 16** to allow residential care facilities, transitional housing, and supportive housing in compliance with State law, and **Program 18** for formalizing a reasonable accommodations request procedure.

FIGURE 1H-9 DISABILITY RATE IN KINGSBURG



Source: 2015-2019 ACS; City of Kingsburg, 2025<sup>53</sup>

## ***Access to Opportunity***

### ***Transit Mobility***

Transit mobility refers to an individual’s ability to navigate the city and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit.

Kingsburg residents are served by the FCRTA, whose primary focus is to serve the general public. FCRTA serves the Spheres of Influence of each incorporated city in rural Fresno County and provides inter-city fixed-route service, providing fixed-route service on the Southeast Transit and Kingsburg-Reedley Transit lines (see Figure 3-19, Fresno County Rural Transit Agency Intercounty Routes, in Section 3: Regional Assessment of Fair Housing). Since January 26, 1992, in compliance with requirements of the ADA, providers may deviate from specified routes on a demand responsive basis up to a three-quarter of a mile in either direction (1-1/2 mile radius) to pick-up or drop-off a disabled passenger. As such, the FCRTA is exempt from the requirement to prepare a “Comparable Service Paratransit Plan” for implementing the ADA.

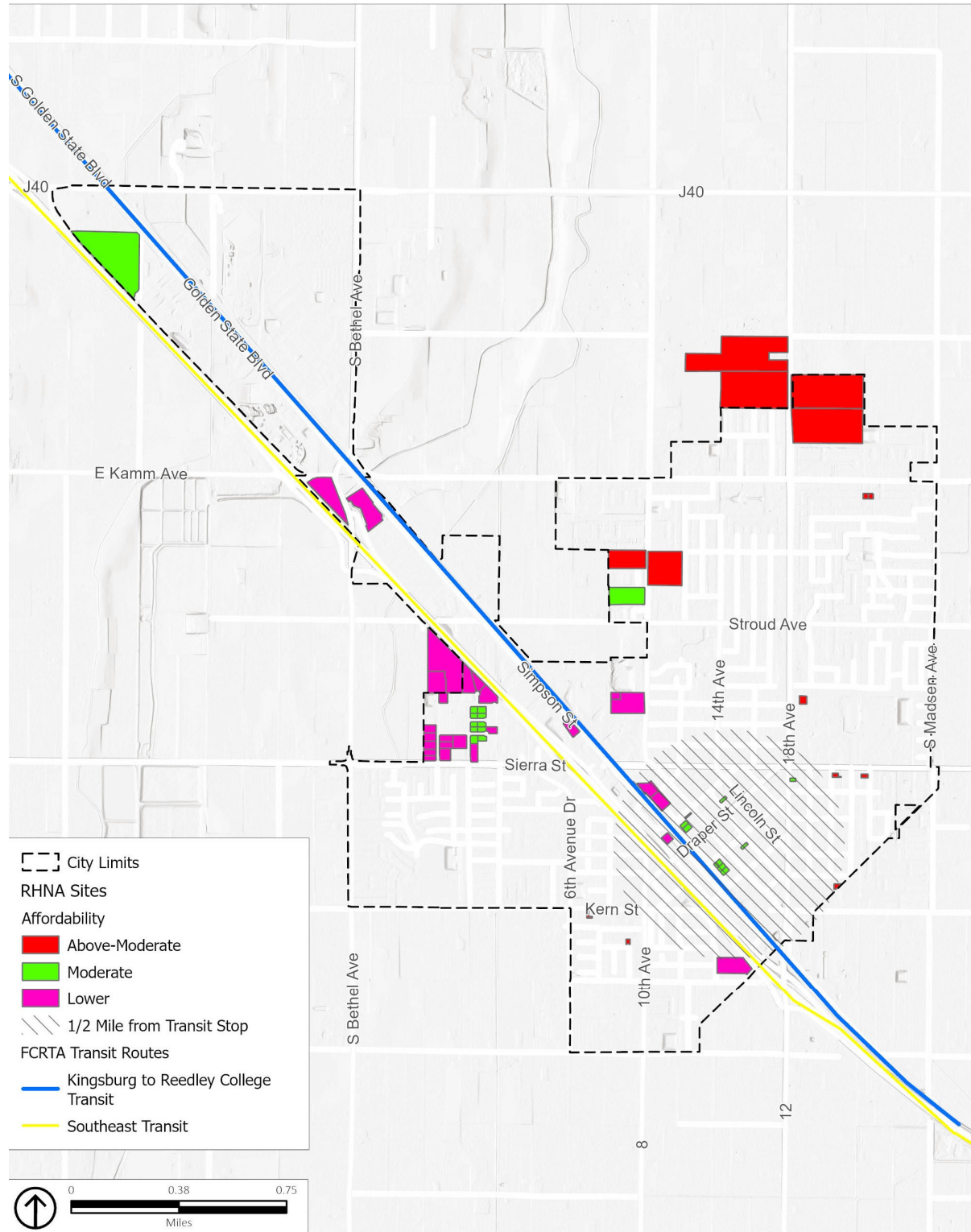
Southeast Transit provides weekday service between Kingsburg, Selma, Fowler, and Fresno. Buses depart from Kingsburg at 7:05 a.m., 10:00 a.m., and 3:05 p.m., stopping in Selma and Fowler before arriving in Fresno after a 45- to 50-minute trip. Return service departs from Fresno at 8:45 a.m., 2:00 p.m., and 4:45 p.m., stopping again in Fowler and Selma before arriving in Kingsburg after 50 to 55 minutes. Service is provided on 30-passenger Americans with Disabilities Act (ADA) wheelchair-accessible buses. Monthly passes for general service between Kingsburg and Fresno are priced at \$95.00, with discounted fares available for senior, youth, and disabled residents at \$85.00 monthly. FCRTA Southeast Line stops at the Swedish Coffee Pot Park bus shelter in Kingsburg.

The Kingsburg-Reedley Transit line provides service between Reedley College and Kingsburg on weekdays, departing from the Swedish Coffee Pot Park Bus Shelter in Kingsburg at 7:00 a.m., 11:00 a.m., and 2:30 p.m. and making stops in Selma, Fowler, and Parlier before arriving at Reedley College after approximately 60 to 65 minutes. Return service departs from Reedley College at 9:15 a.m., 12:20 p.m., and 3:45 p.m., stopping again in Parlier, Fowler, and Selma before arriving in Kingsburg after approximately 60 to 65 minutes. Service is provided on 30-passenger, ADA wheelchair-accessible buses. Monthly passes for general service between Kingsburg and Reedley College are priced at \$94.00, with discounted monthly student bus passes available for purchase through Reedley College at a rate of \$35.00. Transit Routes serving Kingsburg, along with the stop location and a one-half mile radius around the stop, are shown on **Figure 1H-10, Transit Service Areas**. As is indicated by the one-half mile stop accessibility radius, the current service provided by the intercity fixed-route service has a limited service area within the city, so transit-dependent residents outside of the limited stop catchment area may be too far from the stop to easily access without a car.

With daily access to the Cities of Fresno and Reedley, the FCRTA also provides Kingsburg residents with access to employment opportunities and connections to regional transit services, including Amtrak, Greyhound, and Fresno Area Express (FAX), which in turn provide connections within the metropolitan Fresno area and between Stockton, Bakersfield, and other regional hubs.

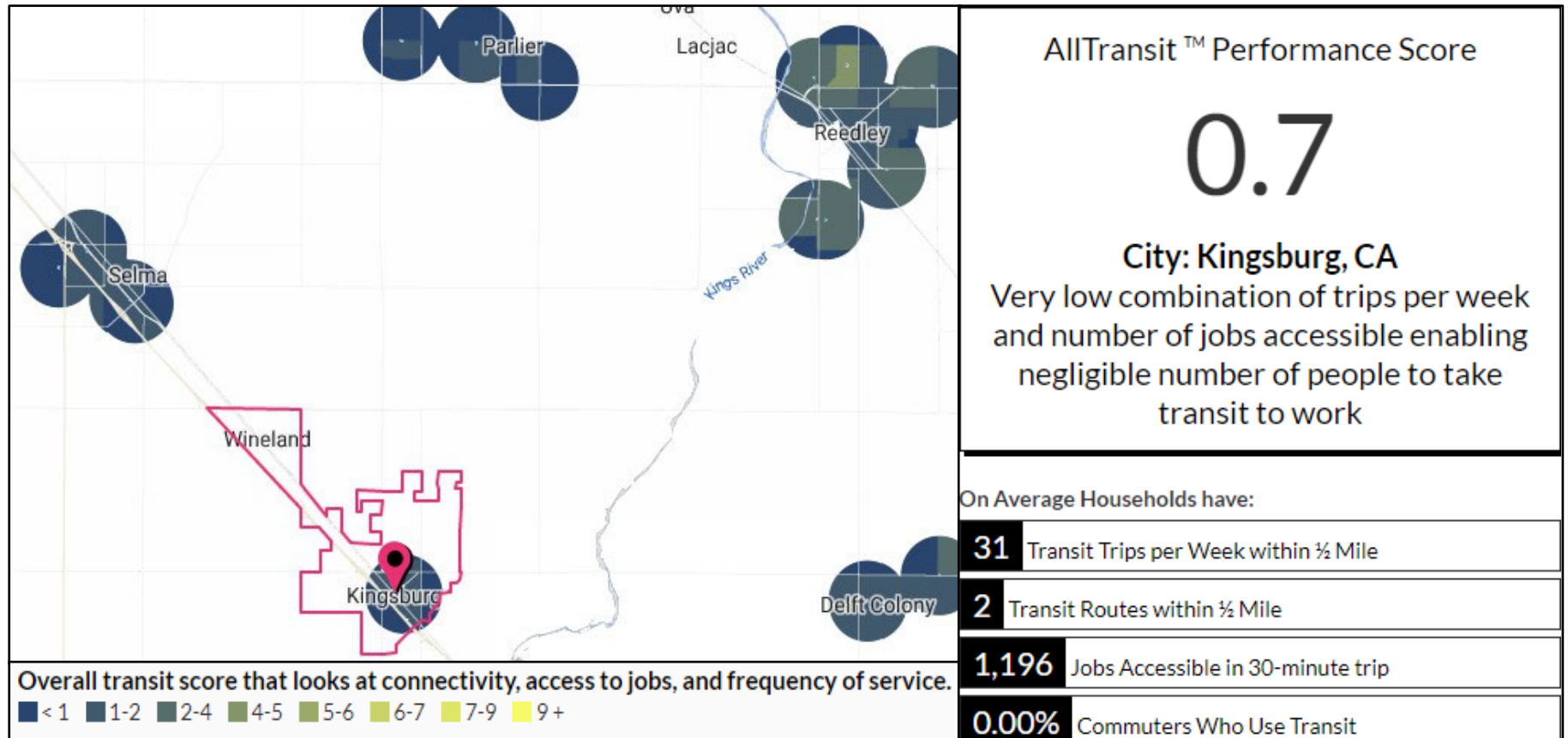
AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas [MSAs]) on a scale of 0 to 10, with 10 being complete transit connectivity. **Figure 1H-11, Kingsburg AllTransit Performance Score**, shows Kingsburg’s AllTransit Performance score, including metrics representing average household transit access. Kingsburg’s score is 0.7, demonstrating “very low” connectivity. **Table 1H-8, Fresno County Jurisdictions AllTransit Performance Scores**, shows transit accessibility in Kingsburg relative to other Fresno County jurisdictions. Kingsburg’s score is consistent with comparable Fresno County jurisdictions, which are typified by smaller rural and semi-rural communities. However, as described in Section 3: Regional Assessment of Fair Housing, the AllTransit methodology may not accurately reflect the transit opportunities available through private service providers. Among Fresno County jurisdictions, the City of Fresno represents an outlier both in terms of population size, degree of urbanization, and transit accessibility.

FIGURE 1H-10 TRANSIT SERVICE AREAS, 2022



Source: FCRTA, 2019; Caltrans, 2022; City of Kingsburg, 2025<sup>3</sup>; Placeworks, 2023

FIGURE 1H-11 KINGSBURG ALLTRANSIT PERFORMANCE SCORE



Source: AllTransit.cnt.org, 2022

**Table 1H-8 Fresno County Jurisdictions AllTransit Performance Scores**

Jurisdiction	Score
City of Fresno	5.0
Fresno County	3.2
Reedley	2.2
Fowler	1.5
Huron	1.2
Clovis	1.1
Coalinga	1.1
Parlier	1.0
Firebaugh	1.0
Mendota	0.9
Sanger	0.9
Selma	0.7
<b>Kingsburg</b>	<b>0.7</b>
Kerman	0.1
San Joaquin	0.0

Source: AllTransit.cnt.org, 2022

In 2023, FCRTA released a public draft of its 2024-2028 Short Range Transit Plan (SRTP). As part of the plan’s public outreach process, members of the public expressed concerns they had about the current state of the transit network and suggested possible changes to the transit and transportation system that would benefit them. Two of the primary comments received as part of the agency’s workshops were a desire to see extended weekend and evening service to support farmworkers and an interest in seeing better collaboration between the County and FCRTA. The latter is addressed by many programs in individual jurisdiction’s Housing Element Action Plans. In an online survey for the same study, many expressed a desire to see demand-response transit expanded to better serve rural areas that are not well served by fixed-route transit. The SRTP noted that the Measure C sales tax measure indicated that providing funding for expanded rural fixed-route service was an approved funding goal, along with providing free transit service for seniors.

In 2018, FCRTA successfully applied to FCOG for a Regional Sustainable Infrastructure Planning Grant and was awarded \$160,000 to fund a study analyzing the feasibility of expanding FCRTA’s Rural Transit service and creating new service regions for FCRTA’s Rural Transit service throughout Fresno County. As identified in the FCRTA Electric Vehicle Rideshare/Carshare/Rural Transit Expansion Plan, December 2020, social service organizations have voiced the concern that many of their clients have limited or no access to a vehicle and reside outside of a one-half-mile service area of an existing transit stop, which can negatively impact their quality of life. In October 2022, FCRTA launched a pilot of an electric car-based carshare program in Biola, where subsidized rides would be provided in electric vehicles driven by professional drivers hired through MV Transportation. The project is funded by Measure C sales tax funds

and a donation from the League of Women Voters, and the agency hopes to expand to other parts of Fresno County as drivers are hired and trained. However, at the time of the project's launch, FCRTA noted that the project was having a hard time hiring enough qualified drivers for the program.

Community groups have also organized to address gaps in fixed-route rural service. Green Raiteros is an indigenous, community-led rideshare service based in Huron that serves Fresno, Madera, Kings, and Kern Counties. The group is part of the Latino Equity Advocacy & Policy Institute (LEAP Institute), a 501(c)3 nonprofit public benefit organization. The service is funded by both public and private grants and was initially built on the existing network of retired farmworkers that had been providing transportation services on an informal basis. The group owns 10 electric vehicles that are used to provide the service, and was able to secure four high-speed chargers. The program expressly includes in its mission dual goals of improving local health outcomes by connecting rural residents with health services and providing quality transportation services for farmworkers. Other community-based rideshare programs were forced to close during the pandemic, such as the Van y Viene service in Cantua Creek. However, the success of Green Raiteros suggests that there is a demand for this type of service in more rural areas that could be met with community leadership.

Vanpool services are also available to farmworkers in the county, who may not reside in proximity to a bus stop that provides a connection to employment sites, as their work sites may change depending on the crop harvest schedule. The California Vanpool Authority is a public transit agency governed by a consortium of public agency board members, including Fresno County COG. The California Vanpool (CalVans) program provides qualified agricultural workers with safe, affordable vans they can use to drive themselves and others to work. A one-time start-up grant provided money to set-up the CalVans program and to purchase the 15-passenger vans, which have since been remodeled to carry eight passengers and the driver. The money to sustain and expand the program comes from the riders themselves, who generally pay less than \$2.00 to ride in a CalVans vanpool. The fee covers the agency's cost of maintaining and insuring the vans, as well as the cost of replacing vehicles based on established safety criteria. Drivers receive no compensation or training and operate their vanpool on a voluntary basis.

As of 2020, FCRTA is the Consolidated Transportation Services Agency (CTSA) for the rural areas of Fresno County and administers funding for these services. In 2021, Fresno Economic Opportunities Commission was awarded a contract to provide transit services in coordination with local human services agencies. As of August 2023, a joint request for proposals (RFP) has been issued by FCRTA and the City of Fresno to provide social services and transportation services in both the rural areas of Fresno County and the Fresno metropolitan area. Additionally, the Fresno COG is currently updating the Fresno County Coordinated Human Services Transportation Plan, which will identify strategies for improving transportation options for seniors, persons with disabilities, low-income individuals, veterans, unhoused persons, and youth.

### ***Housing Mobility***

Approximately 35.2 percent of occupied households in Kingsburg are renting, with renter-occupied households found at a higher rate to the northeast of SR 99 (38.9 percent) as compared with its southwest side (28.0 percent). As shown in Section 2: Housing Needs Assessment, Table 2-18, for 2022, the California Department of Finance (DOF) reported an overall vacancy rate of 2.1 percent in Kingsburg. Vacancy data is not available by tenure through the DOF; however, the 2020 ACS 5-year estimate indicates a rental vacancy rate of 0.0 percent and an ownership unit vacancy rate of 0.0 percent, though with a similar overall vacancy rate of 3.7 percent. A healthy housing market is generally considered to have a 5.0 percent vacancy rate. ACS 5-year estimate vacancy rates draw on large sample sizes and may not precisely represent vacancy on the ground. Instead, these rates are presented as general estimates indicating approximate conditions in the local housing market.

In Kingsburg, the city's 143 vacant properties were categorized as either being rented but not occupied (24.5 percent of vacant properties), for seasonal, recreational, or occasional use (18.9 percent), or as "other vacant" (56.6 percent), a category of properties that are vacant but not available for rent or purchase, according to the 2016-2020 ACS. The category of "seasonal, recreational, or occasional" vacancies can include a wide range of situations, including vacation homes, part-time residences, or housing occupied on an occasional basis by seasonal workers (not including housing for migrant workers). Properties may be categorized as "other vacant" due to one or more factors, which may include ongoing legal proceedings, active renovation or repair, abandonment, or an owner is elderly and living in a nursing home or with family members, among other potential factors. These categories of vacancy are accounted for in the overall vacancy rate estimate but are not included in the rental and ownership vacancy rate estimates, which only consider those units immediately available for rent or purchase.

Kingsburg's very low rental vacancy rate indicates a tight rental market with few housing mobility opportunities for current and prospective renters. Similarly, the very low ownership unit vacancy rate indicates an absence of available homes for sale in Kingsburg for prospective homebuyers.

The 202 ACS 5-year estimate indicates that median gross rent is \$1,093 in Kingsburg, slightly higher than the median gross rent of \$1,029 reported for Fresno County (see Section 2: Housing Needs Assessment). While Kingsburg's vacancy rates are consistent with several other comparable Fresno County jurisdictions, median gross rent in Kingsburg makes it among the more expensive areas to rent in Fresno County (see Section 2: Housing Needs Assessment).

Median rent in Kingsburg rose from \$878 in 2010 to \$1,093 in 2020, with an increase of 24.5 percent over the 10-year period, indicating that renting costs have risen in recent years. In addition, as found in Section 2: Housing Needs Assessment, Table 2-22, Home Sales Recorded in 2021-22, home prices in Kingsburg have increased by 38.8 percent between 2021 and 2022.

While rent is relatively affordable in Kingsburg compared to the state, they are relatively high compared to other jurisdictions in Fresno County, and both rent and purchase prices have risen substantially over the last 10 years. Additionally, a shortage of available housing units both for rent and for sale may indicate limited mobility options for prospective renters and those seeking ownership opportunities. However, in the census tract to the northeast of SR 99 and east of South Bethel Avenue, approximately 3.8 percent of renters use Housing Choice Vouchers (HCVs) and in the census tract to the southwest of SR 99, approximately 4.4 percent of renters use HCVs, indicating a relatively even distribution of HCV holders. The northwest corner of the city, bounded by SR 99 and South Bethel Avenue, is part of a census tract in which 8.0 percent of renters use HCVs; however, this tract also includes large unincorporated areas and areas on the east side of Selma.

In response to rising housing costs throughout the city, the City has included several programs to promote construction of affordable housing and facilitate mobility for lower- and moderate-income households. These programs include **Programs 5, 8, 11, 13, 16, 26, and 28**, as outlined in **Table 1H-15**.

### ***Employment Opportunities***

The HUD jobs proximity index measures employment accessibility in residential neighborhoods by calculating distances to potential job locations within the area, with larger employment centers weighted more heavily, and factoring in the population size of the local workforce. According to this index, most primarily residential areas in Kingsburg score between the 60th and 80th percentiles, indicating close proximity to employment opportunities (**Figure 1H-12, Jobs Proximity Index**). A small section of the city in the downtown area and the northeast side score slightly lower, in the 57th and 50th percentiles respectively, but still indicate reasonably close access to employment, especially relative to comparable jurisdictions in Fresno County. This is likely due to Kingsburg's position on the SR 99/Golden State Highway corridor, providing convenient access to Fresno, the region's primary employment center, approximately 20 miles northwest of Kingsburg.

Notable industries in Kingsburg include agriculture, industrial services, and education. The largest employers in and around Kingsburg are Sun-Maid, Guardian Glass, Kingsburg Elementary School District, and the Packaging Corporation of America. Approximately 84.5 percent of Kingsburg residents commute outside of the city for work, with 15.5 percent of residents both living and working within city limits. This figure has remained consistent over time – in 2010, 85.7 percent of Kingsburg residents commuted outside of the city for work.<sup>2</sup> Kingsburg residents primarily work in the industries of Educational Services (13.7 percent); Health Care and Social Assistance (12.6 percent);

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<sup>2</sup> U.S. Census Bureau, 2022, Longitudinal Employer Household Dynamics (LEHD) Origin-Destination Statistics (2002-2019). Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed September 2022.

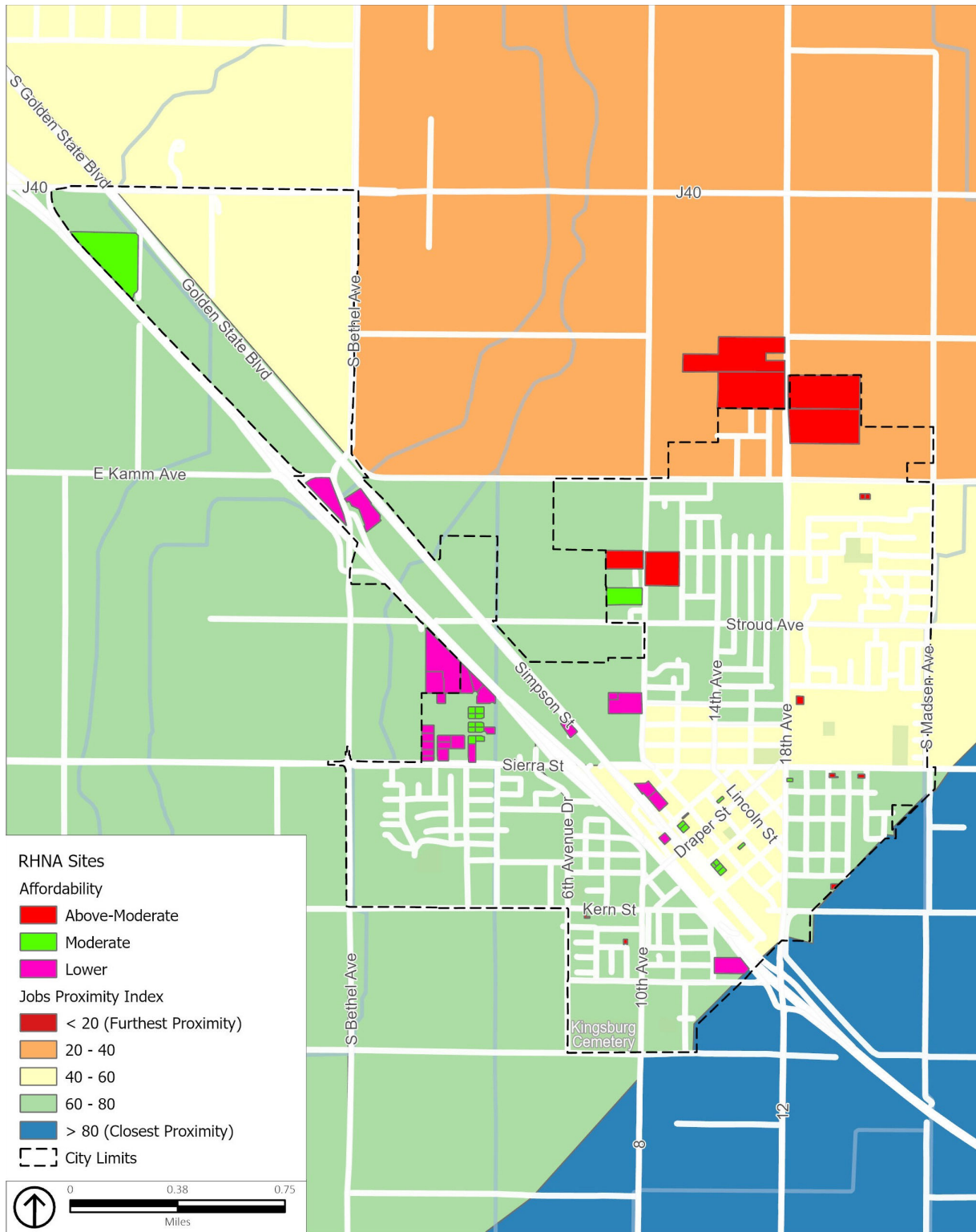
Agriculture, Forestry, Fishing and Hunting (11.8 percent); and Retail Trade (8.6 percent).<sup>3</sup> In total, approximately 36.5 percent of Kingsburg residents live within 10 miles of their place of employment, and 37.2 percent live 10 to 24 miles from their job. This suggests that most residents of Kingsburg that are commuting outside of the city for work are traveling to surrounding areas, and no further than the City of Fresno, for work.

The ACS estimates that, since 2010, the jobs-housing ratio in Kingsburg has increased from 0.91, indicating a shortage of jobs for the number of housing units, to 1.16 in 2020, indicating more jobs available than there are housing units. Much of this housing is likely to support nearby industries. Commercial activity within Kingsburg is focused along the SR 99 corridor; however, given the nature of the city's main industries, many Kingsburg residents will likely continue to work outside of the city. The city's zoning map (**Figure 1H-13, Zoning in Kingsburg**) shows that the majority of land in the city is designated for residential uses. The prevalence of residential uses with strong access to Fresno's job market reflects the city's relatively high scores for HUD's jobs proximity index.

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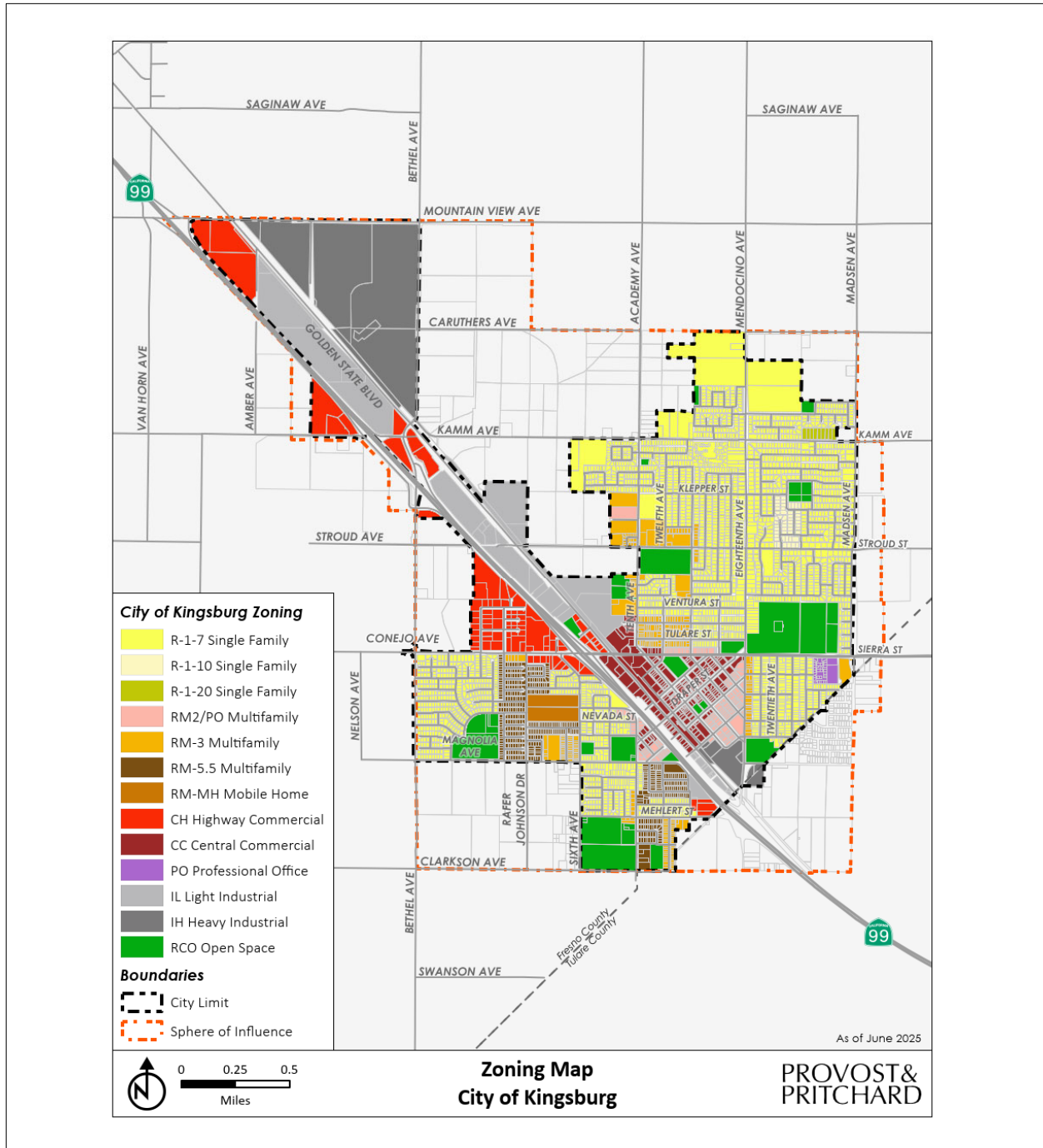
<sup>3</sup> U.S. Census Bureau, 2022, Longitudinal Employer Household Dynamics (LEHD) Origin-Destination Statistics (2002-2019). Washington, DC: U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, accessed September 2022.

FIGURE 1H-12 JOBS PROXIMITY INDEX



Source: HUD, 2017; City of Kingsburg, 2023<sup>35</sup>

FIGURE 1H-13 ZONING IN KINGSBURG



Source: City of Kingsburg, 2025-18; accessed October 2022

### *Educational Opportunities*

Kingsburg students are served by the Kingsburg Elementary Charter School District (KECSD) and the Kingsburg Joint Union High School District (KJUHSD). Together, these districts offer nine public schools reported on by the California Department of Education (CDE), and several alternative education programs. The KJUHSD includes Kingsburg Alternative Education Center (KAEC), which houses both Oasis High School and Kingsburg Independent Study High. Alternative education programs typically serve students who have experienced challenges in traditional school environments. While these schools may have limited data on performance scores for English language arts (ELA) and mathematics, they offer a valuable resource for students to continue their education in a supportive environment.

**Figure 1H-14, School District Catchment Areas**, shows the school district boundaries for the Kingsburg Area according to the US Department of Education’s 2015-2016 Education Demographic and Geographic Estimates (EDGE) survey. The majority of Kingsburg falls within the Kingsburg Joint Union High School District. All of Kingsburg’s elementary schools are part of the KECSD. Because charter schools were not included in this survey, the city’s elementary and middle school boundaries are not included in this map. Rather than dividing students into neighborhood schools, KECSD schools are divided by grade and cover all learners at that grade level in the same school. Reagan Elementary serves grades 4-6, Lincoln Elementary serves grades 2 and 3, Roosevelt serves first graders, and Washington Elementary serves students aged 3-6 years. Therefore, individual school performance does not disproportionately effect one area of the city over the other. One inventory site on the northwest side of the city is located within Selma Unified School District’s catchment area.

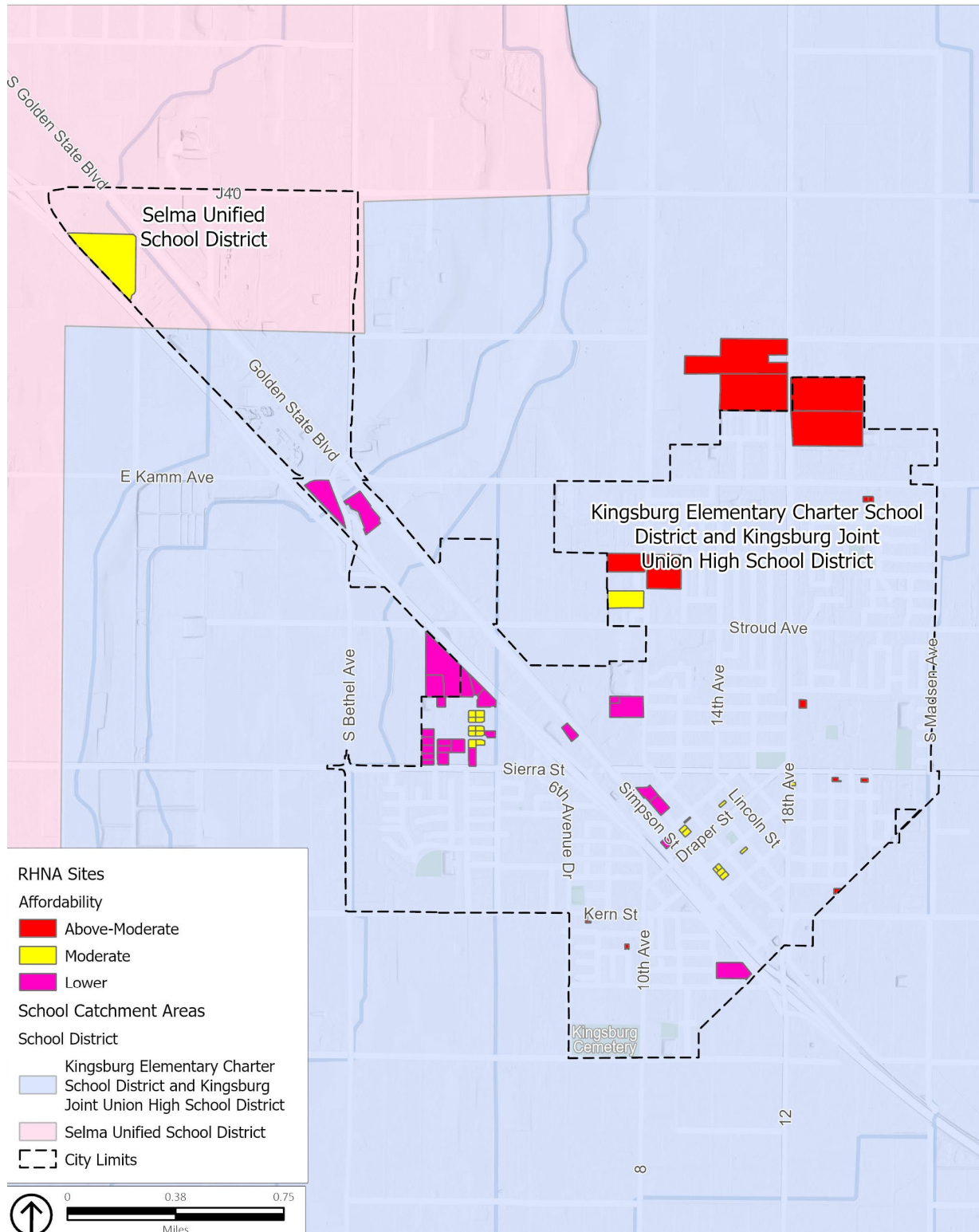
Of the eight schools for which ELA and mathematics performance scores were available in 2019, CDE reported that most Kingsburg schools are above the state grade-level standards for ELA, with Lincoln, Washington, and Roosevelt Elementary Schools also scoring above the state grade-level standards for mathematics. All other scores for schools in the KECSD and KJUHSD were below the state grade-level standards for ELA, mathematics, or both (**Table 1H-9, School Performance Scores in Kingsburg, 2019**).

The proportion of each school’s population that was considered socioeconomically disadvantaged in 2019 was generally low relative to other Fresno County jurisdictions, ranging from 50.4 percent of the student population at Central Valley Home to 85.7 percent of students at Oasis Continuation High. Central Valley Home is in an area with a median household income of \$58,393 and where the TCAC/HCD Educational Domain Score, or projected educational outcome, is in the 20th percentile. Oasis Continuation High is in an area where data on median household income is not available and the TCAC/HCD Educational Domain Score is similarly in the 19th percentile. In Kingsburg, the spatial distribution of schools in relation to household median income is consistent with school performance, and anticipated educational outcomes, according to TCAC and HCD, do not vary substantially across the city (**Figure 1H-15, Local TCAC/HCD Educational Domain Score**). This uniform score, along with the relatively strong ELA and math scores among many KECSD and KJUHSD schools, indicates that students in different parts of Kingsburg generally have access to similarly performing schools.

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To remove barriers to educational attainment, the city has included **Program 30** to work with the school district to identify if there are links between housing stability and school performance and assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide.

**FIGURE 1H-14 SCHOOL DISTRICT CATCHMENT AREAS**



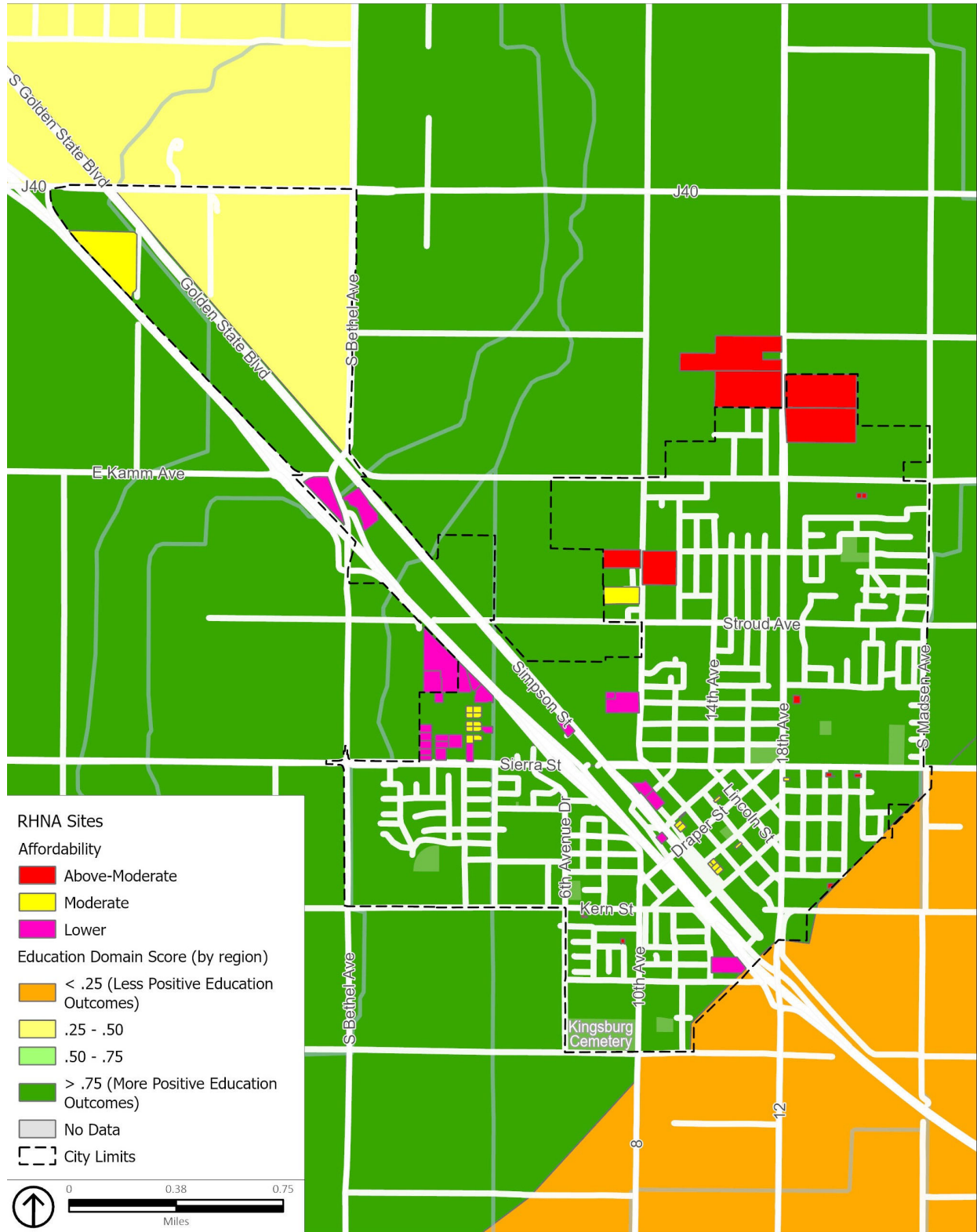
Source: US Department of Education, 2015-2016; Kingsburg Elementary Charter School District (Accessed 2024); City of Kingsburg, 2025<sup>3</sup>

Table 1H-9 School Performance Scores in Kingsburg, 2019

School Name	District	ELA Score	Math Score	Chronic Absenteeism Rate	Suspension Rate	Socioeconomically Disadvantaged	Foster Youth	English Learners
Kingsburg High	KJUHSD	+57.0	-20.1	-	5.2%	60.2%	0.6%	5.9%
Kingsburg Independent Study High	KJUHSD	+14.2	-100.7	-	0.0%	79.5%	0.0%	6.8%
Oasis Continuation High	KJUHSD	-	-	-	12.5%	85.7%	2.9%	20.0%
Lincoln Elementary	KECSD	+37.7	+20.9	0.2%	1.3%	59.3%	0.0%	14.8%
Island Community Day	KECSD	-	-	-	-	-	-	-
Ronald W. Reagan Elementary	KECSD	+8.7	-15.0	0.1%	1.0%	59.6%	0.3%	9.4%
Central Valley Home	KECSD	-17.4	-66.6	3.4%	0.0%	50.4%	0.8%	5.5%
Rafer Johnson Junior High	KECSD	+12.1	-23.9	0.8%	3.8%	58.6%	0.6%	7.7%
Washington Elementary	KECSD	+35.2	+17.5	0.3%	0.9%	62.1%	0.0%	19.3%
Roosevelt Elementary	KECSD	+35.2	+17.5	0.0%	1.4%	63.3%	1.0%	16.3%

Source: California Department of Education, 2019

FIGURE 1H-15 LOCAL TCAC/HCD EDUCATIONAL DOMAIN SCORE



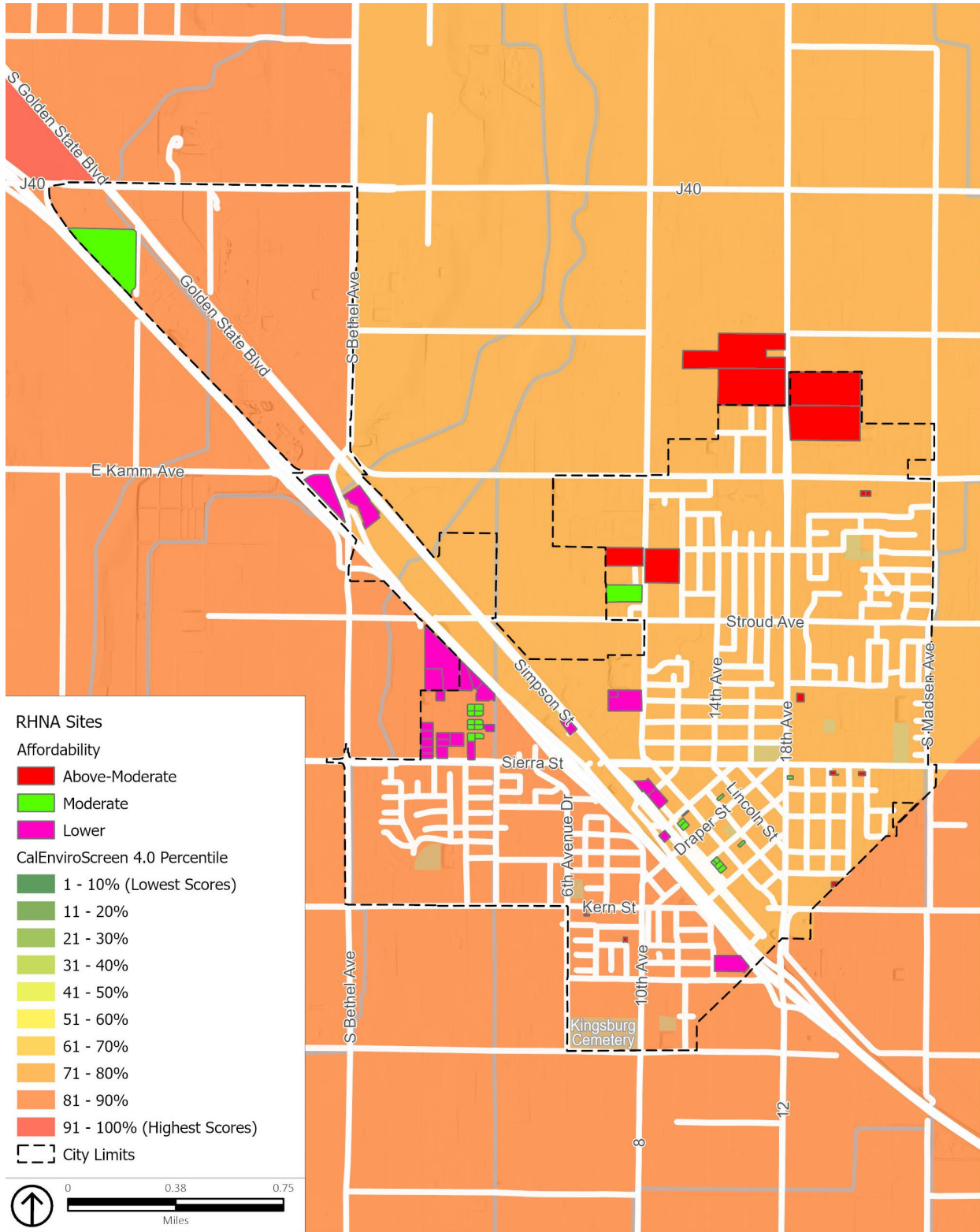
Source: TCAC/HCD, 2021; City of Kingsburg, 2025<sup>3</sup>

### *Environmental Health*

The Office of Environmental Health Hazard Assessment (OEHHA) reports CalEnviroScreen 4.0 scores for Kingsburg demonstrating relatively adverse environmental conditions, with census tracts in and around Kingsburg scoring between the 64th and 82nd percentiles (**Figure 1H-16, CalEnviroScreen Scores**). In Kingsburg, areas southwest of SR 99 see more adverse environmental conditions as compared to areas to the north and northeast. This pattern is consistent with the spatial pattern demonstrated by other indicators of access to opportunity.

The primary indicators leading to high scores as reported by OEHHA's CalEnviroScreen, are, in order of significance, pesticides, drinking water contaminants, ozone, fine inhalable particles less than 2.5 micrometers (PM<sub>2.5</sub>), diesel particulate matter (PM), and solid waste. Kingsburg is in a sparsely populated area, with few industrial uses and relatively low pollution from vehicular emissions. However, commercial agriculture and natural resource extraction occurring close to Kingsburg may contribute to adverse environmental conditions. Some sections of Kingsburg fall within the boundaries of areas considered to be Senate Bill (SB) 535-qualifying disadvantaged communities, representing the 25.0 percent of highest-scoring census tracts in CalEnviroScreen 4.0, census tracts previously identified in the top 25.0 percent in CalEnviroScreen 3.0, and census tracts with high amounts of pollution and low populations. SB 535 communities in Kingsburg are to the southwest of SR 99, consistent with the spatial distribution pattern of other indicators of adverse fair housing conditions in the city. This indicates that, as compared with statewide averages, Kingsburg represents an area of potential concern regarding fair housing and disproportionate exposure to environmental hazards and a concentration of vulnerable populations. To improve environmental conditions and concentrations of vulnerable populations, the City has included **Program 30** to prioritize projects that facilitate place-based revitalization through the City's Capital Improvement Plan.

FIGURE 1H-16 CALENVIROSCREEN SCORES



Source: OEHHA, 2021; City of Kingsburg, 2025

## ***Disproportionate Housing Need and Displacement Risk***

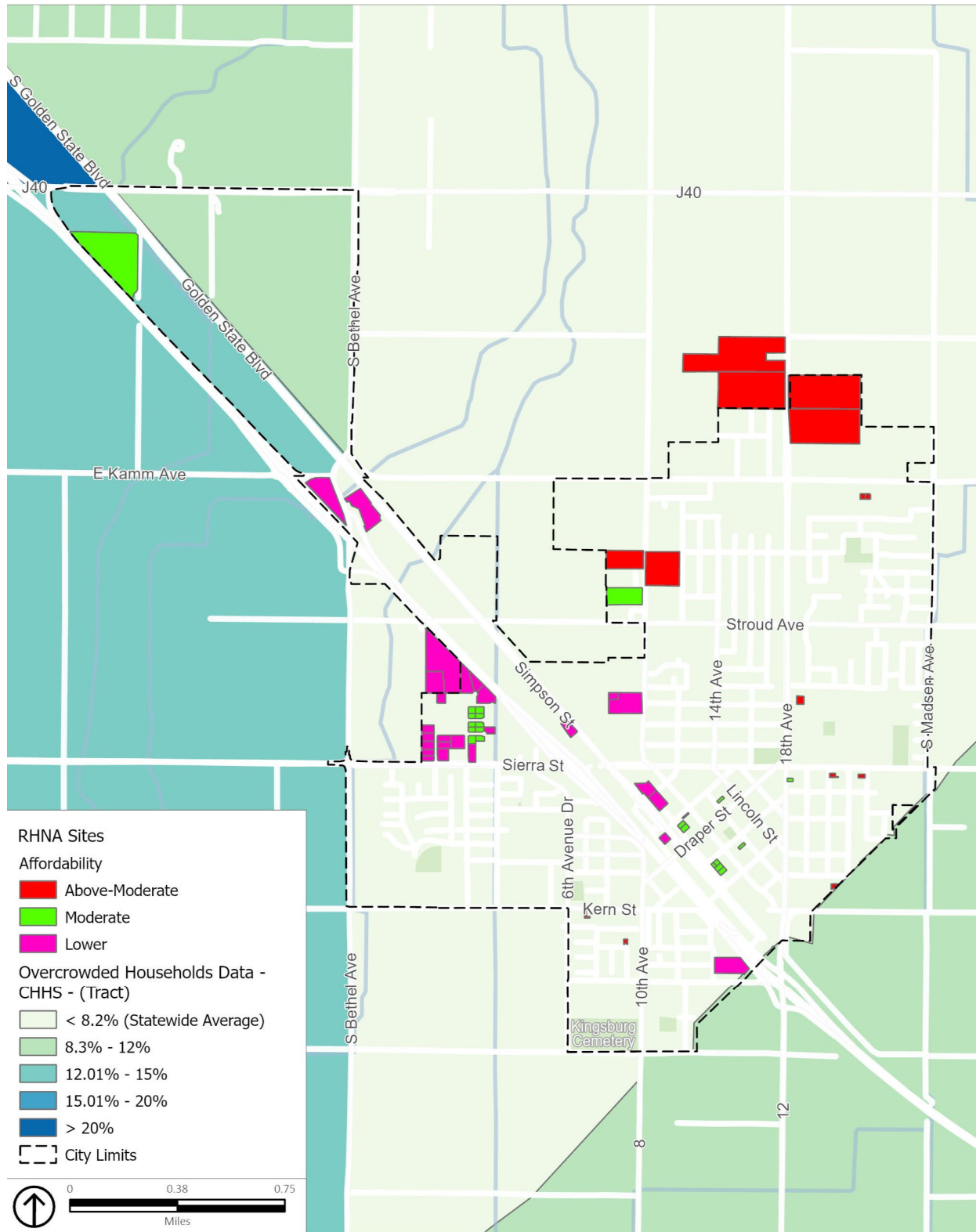
### ***Overcrowding***

Overall, approximately 3.4 percent of households in Kingsburg are considered overcrowded, almost half of the percentage of overcrowding in Fresno County as a whole (6.1 percent). In addition, there are no households in Kingsburg that report being severely overcrowded, compared to 3.6 percent of households in Fresno County. Overcrowding is higher among homeowners in Kingsburg, of whom 4.8 percent are overcrowded, than among renters, of whom 0.8 percent are overcrowded.

As shown in **Figure 1H-17, Overcrowding in Kingsburg**, the ACS estimates that there are no areas of the city that have higher rates of overcrowding. However, overcrowding occurs at a higher rate in the adjacent City of Selma. In comparison to Kingsburg, approximately 9.0 percent of households in Selma experience overcrowding. Kingsburg has the lowest rate of overcrowding for all households among all jurisdictions in Fresno County, which may represent a balance of housing type with demand and need. According to the 2016-2020 ACS, approximately 70.4 percent of housing units in Kingsburg have three or more bedrooms, which typically reduce the need for occupants to share rooms.

The rate of overcrowding in Kingsburg has decreased over time, from 5.3 percent in 2010, to 3.4 percent in 2020. Additionally, in 2010, 1.4 percent of households were considered severely overcrowded, compared to no households in 2020. This decrease has been largely among renter households, with 6.3 percent of renters experiencing overcrowding and 1.2 percent experiencing severe overcrowding in 2010, and 0.8 percent experiencing overcrowding and none experiencing severe overcrowding in 2020. In contrast, the percentage of homeowners experiencing overcrowding has increased slightly from 4.6 percent in 2010 to 4.8 percent, while the percentage of homeowners experiencing severe overcrowding has decreased from 1.5 to 0.0 percent. The concentration of overcrowding in ownership households, while low, may reflect high costs of ownership or occupants, such as children or couples, sharing rooms.

**FIGURE 1H-17 OVERCROWDING IN KINGSBURG**



Source: California Health and Human Services, 2020; City of Kingsburg, 2025

**Overpayment**

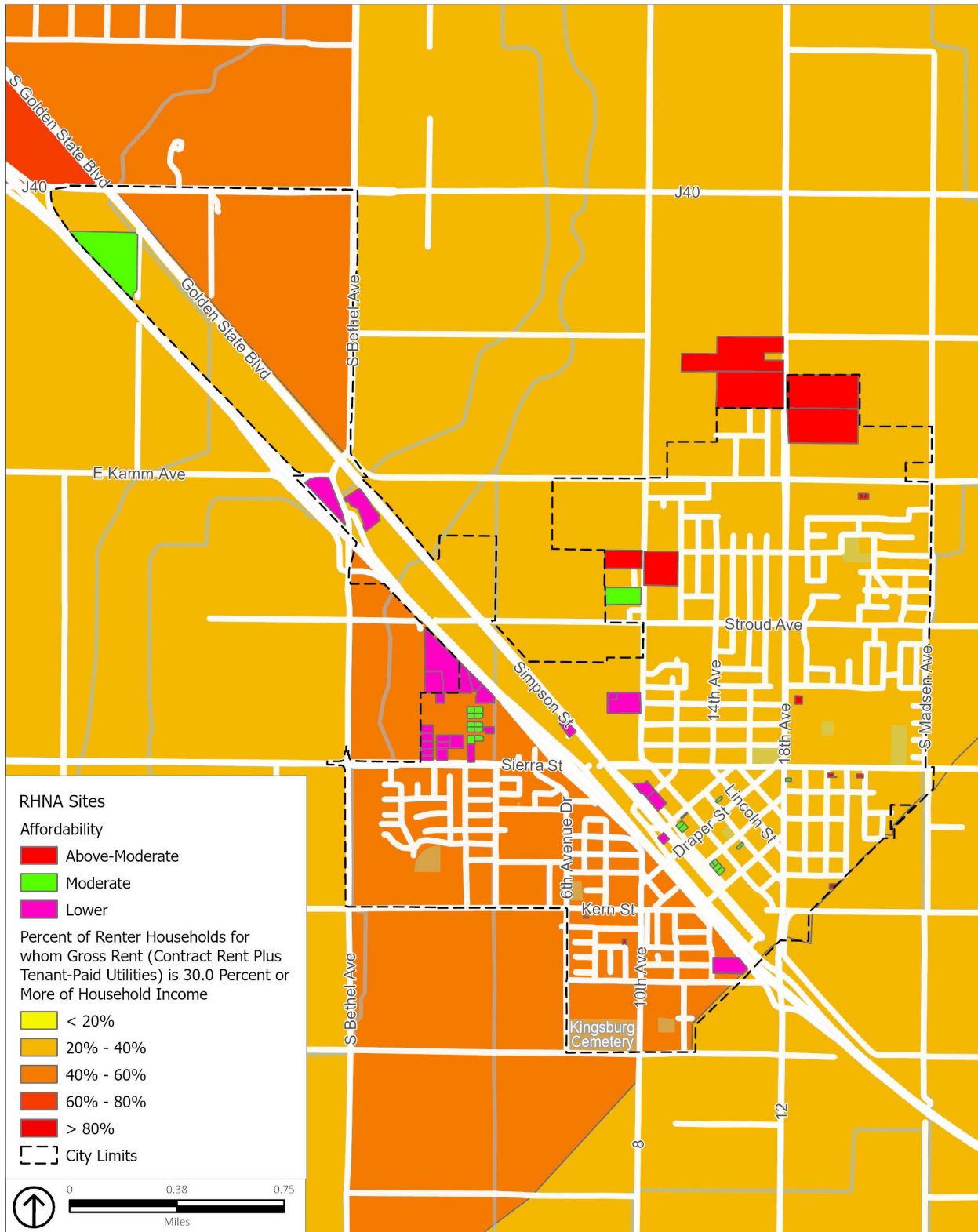
In Kingsburg, 12.0 percent of households are cost burdened, and 14.4 percent are severely cost burdened, for a total of 26.4 percent of all households (**Table 1H-10, Cost Burden in Kingsburg, 2010-2018**). Of these households, approximately 43.9 percent are renters and 56.5 percent are homeowners. In total, 12.2 percent of renters are cost burdened, and 23.0 percent are severely cost burdened, compared to 12.1 percent and 10.2 percent of homeowners, respectively. Geographically, homeowner overpayment is relatively evenly distributed throughout Kingsburg, while there appears to be a higher rate of renter overpayment in the area south of SR 99, as is shown in **Figure 1H-18, Percentage of Renters Overpaying**, and **Figure 1H-19, Percentage of Homeowners Overpaying**. However, according to the ACS, 41.0 percent of renters south of SR 99 are overpaying for housing, compared to 37.7 percent north of SR 99. In contrast, there is a slightly larger discrepancy in homeowner overpayment to the south and north of SR 99, with 27.4 of homeowners south of the highway and 36.0 percent to the north overpaying for housing. Overall, the ACS estimates lower rates of overpayment in Kingsburg compared to neighboring cities and census tracts, including Parlier and Selma.

**Table 1H-10 Cost Burden in Kingsburg, 2010-2018**

Household Type	Cost Burdened			Severely Cost Burdened		
	2010	2018	Percentage Change	2010	2018	Percentage Change
All Households	19.8%	12.0%	-7.8%	17.5%	14.4%	-3.1%
Renters	26.3%	12.2%	-14.1%	26.3%	23.0%	-3.3%
Homeowners	15.7%	12.1%	-3.7%	11.7%	10.2%	-1.5%
Lower-Income Households	34.7%	20.4%	-14.3%	46.6%	42.7%	-3.9%
Renters	22.8%	21.8%	-1.0%	53.3%	42.3%	-11.0%
Homeowners	41.2%	19.5%	-21.7%	42.9%	43.2%	0.3%
Moderate-Income Households	8.7%	29.1%	20.4%	0.0%	5.5%	5.5%
Renters	13.0%	7.3%	-5.8%	0.0%	0.0%	0.0%
Homeowners	8.7%	34.1%	25.4%	0.0%	6.8%	6.8%
Above Moderate-Income Households	11.0%	5.5%	-5.5%	0.0%	0.0%	0.0%
Renters	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Homeowners	14.1%	7.0%	-7.1%	0.0%	0.0%	0.0%

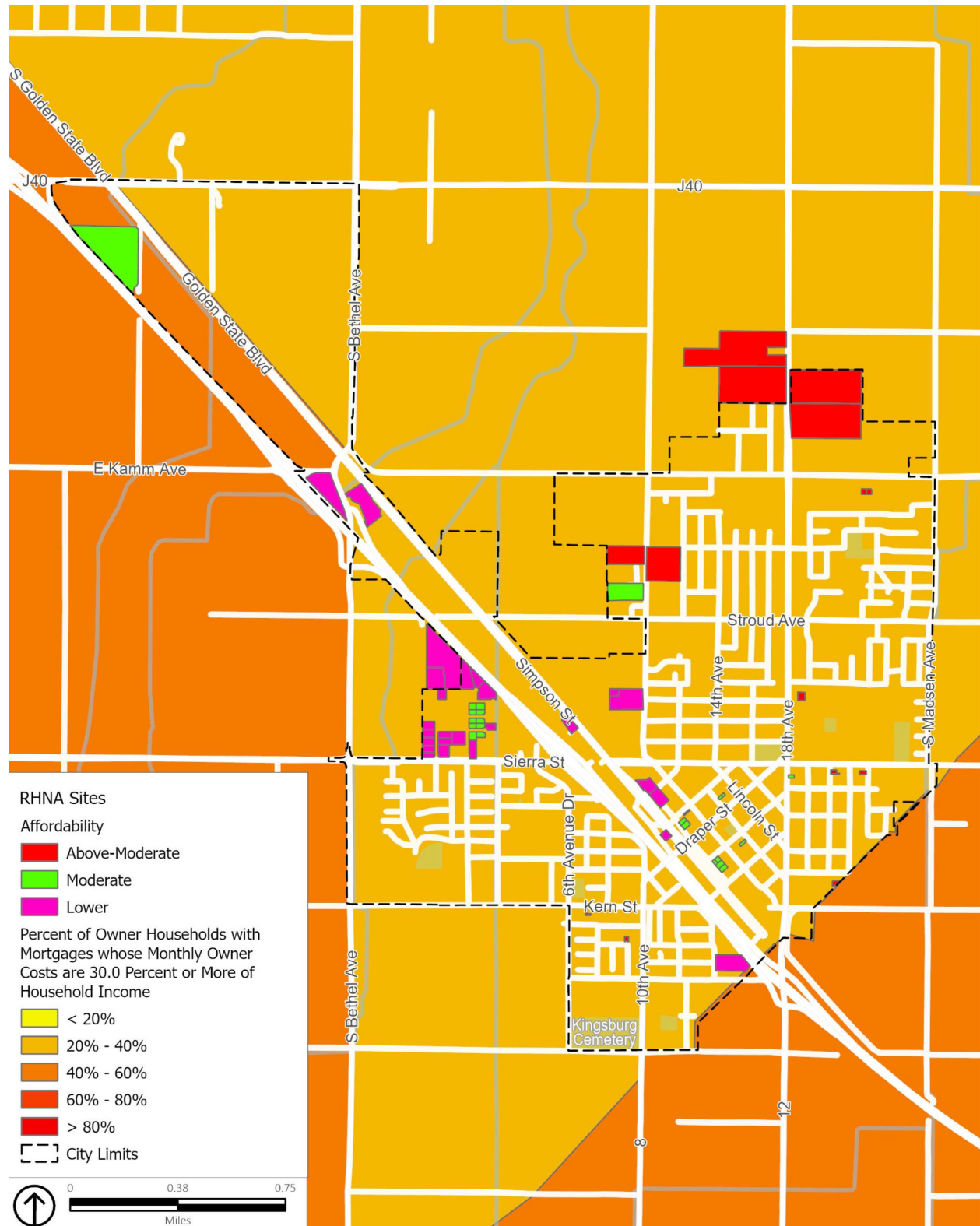
Sources: CHAS 2006-2010 and 2014-2018

**FIGURE 1H-18 PERCENTAGE OF RENTERS OVERPAYING**



Source: 2015-2019 ACS; City of Kingsburg, 2025<sup>3</sup>

FIGURE 1H-19 PERCENTAGE OF HOMEOWNERS OVERPAYING



Source: 2015-2019 ACS; City of Kingsburg, 2025<sup>3</sup>

As discussed in the Overpayment section of Section 2: Housing Needs Assessment, overpayment often impacts lower-income households at a higher rate due to financial constraints. As such, these households are most at risk of displacement due to overpayment resulting from more limited flexibility in responding to changes in income or rent. In Kingsburg, 20.4 percent of all lower-income households are cost burdened, and 42.7 percent are severely cost burdened, for a total of 63.1 percent of lower-income households experiencing some degree of cost burden (**Table 1H-10, Cost Burden in Kingsburg, 2010-2018**). Further, both lower-income homeowners and renters are impacted by housing costs at similar rates, with 64.1 percent of lower-income renters and 62.7 percent of homeowners experiencing some degree of cost burden. Moderate-income homeowners experience overpayment at similar rates as lower-income households, though significantly lower proportions of moderate-income renters and all above moderate-income households experience overpayment.

Since 2010, overpayment rates have decreased for all lower-income and above moderate-income households, though only for moderate-income renters (**Table 1H-10**). In contrast, lower-income renters are the only group that experienced a decrease in severe overpayment. Generally, severe overpayment is a concentrated issue among lower-income households. While home value data from 2010 is not available, in May 2014, the median home value in Kingsburg was \$234,135, which had increased by 69.2 percent to \$396,101 in 2022 for an average annual increase of 8.7 percent, according to Zillow. Housing prices continue to rise at an increasing rate, putting additional pressure on lower- and moderate-income households and increasing overpayment rates. Data on rental prices is more limited in Kingsburg, but it can be assumed that housing price increases have impacted rental units as well. The ACS estimates that the median gross rent increased from \$871 in 2015 to \$1,093 in 2020, for an average annual increase of 5.1 percent. All households impacted by overpayment are at risk of displacement as a result. Therefore, increasing rates of overpayment, particularly among lower-income households, indicates a need for additional affordable opportunities to reduce housing market pressures and provide mobility opportunities for lower-income households that wish to stay in the community.

To address the challenges lower-income households may face in acquiring affordable rental and homeownership housing, the City has included **Program 12** to work with property owners of deed-restricted units to preserve affordability, **Program 26** to aid lower-income families in identifying homebuyer assistance resources, and **Program 28** to work with the Housing Authority to disseminate information to landlords and property owners on incentives for participating in the HCV program.

### ***Substandard Housing Conditions***

Approximately 56.6 percent of Kingsburg's housing units are over 30 years old, and 31.7 percent of units are over 50 years old (Table 2-19, Age of Housing Stock [2020], in Section 2: Housing Needs Assessment). Older units are generally more frequently subject to maintenance issues than newer housing stock. Even units that are not urgently in need of repair may benefit from energy-efficiency improvements to reduce energy usage and related climate impacts. In Kingsburg, older homes are largely, though not exclusively, located west of SR 99 in the Bicentennial Park neighborhood, and east of SR 99, south of Sierra Street, and west of 21<sup>st</sup> Avenue. This data is confirmed by local knowledge of current housing conditions. These neighborhoods are adjacent to the original railroad that spurred early development, and are now adjacent to SR 99 and the city's commercial districts. While this area is considered highest resource by TCAC, the

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median incomes here, and throughout most of Kingsburg, are at or below the state median. Therefore, households throughout the city may not have the financial capacity to complete needed repairs on aging homes. The area southwest of SR 99 is also considered a census block group that is eligible for HUD CDBG funds, as is a small section of the spur between SR 99 and Golden State Boulevard on the northwest side of the city. The southern area of the city may have the greatest need for home rehabilitation and related assistance programs identified in **Programs 23** and **24**.

Another measure of substandard housing conditions is the presence of kitchen and plumbing facilities. The 2015–2019 ACS estimated that there are no owner-occupied units in Kingsburg that lack a complete kitchen or plumbing, but there are 25 renter-occupied units that meet these criteria, all of which are lower-income households. While 25 units only accounts for approximately 0.7 percent of Kingsburg’s total housing stock and 1.9 percent of renter-occupied units, it still indicates that lower-income renters are disproportionately burdened by substandard housing conditions.

To maintain the quality of existing housing in the city and reduce the risk of displacement of existing tenants or homeowners, the City will promote available housing rehabilitation resources and conduct targeted outreach to inform homeowners and rental property owners through **Program 11** to support the development or rehabilitation of units affordable to extremely low-income households, **Programs 23** and **24** to promote the Fresno County Housing Assistance Rehabilitation Program and Rental Rehabilitation Program, and **Program 25** to continue code enforcement efforts to improve housing conditions in areas of need.

### *Homelessness*

In January 2022, the Fresno-Madera Continuum of Care (FMCoC) published its Homeless Census and Survey Report (Point-in-Time [PIT]) count, which estimated 3,938 persons experiencing homelessness in Fresno County. Of that number, 1,728 persons were sheltered homeless and 2,210 were unsheltered homeless (Table 2-35, Total Unsheltered and Sheltered Homeless Count: Fresno County [2022], in Section 2: Housing Needs Assessment). Of this population, 3,397 individuals were counted in the City of Fresno and the remaining 541 in the remainder of the county.

Homeless community members in Kingsburg tend to congregate in the downtown area, particularly in downtown parks. This area of the city is in close proximity to resources such as dollar stores, the Kingsburg Senior Center, an urgent care facility, Kingsburg Community Assistance, and bus stops for FCRTA routes. The Kingsburg Police Department is quick to respond when people experiencing homelessness are in these areas or reported elsewhere in the city, and connect these community members with services provided by Fresno County.

Throughout the FMCoC area, which includes Madera County, approximately 60.0 percent of the homeless population identified as male, 29.0 percent as female, and 1.0 percent as transgender. Approximately half of the population identified as Hispanic, including residents that identify as Hispanic-White or other races. When looking at race alone, 6.0 percent identified as Native American or Alaska Native, 3.7 percent as Asian, 15.6 percent as Black or African American, 0.8 percent as Native Hawaiian or Pacific Islander, 60.6 percent as White, and 12.8 percent as multi-racial or belonging to another race. Additionally, 205 people, or 4.9 percent of the homeless population were veterans; 15.0 percent were survivors of domestic violence; and 19.0 percent had a serious mental illness. While the age of homeless persons was reported generally, it did not identify the senior population. The PIT report does not distinguish the characteristics of the homeless population in Fresno County, so it is assumed that these statistics generally represent the Fresno County population. Further, the 2022 PIT does not identify the locations of those individuals in the remainder of the county. However, in 2021, the County of Fresno released a Homelessness Update that identified 3 homeless persons in the City of Kingsburg, approximately 1.5 percent of the homeless population in the “rural informal county,” which includes the cities of Coalinga, Firebaugh, Fowler, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, Sanger, and Selma, and the unincorporated communities of Raisin City and West Park.

**Table 1H-11, Demographic Characteristics of the Homeless Population, 2022**, identifies the proportion of each of the protected characteristics identified in the 2022 PIT compared to the proportion of each Fresno County jurisdictions’ population, to identify whether any protected classes are disproportionately represented as part of the homeless population. The percentages for a protected characteristic population in **bold** are overrepresented in the homeless population compared to that jurisdiction’s total population. It is worth noting that, given the small size of the homeless population in Kingsburg, it is unlikely that all protected characteristics are represented. However, without data available at the jurisdiction level, it is assumed that the percentages of each protected class apply to the local homeless population.

Table 1H-11 Demographic Characteristics of the Homeless Population, 2022

Jurisdiction	Veteran	Mental Disability	Hispanic	Native American/Alaska Native	Asian	Black/African American	Native Hawaiian/Pacific Islander	White	Other/Multiple Races
Total Homeless	4.9%	19.0%	50.0%	6.0%	3.7%	15.6%	0.8%	60.6%	12.8%
Clovis	7.0%	4.7%	32.7%	0.2%	10.7%	2.6%	0.2%	49.5%	4.0%
Coalinga	4.4%	5.1%	62.0%	2.0%	1.9%	2.9%	0.5%	28.2%	2.6%
Firebaugh	1.3%	2.2%	94.1%	0.0%	0.1%	0.0%	0.0%	5.8%	0.1%
Fowler	6.4%	3.9%	65.2%	0.3%	9.9%	0.4%	0.0%	19.8%	4.4%
Fresno	5.1%	6.3%	49.7%	0.5%	14.0%	6.9%	0.1%	26.1%	2.7%
Huron	1.1%	1.8%	94.5%	1.8%	0.0%	0.3%	0.0%	3.4%	0.0%
Kerman	3.9%	5.7%	81.7%	0.0%	4.4%	0.3%	0.0%	12.0%	1.4%
Kingsburg	7.0%	4.0%	47.7%	0.0%	7.9%	0.3%	0.0%	41.0%	2.7%
Mendota	0.5%	2.2%	96.0%	0.1%	0.0%	0.0%	0.0%	3.6%	0.3%
Orange Cove	7.0%	2.6%	95.3%	0.0%	0.0%	1.2%	0.3%	3.0%	0.1%
Parlier	1.1%	2.4%	97.7%	0.0%	0.2%	0.0%	0.0%	1.8%	0.2%
Reedley	4.1%	4.0%	79.3%	0.2%	2.3%	1.5%	0.1%	14.2%	2.4%
Sanger	3.6%	3.6%	80.5%	0.5%	3.0%	0.0%	0.3%	15.0%	0.7%
San Joaquin	0.8%	1.5%	97.5%	0.0%	0.0%	1.0%	0.0%	1.5%	0.0%
Selma	3.6%	3.5%	85.0%	0.1%	1.8%	0.9%	0.0%	10.7%	1.6%
Unincorporated County	5.7%	4.8%	47.7%	0.6%	7.5%	2.0%	0.1%	39.6%	2.5%

Sources: FCOG Data Packet, 2022; Fresno/Madera Continuum of Care, 2022; 2016-2020 ACS

As seen in **Table 1H-11, Demographic Characteristics of the Homeless Population, 2022**, all protected characteristics are overrepresented in the majority of Fresno County jurisdictions, with individuals with mental disabilities and residents that identify as Native American, Alaska Native, Black, African American, Native Hawaiian, Pacific Islander, White, or Other/Multiple Races being overrepresented in all Fresno County jurisdictions. Homelessness is often a cross-jurisdictional issue; therefore, the City participates in, and offers, several homelessness resources and programs that are available regionally, identified in **Table 1H-12, Services to Address Homelessness**.

**Table 1H-12 Services to Address Homelessness**

Service/Resource	Description	Operator	Location
Multi-Agency Access Program (MAP Point)	Traveling food truck and fixed locations that provide linkage to government resources and services (housing, behavioral health, physical health, food linkages, and transportation) at no cost to all residents of Fresno County	Fresno County Department of Behavioral Health (funding)/ Kings View Corporation (operation)	Countywide  Physical locations: Firebaugh, Fowler, Fresno, Huron, Kerman, Mendota, Parlier, and Reedley
Fresno County Behavioral Health WARM Line	Available during weekday business hours for non-emergency emotional and coping support for residents throughout the county	Fresno County Department of Behavioral Health	Countywide
Multi-Agency Response to Community Homelessness (MARCH)	Countywide collaboration to address homelessness through coordination of resources regionally and cross-jurisdictionally, engagement of the community, attracting private funding to support community-specific programs, and inclusion of rural representatives selected by FCOG	FCOG/Jurisdictions	Countywide
Turning Point of Central California	Mental health services including a full-service partnership program	Contracted by Fresno County Department of Behavioral Health	Countywide
Fresno County Department of Social Services Homeless Assistance	Temporary housing, permanent housing, or arrears payments for families eligible for CalWorks once during a 12-month period	Fresno County Department of Social Services	Countywide
Catholic Charities	Clothing, shelter, diapers, a food pantry, rent and mortgage assistance, DMV ID vouchers, application assistance for CalFresh and food stamps, application assistance for PG&E discounts, assistance with immigration services, and senior companionship assistance. Also has a Rural Outreach Program to serve residents throughout the region and work with migrant farmworkers.	Catholic Charities	Countywide  Physical location: City of Fresno

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<b>Service/Resource</b>	<b>Description</b>	<b>Operator</b>	<b>Location</b>
Emergency Housing Voucher	Assist persons experiencing, at-risk of becoming, or recently homeless and those fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking	Fresno Housing and FMCoC	Countywide
United Way	Emergency informational services to connect persons in need with Homeless Prevention Programs, food and shelter assistance, help with landlord-tenant issues, legal services referrals, and more	United Way	Countywide
Groceries2Go	Provides grocery boxes of shelf-stable food items through an appointment-based system.	Central California Food Bank	Countywide
CalFresh Enrollment Assistance	Application assistance and assistance navigating the CalFresh process.	Central California Food Bank	Countywide
Fresh Produce Distribution	Mobile Pantry Program and Neighborhood Markets operating out of self-contained vehicles that travel to rural and remote areas throughout the county. A schedule of distribution locations is available online.	Central California Food Bank	Countywide
Senior Hunger Program	Food boxes to senior-serving partners tailored to the dietary needs of seniors.	Central California Food Bank	Countywide
Partner Feeding Sites	Provides food to over 220 sites including churches, community centers, and other organizations to feed hungry residents in local neighborhoods	Central California Food Bank	Countywide
USDA Partnership	Distribute food acquired by the USDA to 47 organizations in Fresno County.	Central California Food Bank	Countywide
Fresno County Food Map	Online service mapping locations of feeding sites, food banks, etc.	Fresno County	Countywide
Projects for Assistance in Transition from Homelessness (PATH)	Street outreach for people experiencing or at risk of homelessness and referrals to housing resources, medical care, mental health counseling, and social services.	Fresno County Department of Behavioral Health (funding)/ Kings View Corporation (operation)	Countywide
Food Bank	Provides food to residents of Kingsburg	Kingsburg Community Assistance Programs and Services (KAPS)	Kingsburg
Rental Assistance	Emergency financial rental assistance for residents of Kingsburg.	Kingsburg Community Assistance Programs and Services (KAPS)	Kingsburg
Drug Rehab & Homeless Shelters	Referrals to local resources to support residents of Kingsburg.	Kingsburg Community Assistance Programs and Services (KAPS)	Kingsburg

Emergency shelters also include Marjaree Mason Center, Fresno Rescue Mission, Evangel Home Inc., and Plaza Terrace.

To address the housing needs of the homeless population in the city and region, the City has included **Program 1** to continue to participate in the countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues, including homelessness; **Program 3** to work with neighboring cities, the County, and other agencies to complete a biannual Point-in-Time count and develop programs targeting homelessness, **Program 8** to seek partnerships with housing developers, community stakeholders, and employers to discuss and pursue viable opportunities for providing affordable housing, including persons experiencing homelessness; **Program 11** to provide financial support to organizations that assist extremely low-income households to prevent displacement and persons currently experiencing homelessness; and **Program 16** to remove barriers to the provision of emergency shelters.

### *Farmworkers*

As discussed in the Regional Assessment of Fair Housing, farmworkers are considered a special needs group because they traditionally earn low wages and often migrate between farms, resulting in many farmworkers living in overcrowded and substandard housing conditions. Although Fresno County's overall economy has historically been largely based on agricultural operations, the number of farmworkers living in each of the jurisdictions in the county in more recent years varies depending on location, size, and diversification of their individual economic base. Further, prior to the COVID-19 pandemic, the industry started shifting toward recruiting and employing H-2A visa workers, many of whom are from Mexico and Central America. However, farmworkers are essential to Fresno County's and Kingsburg's economies as well as to local and national food supplies, and their needs for safe and affordable housing resources must be addressed.

The 2017 Census of Agriculture identified 330 farm operations within the 93631 zip code, which includes Kingsburg and land within unincorporated Fresno County around the city. Additionally, there are 207 farm operations to the east in the adjacent 93618 zip code in Tulare County, 91 farm operations in the 93242 zip code to the southwest in Tulare County, and 304 farm operations to the north and northwest in the 93662 zip code, which contains the City of Selma. While the farm operations in these zip codes are outside of the city of Kingsburg, it is possible that some of these facilities, particularly those closest to Kingsburg, employ farmworkers that reside or use resources in the city.

Despite its location in an active agricultural region of the county, just 5.5 percent of the labor force in Kingsburg is employed in agriculture, forestry, fishing and hunting, and mining, according to the 2016-2020 ACS. This is a lower proportion than any other jurisdictions in Fresno County except the cities of Fresno and Clovis (see Table 2-39, Estimated Farmworkers 2020, in the HNA). While it is possible that not all the workers in this sector are engaged in farm labor, the data allow comparisons between jurisdictions and within Kingsburg to gauge segments of the population at risk of overpayment, overcrowding, substandard housing conditions, or displacement.

Based on the most recent (2022) farmworker employment figures collected by the California Employment Development Department (EDD), there are 96,300 farmworkers employed throughout the county, yet housing facilities for only 2,540 occupants were contracted by H2-A employers and farm operators, according to the HCD Employee Housing Facilities Permit Services database. Although this is equivalent to only about 2.6 percent of farmworker employment countywide, it is important because H2-A workers must be provided with housing accommodations. The seasonal and often migrant nature of farm labor, and accounting for undocumented workers, suggests that this data is likely to be under representative of the actual farmworker population because undocumented residents often do not often participate in traditional data collection methods.

The Phase 1 COVID Farmworker Survey Report by the California Institute for Rural Studies, published in February 2021, estimates that undocumented workers comprise 57 percent of agricultural workers statewide. They are predominantly Mexican, and the majority are Mixteco and Trique indigenous non-Spanish-speaking people. According to “In the Valley of Fear,” published in December 2018 on [workingimmigrants.com/San Joaquin Valley](http://workingimmigrants.com/San_Joaquin_Valley), most of the farmworkers in the San Joaquin Valley have been working the fields for at least a decade and have established families in the vicinity of their workplace.

Between September 2021 and January 2022, Fresno County conducted a Farmworker Survey and a Farmworker Employer Survey. A second round of each survey was conducted between February 2022 and July 2022. The County surveyed 240 farmworkers and 170 farm employers. There were no respondents to the Fresno County Farmworker Survey who reported residing in Kingsburg. Countywide, 37.0 percent of the respondents reported being citizens, 38.2 percent reported being permanent residents, 16.0 percent identified their status as undocumented workers, 6.3 percent did not respond, and 1.3 percent had H-2A visa status. Due to the lack of representation of respondents residing in or near Kingsburg, a definitive determination of the proportion of undocumented workers cannot be made; therefore, the survey findings of representation of undocumented workers throughout Fresno County may apply to the farmworker population in Kingsburg and surrounding communities.

According to the EDD, the most recent data from 2014 measured median wage for farmworkers at \$13.44 per hour, or approximately \$25,804 per year for full-time work, with potentially lower incomes for seasonal workers without a year-round income. This is considered extremely low income, correlating with the 2019 poverty threshold of \$25,750. The median income in the city of Kingsburg is \$73,281, and only 4.0 percent of the population lives below the poverty threshold. While 48.3 percent of the households in the city are Hispanic, 87.0 percent of the total households in poverty in the city are Hispanic households. The findings from the Fresno County Farmworker Survey indicate that 99.6 percent of farmworkers surveyed countywide are Hispanic. When the ACS 2016-2020 data that 5.5 percent of the labor force in Kingsburg is employed in agriculture are combined with the above poverty and EDD wage data, it suggests that a portion the majority of the labor force employed in agricultural industries are Hispanic (see Table 2-10, Employment by Industry, in the HNA), and it is likely that many of these workers have incomes below the poverty threshold.

However, while the farmworker population may be small, as shown by **Table 1H-13, Farmworker Housing Facilities in Kingsburg**, the HCD Employee Housing Facilities Permit Services database reports 57 H-2A units with a total capacity for 321 workers contracted by H2-A contract employers and farm operators in Kingsburg and the surrounding area. While there is a low proportion of persons engaged in the agricultural industries in Kingsburg, the lack of farmworker housing facilities, except for H2-A workers, suggests that farmworkers residing in the city may have difficulty finding affordable, appropriately sized housing.

**Table 1H-13 Farmworker Housing Resources in Kingsburg**

Name of Facility	Location	# of Rooms	Maximum Occupancy
<b>H-2A Visa Farmworker Housing Facilities</b>			
Elements @ 901	904 Harold Street - Kingsburg	6	36
Motel 6-Kingsburg	401 Sierra Street - Kingsburg	22	132
Riverland	38743 SR 99 - Kingsburg	25	125
Family Tree Farms Kings Inn	38406 SR 99 - Unincorporated	4	28

Source: HCD Employee Housing Facilities Permit Services database, January 2023.

Note: Facilities reported in operation as of 12/31/2022.

Overall, farmworker housing is available for 321 H-2A visa workers in the Kingsburg area, resulting in shortfall of units for non-H-2A farmworker households. Given the shortage of farmworker housing, many farmworkers are likely forced to pay market rate for their housing or find other options, such as sleeping in vehicles or garages. Farmworkers that are citizens and permanent residents may have access to the 273 HUD, USDA, or locally assisted affordable housing opportunities in Kingsburg, although they must compete with other lower-income households for the limited number of units. For undocumented workers, options are more limited, and a large number of farmworkers may live in spaces not intended for human habitation, such as shacks, outbuildings and sheds, and converted garages, often in severely overcrowded conditions.

Permanent resident farmworker households are included in ACS estimates and therefore part of CHAS housing need estimates. Consequently, the housing needs of lower-income farmworker households are not differentiated from other lower-income households experiencing overpayment, overcrowding, and substandard housing. With 5.5 percent of the labor force in Kingsburg reported to be employed in agricultural operations and similar fields, farmworkers may comprise a portion of extremely low- and very low-income households experiencing one or more of these housing problems. In the Fresno County Farmworker Survey, 81.7 percent of respondents countywide reported incomes below \$2,500 per month, which generally corresponds to an extremely low-income household of four. Although none of the respondents identified Kingsburg as their place of residence, it is likely that farmworkers in Kingsburg earn similar wages to farmworkers countywide and face similar challenges locating affordable housing.

Based on socioeconomic and demographic characteristics of the farmworker population in Fresno County, it is likely that a portion of farmworkers in Kingsburg reside in older sections of the city, particularly in the vicinity of the Valkommen Village Mobile Home Park and affordable Park Kingsburg Apartments in the western portion of the city. While the median income in this block group is \$63,268, approximately 32.5 percent of the households fall at or below the very low-income category, and the poverty rate is 27.0 percent, suggesting a concentration of lower-income households in correlation with the affordable multifamily complex, older housing stock, and the large mobile home park. Additionally, farmworker households may reside east of SR-99 in the central downtown and older mixed single-family, affordable multifamily complex, and small multifamily residential neighborhoods. Although a median income has not been reported for this block group, 43.0 percent of the households fall within or below the very low-income category, 30.5 percent of households have incomes below the poverty level, and 67.5 percent of households are renters. However, affordable housing opportunities not associated with assisted housing resources may also be found in the older central section of the city, directly west of SR-99, that includes older residential stock.

Citizens, noncitizens with permanent status, and H-2A visa workers are eligible for public housing, HCVs, USDA rural rental assistance, and Section 8 project-based rental assistance. Section 214 of the Housing and Community Development Act of 1980, as amended, makes certain categories of noncitizens eligible for assistance, including most categories of immigrants, but excludes unauthorized immigrants (e.g., undocumented) and those in temporary status (e.g., tourists and students). Section 214 applies to specific programs, primarily federal rental assistance programs administered by HUD and the USDA, including Public Housing, Housing Choice Voucher, Section 8 project-based rental assistance programs, and rural rental assistance. Undocumented residents are subject to eligibility requirements based on whether Section 214-covered programs are administered by HUD or USDA, which implement different regulatory treatment for mixed-status households depending on householder status. For HUD Section 214 projects, an ineligible noncitizen may reside with family members who are eligible to qualify for affordable housing (such as an undocumented single parent with U.S. citizen children or an undocumented worker married to an eligible householder), although Section 8 benefits are prorated depending on the number of undocumented household members. For USDA Section 214 projects, an undocumented householder would not be eligible to participate in the HCV program, and therefore would not qualify to live in the USDA-assisted affordable multifamily housing complexes (i.e., Kingsburg Apartments, Linmar Apartments, and Park Kingsburg Apartments). However, a family with an eligible householder that includes undocumented household members (such as a U.S. citizen householder married to an undocumented worker) would qualify to reside in these properties and receive full HCV benefits. This assistance-ineligible population is considered underserved and at higher risk of overpayment, overcrowding, and displacement compounded by the legal complexities of eligibility and language barriers.

Similar to most jurisdictions in Fresno County, the majority of the residential opportunities in Kingsburg are single-family detached and attached units, which comprise 75.7 percent of the housing stock. Although 36.4 percent of multifamily units in the city are deed-restricted units, the restrictions on head of household eligibility for USDA-assisted units may further limit affordable housing opportunities for farmworkers. However, Kingsburg has a large proportion of mobile homes (5.1 percent of the housing stock), which are

naturally more affordable than single-family residential units and may serve as a valuable housing resource for workers unable to qualify for market rate or affordable rental housing, or other accommodations.

The high renter rate in the older single-family neighborhoods may support findings of the Farmworker Survey, where respondents countywide indicated their preference for single-family units regardless of owner or renter status. Countywide, 58.2 percent of survey respondents identified as renters, compared to the Kingsburg citywide rate of 35.2 percent. According to the survey, 95.6 percent of the renters responded that they desired to be homeowners. Further, 78.4 percent of the farmworker renter households consisted of three or more persons, of which 93.6 percent had resided in the U.S. for 10 or more years, 3.7 percent less than 10 years, and 2.7 did not respond. The prevalence of households with three or more persons, coupled with the longevity in the U.S. of the majority of the renters and the preference for single family unit type, further substantiate the need for housing to accommodate families. The lower proportion of owner-occupied housing units suggests that the cost of homeownership, particularly with a median home price of \$451,000 in the city, is more than the majority of households in the city can pay, including farmworkers.

The average household size in Kingsburg (3.2 persons) is comparable to the county overall and slightly higher than the state average, and 17.2 percent of the households in Kingsburg have more than five persons. Homeowner households in the city typically have a larger household size (average 3.6 persons per household) than renters (average 2.5 persons per household). The Farmworker Survey found that the average household size among farmworkers countywide was 3.9 persons, higher than conditions in Kingsburg. The average household size in the central downtown neighborhood is 2.6 persons, correlating with the higher representation of renters. The neighborhoods west of SR-99 have higher ownership rates and tend to have larger households, with an average of 3.2 persons per household. The rate of overcrowding citywide is well below the state average at 3.4 percent, and owners experience overcrowding at a higher rate than renters, which may indicate that some farmworker households or other large households are unable to find affordable housing to accommodate their household or face challenges finding adequately sized units, resulting in households sharing a dwelling or multiple family members sharing rooms. Survey results indicated that 58.4 percent of the farmworkers in the county were living in overcrowded conditions, with renter households facing greater challenges finding affordable larger options. Although a limited number of three- and four-bedroom units are available in the affordable rental complexes, much of the older housing stock have two and three bedrooms. Therefore, it is likely that farmworker households have difficulty finding appropriately sized affordable housing in Kingsburg.

In response to the observed need for continued support and housing resources for local farmworkers, the City has included **Programs 10** and **11** offer technical support in applications for funding construction of farmworker housing and include a preference for farmworker households in 10 percent of new units.

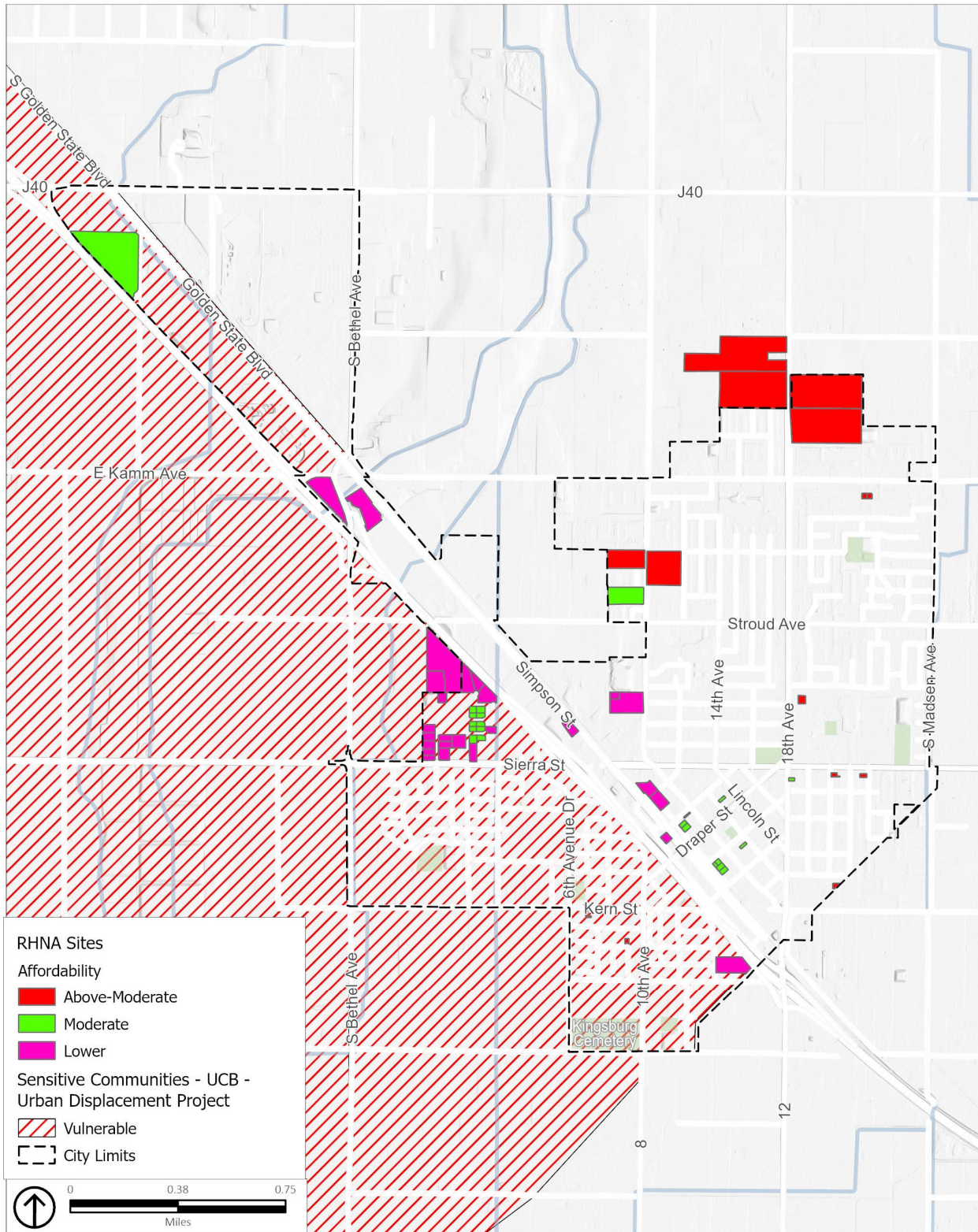
### *Displacement Risk*

The Urban Displacement Project, a joint research and action initiative of the University of California, Berkeley, and the University of Toronto, analyzes income patterns and housing availability to determine the level of displacement risk at the census-tract level. Levels of displacement risk range from “probable displacement” to “extreme displacement,” with four total levels of displacement risk, if displacement risk is present. The Urban Displacement Project has not identified any areas of elevated risk in Kingsburg, though the southern portion of the city has been identified as a “vulnerable community” (**Figure 1H-20, Vulnerable Community Designation**). Vulnerability is defined as areas in which the share of very low-income residents is above 20.0 percent, and the tract meets at least two of the following criteria:

- Share of renters is above 40.0 percent,
- Share of people of color is above 50.0 percent,
- Share of very low-income households that are severely rent burdened households is above the county median, or
- They or areas in close proximity have been experiencing displacement pressures.

The Urban Displacement Project defines displacement pressures as a percentage change in rent greater than the county median for rent increases. While the Urban Displacement Project does not specify the conditions that led to the vulnerability determination for Kingsburg, it can be assumed that residents of southern Kingsburg experience heightened displacement risk compared to residents elsewhere in the county due to a combination of incomes and housing prices.

**FIGURE 1H-20 VULNERABLE COMMUNITY DESIGNATION**



Source: University of California Berkely Urban Displacement Project, 2021; City of Kingsburg, 2023<sup>35</sup>

As found in the analysis of overpayment, for-sale home costs have increased by an average of 8.7 percent annually since 2014, and rental costs have increased by an average of 5.1 percent annually since 2015. The ACS estimates that, since 2014, the median income in Kingsburg increased by an average of 3.6 percent annually, which is also reflected by a decrease in poverty from 15.0 percent of the population to 4.0 percent since 2015. When comparing change in median income to change in home prices, it appears that wages have increases at a slower rate than both ownership and rental home costs in Kingsburg, suggesting increasing displacement risk for all current and prospective residents. In comparison, countywide, median incomes have increased by approximately 4.4 percent annually and rents have increased by 3.2 percent on average. While Zillow does not report countywide home values, the ACS estimates that these have increased by 3.9 percent annually, on average. Therefore, countywide, there may be a decrease in displacement risk due to home costs. The inflated displacement risk resulting from discrepancies in wages and housing costs in Kingsburg reflects a disproportionate need for affordable options in the city.

In response to rising housing costs, the City has included several programs to promote construction of affordable housing options and facilitate mobility for lower- and moderate-income households, as identified in **Table 1H-15** and throughout this Assessment.

### ***Other Relevant Factors***

In addition to the indicators analyzed previously, there are several other factors that can influence housing mobility and access to opportunity in a jurisdiction. For example, historical development patterns may have resulted in neighborhoods that are largely or exclusively made up of single-family homes, or historical discrimination may have influenced a city's racial and ethnic composition. Further, given current market trends, newer market-rate neighborhoods may not be financially accessible to lower-income households without overpayment or overcrowding. Other factors may include public and private investment, local regulatory or economic development plans, and historical policies. Those factors that are considered relevant vary between jurisdictions and are described at the local level herein.

### ***Land Use and Zoning Patterns***

According to the 2016-2020 ACS, 75.7 percent of the housing stock in Kingsburg is single-family units, inclusive of single-family attached units, indicating a higher level of single-family zoning relative to other Fresno County jurisdictions. Duplex, triplex, and fourplex unit types make up approximately 8.1 percent of Kingsburg's housing units. Conversely, only 11.1 percent of the housing stock consists of multifamily units in structures of five or more units. Mobile homes comprise 5.1 percent of the housing stock, with the majority of the units in the Valkommen Village Mobile Home Park.

While in most communities single-family zoning can create desirable places to live, higher entry costs associated with this housing type can pose a barrier to access for low- and moderate-income households, restricting access to economic, educational, and other opportunities that are available in higher-resource communities. In the City of Kingsburg, the majority of the city is designated high and highest resource and therefore offers more positive access to education, services, employment, and businesses resources to residents of all neighborhoods, regardless of product type. However, market values of homes in Kingsburg

are higher than in all but one of the other jurisdictions in Fresno County, and while historically older units may have provided opportunities for home ownership for lower-income households, in the current market, the average single-family home price has risen to over \$450,000 (Table 2-22, Home Sales Recorded in 2021-22, in Section 2: Housing Needs Assessment). Based on data presented in Table 2-24, Fresno County Ability to Pay, 2022, in Section 2: Housing Needs Assessment, even the average home in the City of Kingsburg would likely be over most of the moderate-income households' ability to pay.

Affordable housing development typically requires high-density zones to support construction; therefore, zones limited to single dwelling units on each lot do not support affordable development. In the City of Kingsburg, the multifamily zones are clustered in certain parts of the city, with the highest-density multifamily zones primarily concentrated west of SR 99, and the medium-density residential zones along the western edge of the eastern side of the city.

As shown in **Figure 1H-13, Zoning in Kingsburg**, there are three base residential zones: Residential Acreage (RA), One-Family Residential (R), and Multiple-Family Residential (RM). Within the single-family R zones, are three sub-categories: R-1-10, R-1-20, and R-1-7. Within the multifamily zone, there are several categories: RM-MH-5.4 which implements low- and medium-density General Plan designations, RM-5.5 and -3 which implement medium-density designations, RM-2.5 which implements high density designations and furthers more affordable development, and RM-2 which also furthers affordable development by implementing high density designations in the central business district. Additionally, the Mixed-Use Combining District (MXU) allows for residential, commercial, and industrial base zoning districts that are within the boundaries of the City's redevelopment project area(s), and which are designated as areas characterized by a mix of uses, blighted structures and sites, and/or inadequate street and alley improvements. Use arrangements within the areas designated MXU are to be made physically, functionally, and aesthetically compatible through site plan review, architectural design review, PUD (planned unit development) procedures, or a combination thereof, as determined by the City Council.

### ***History of Development Patterns***

As stated in the City's 2019 Economic Profile, in 1873, the City of Kingsburg was established as a small railroad settlement on the Central Pacific Railroad Valley Line. During this time, Swedish immigrants settled in this new community called Kings River Switch. In 1908, after several name changes, the area was renamed Kingsburg and officially incorporated. By 1921, 94.0 percent of the population within three miles of the city in any direction was of Swedish-American heritage, earning the moniker of "Little Sweden." In keeping with its Swedish heritage, the City's design and architectural standards promote building with Swedish architectural characteristics in the core areas.

A map of Fresno County from 1923 supplied by the Progressive Map Service shows that an early (1892) subdivision map of Kingsburg includes land on both sides of the Southern Pacific Railroad. Front Street paralleled the rail line on the east side, and Simpson Street was on the west side. The original city was bound to the north by Olive Street (now Sierra Street), Burn's Avenue on the east (now 18th Avenue); on the south by Magnolia Street (now West Kern Street); and what is now 6th Avenue Drive along the western boundary. Almost all the road names on the west side of the city have changed over the years, as well as

block configurations. However, Draper Street, considered one of the main streets in the business district in the early years of the city, retains its role in the historical downtown corridor.

The original downtown on the east side of the rail line was laid out in a diagonal block pattern to align with the angle of the tracks, forming a triangle of which the longest side aligned with the railroad. The core base of the city east of the rail line originally included only a few blocks in each direction, then subsequently expanded along the north and east sides by residential blocks as families acquired property and they were added to the map, or subdivided farmland holdings. The diagonal grid was mirrored on a smaller scale on the west side of the tracks, essentially forming a square divided diagonally by the rail line.

This differentiated the commercial portion of the city, contrasting with the remainder of the city that followed a traditional axis grid pattern, and still retains the historical Swedish character in much of the architecture. With the exception of the commercial triangle, the majority of the western side of the city was small-lot residential parcels, with nine lots to a block. Today, the areas surrounding the core downtown on both sides of the rail lines include the oldest residential housing stock in the city and, although few original homes remain from pre-1900, 12.0 percent of the housing stock in the City of Kingsburg was built prior to 1939, the highest proportion of the housing stock of all Fresno County jurisdictions. The city grew northward and eastward from the downtown core and diagonally north along the rail line as farmers sold or subdivided their land. Twenty tracts south of Magnolia Street were identified on the early map, known as the Wristen Addition, of which only five have been incorporated into the city limits to date, including the Kingsburg Cemetery at the southwest corner of the city. Construction of SR 99 in 1926 altered the configuration of the western side of the core commercial area and surrounding residential block grid patterns, forming a more distinct separation between the two sides of the city.

For much of Kingsburg's history, vineyards have been an essential part of the city's economy. Sun-Maid Growers of California headquarters is the largest employer in the city.

Affordable housing development typically requires high-density zones to support construction; therefore, zones limited to single dwelling units on each lot generally do not support affordable development. Medium-density multifamily zones are concentrated on the east side, where three of the five affordable housing complexes (Linmar Apartments and Kingsburg Apartments in the North Kingsburg neighborhood in the vicinity of Rafer Johnson Junior High School and Kingsburg Senior Housing on the eastern perimeter of the city adjacent to Kingsburg High School) have been developed, and small multifamily units are interspersed in the older residential neighborhoods north of the central downtown core redevelopment area. The RM2 designation is applied within the southeastern corner and the Sierra Street fronting residential within the downtown Level 1 redevelopment area. Additionally, the RM-2 designation is found in mixed single-family and small multifamily properties surrounding the Level 2 commercial redevelopment area on the west side of SR 99 along 10th and 12th Avenues.

Although the highest-density zones are found on the west side of SR 99, these neighborhoods are not developed with large multifamily complexes. Rather, they are applied on densely developed small-lot single-family parcels in the vicinity of the Valkommen Village Mobile Home Park, within the eastern side of the 10th Avenue neighborhood, and in the neighborhood east of, and adjacent to, the Kingsburg Cemetery, indicating that full development density potential has not been achieved on these parcels. Affordable housing, the Park Kingsburg Apartments, has been developed on one of the few medium-density multifamily residential parcels on the west side on East Magnolia Avenue, south of the Valkommen Mobile Home Park, with duplex units on adjoining parcels within the RM-3 designation. Although much of the higher-density multifamily zones are actually older small-lot single-family units rather than multifamily complexes, these units do provide a significant resource of more affordable units in the city, supported by diversity and median income statistics discussed in the Integration and Segregation sections. While opportunities for housing mobility exist throughout the city, there is a need for additional mixed-income integration development on the west side and higher-density multifamily housing mobility resources on the east side.

### ***Public Investment Patterns***

Public and private investment typically includes construction, maintenance, and improvements to public facilities, including infrastructure, acquisition of land, and major equipment. Historically, investment in the City of Kingsburg has been prioritized based on need and available funding, which has prevented disinvestment in any particular area of the city.

The City's current prioritization process for capital improvement funding includes an initial review of projects that considers fiscal consequences; health and safety effects; community economic effects; feasibility; implications of deferring the project; amount of uncertainty and risk; and environmental, aesthetic, and social effects. Based on the results of this review, projects are classified as follows:

- **Priority A – Essential.** These are urgent, high-priority projects that are required to complete a major public improvement, would address an emergency, or remedy a condition dangerous to public health, welfare, and safety. Projects in this class also include those that would be needed to correct an inequitable distribution of public improvements in the past. A special effort is made to find sufficient funding for all projects in this group.
- **Priority B – Desirable.** These are high-priority projects that should be addressed as funding becomes available. These include projects that have a justifiable benefit for the community and have the validity of planning and timing that have been credibly established.
- **Priority C – Acceptable.** These are considered worthwhile projects to be considered if funding is available. These are projects that are adequately planned, but not absolutely required, and could be deferred to a subsequent year if budget reductions are necessary.
- **Priority D – Deferrable.** These are low-priority projects that are desirable but not essential and can be postponed without detriment to the provision of other services.

The City has taken many progressive actions in support of its downtown revitalization strategy, as described in the “Local Knowledge” section of this document. These include public investment allocations through the City of Kingsburg’s 2018-2023 Strategic Plan and annual Capital Improvement Plan (CIP) as well as City programs. Efforts to improve accessibility and services in Kingsburg, and facilitate revitalization, include:

- **Sidewalk Installation.** To improve pedestrian mobility and accessibility in the city, the City will fund construction of sidewalks along major thoroughfares and will extend the bicycle path from Stroud Avenue to Kamm Avenue.
- **Façade and Alley Improvement Program.** The City’s Economic Development Department implements this program to encourage economic investment and revitalization of buildings within eligible commercial zones to strengthen economic vitality, thus stabilizing the job market, and facilitate place-based revitalization.
- **Micro-Grant Program.** The City funds this program to provide funding for the support of improvements throughout the city, prioritizing projects that beautify public spaces or parks, support community or group programs, provide a safety benefit, improve overall quality of life in the community, and promote sustainable economic development. The intent of this program is to spur improvements to, or construction of, healthy spaces, promote a sense of community, and improve accessibility to resources for residents.
- **Upper-Floor Residential Rehabilitation Loan Program.** To increase the supply of housing in proximity to jobs, services, and retail, as well as facilitate revitalization of buildings, the City offers this loan program to assist owners of buildings in the Central Commercial Zone District to rehabilitate upper floors into high-quality rental housing.
- **ADA Upgrades.** The City will improve accessibility for residents regardless of physical abilities to access community gathering places or navigate the city by funding accessibility upgrades to the Kingsburg Branch Library, Kingsburg Senior Center, and along Smith Street.

Special assessment districts were formed to pay Mello-Roos bond payments in the early 1990s for infrastructure improvements to accommodate subdivision and commercial development in the northern portion of the city, which have been refinanced in 2015. However, these bond initiatives did not result in disinvestment in other areas of the city.

### ***Local Knowledge***

Despite population growth and demographic shifts, the City of Kingsburg has retained its unique Swedish character. City leaders have used it to attract visitors and add tourism to the city’s economic base, now marketing downtown as “Swedish Village.” Draper Street is the main street corridor, with commercial buildings dating back to the 1900s. Design guidelines require a “Swedish architectural style,” and the City’s Form Based Zoning Code encourages building forms and site plans that promote pedestrian activity. While traditional zoning codes focus first on the use of land, form-based codes prioritize the form of buildings, based on the belief that the form of buildings is more important than the use in determining community character, which is applicable in preserving the Swedish heritage in the city. Streets downtown, including Draper Street, are designed to include diagonal parking, bulb-outs at intersections to promote pedestrian

safety, and well-maintained landscaping. The nearby Historical Kingsburg Train Depot was completely renovated in 2015, and a recently completed affordable multifamily senior housing project, Marion Villas Apartments, is a block off Draper Street.

In 2016, the Stone Hotel, an iconic building in the downtown, was destroyed by fire, which led community leaders and downtown merchants to acknowledge ongoing decline in the neighborhood. Most of the Swedish specialty shops and restaurants had gradually left the main street. Former small retail businesses had closed and were replaced by office uses or remained vacant, including one major storefront that had remained vacant for nearly 25 years. Except for restaurants, most businesses in downtown were closed on evenings and on Saturdays and Sundays.

To address the economic decline, the City implemented a public/private partnership program to reinvest in downtown buildings for the improvement of building facades and alleyways. Additionally, the City of Kingsburg has adopted a form-based code for downtown, which requires active street frontages and encourages mixed-use development in multi-story buildings. In addition to the focus on the built environment, the City adopted a Revitalization Strategy for Downtown Kingsburg in June 2017. The revitalization area is bounded by Sierra Street, 18th Avenue, and SR 99, and is bisected by Draper Street. The commercial section of Draper Street consists of only five blocks between California Street and Sierra Street; of the five blocks, the westernmost three are the busiest, lined with shops in century-old buildings. Physical improvement actions included:

- The City erected wayfinding signage to identify the downtown as a commercial focal point, and installed pedestrian light standards on the core streets of the downtown.
- To ensure that uses on the ground floor of structures fronting Draper Street east of California Street maximize pedestrian interaction and activity, the City considered amendments to the Downtown Form-Based Code.
- To integrate a mix of residential uses into the downtown, specific locations (transect zones) have been identified to promote residential uses within three-story buildings for multifamily residential, office and hotel uses, as well as specified transects where height standards are increased to five stories to maximize mixed-residential density opportunities. Additionally, the Plan identifies opportunities for mixed-use with residential unit capacity above at the northwest corner of Draper and Smith Streets, facilitating housing mobility opportunities in the downtown with access to services and commercial uses.
- To anchor the entry to downtown and put visitors within walking distance to the Swedish Village core, the Downtown Form-Based Code should be extended north along Simpson Street.
- To promote mixed-income residential mobility opportunities in the heart of the downtown, the City worked with a developer to construct a three-story, mixed-use project with active retail uses on the ground floor and residential on the upper floors on the former Stone Hotel site. This project won a regional Blueprint planning award in April 2023. Plans have been discussed to develop the former Larson's Auto Service facility with a three-story mixed-use development with ground-floor retail so as to provide a significant marker from the northern entry to the active retail core.

Although the older housing units in the vicinity of the downtown are the most affordable single-family unit resource in the city, these dwellings are not maximizing the development potential of the individual lots for commercial, affordable housing complexes, and mixed-use structures with housing on second stories per the Form-Based Code. Although the greater number of affordable housing complexes have been constructed in the medium-density multifamily zoning district, the location of these properties has created a concentration of lower-income households, higher rates of populations of color, and pockets of poverty within the eastern side of the city. Therefore, the older neighborhoods surrounding the west side redevelopment area, constructed at higher densities on small lots created by the original subdivision maps, remain a resource for naturally affordable housing through housing repair and maintenance programs, accessory dwelling units (ADUs), and infill development. As the entire city, with the exception of the redevelopment area (with no TCAC/HCD designation) is TCAC/HCD designated high and highest resource, indicating that location of housing affordable to lower-income households in higher-resource designated areas is not as much an issue as positioning future affordable housing resources to achieve greater income integration in higher-income neighborhoods.

While much of the focus has been in the downtown area, the City has been actively marketing its New Development Business Incentives and is experiencing a renaissance of light industrial expansion along the Golden State Corridor.<sup>4</sup> Approximately 430 acres of land near Golden State Boulevard and Mountain View Avenue was annexed in 2009. A large portion of land in the annexation area includes Sun-Maid, Guardian Industries, and Vie Del Grape processing plant. The City will continue to promote housing mobility opportunities at all income levels to accommodate existing and future workforces through implementation of **Programs 4** and **15** to provide for a variety of housing types, among other programs as listed in **Table 1H-15**.

### ***Enforcement and Outreach Capacity***

#### ***Compliance with Fair Housing Laws***

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. The City of Kingsburg enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with state law, and referral of fair housing complaints to appropriate agencies. The following identifies how the City complies with fair housing laws:

- **Density Bonus Law (Government Code Section 65915).** The City has included **Program 16** to amend the density bonus ordinance to allow up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with state law.

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<sup>4</sup> City of Kingsburg, 2022, “New Development Business Incentives,” *Economic Development*, accessed October 2022. <https://www.cityofkingsburg-ca.gov/171/Economic-Development>.

- **No-Net-Loss (Government Code Section 65863).** The City has identified a surplus of sites available to meet the Regional Housing Needs Assessment allocation. In total, the City’s surplus unit capacity is 443, composed of 85 lower-income units, 261 moderate-income units, and 97 above moderate-income units.
- **Housing Accountability Act (HAA) (Government Code Section 65589.5).** The City does not condition the approval of housing development projects for very low-, low-, or moderate-income households or emergency shelters unless specific written findings are made. Further, the City currently allows emergency shelters by-right, without limitations, in the IL zoning district.
- **Senate Bill 35 (Government Code Section 65913.4).** The City will comply with SB 35 by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by June 2025. (**Program 21**).
- **Senate Bill 330 (Government Code Section 65589.5).** The City complies with SB 330, relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project. The City has included **Program 21** to formalize this process by establishing a written procedure to be made available on the City’s website and at public counters.
- **California Fair Employment and Housing Act (FEHA) and Federal Fair Housing Act.** The City provides protections to residents through referrals to legal assistance organizations, such as California Rural Legal Assistance, and has included **Program 29** to develop Spanish-language printed materials to improve accessibility to fair housing resources for residents and establish a procedure to refer residents with fair housing questions or issues to the appropriate fair housing organization.
- **Review Processes (Government Code Section 65008).** The City reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, on residential sites subject to AB 1397.
- **Assembly Bill 686 (Government Code Section 8899.50).** The City has completed this AFH and identified programs to address identified fair housing issues in **Table 1H-15, Factors Contributing to Fair Housing Issues**.
- **Equal Access (Government Code Section 11135 et seq.).** Upon request, the City provides translation services for all public meetings and materials and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.

### *Fair Housing Outreach*

The City of Kingsburg refers residents in need of legal assistance related to fair housing issues to organizations such as California Rural Legal Assistance. To improve local awareness of these resources, the City has included **Program 29** to provide fair housing information on the City’s website and in printed materials available in public buildings in both English and Spanish. The City will also conduct and advertise biannual trainings for landlords and tenants on fair housing laws, rights, and responsibilities and ongoing access to legal counseling. Additionally, the City will establish a formal referral procedure for residents with fair housing questions or issues that will refer those residents to local fair housing organizations such as the Fair Housing Council of Central Valley (FHC-CC) or California Rural Legal Aid (CLRA).

Regional outreach efforts for the Multi-Jurisdictional Housing Element included interviewing Fair Housing of Central California (FHCC) for feedback on housing need, fair housing concerns, and opportunities to affirmatively further fair housing throughout the county. FHCC is a non-profit, civil rights organization dedicated to the elimination of discrimination in housing and the expansion of housing opportunities for all persons. They accomplish this through advocacy, assistance for victims of discrimination, and enforcement of fair housing laws.

In response to the request for input, FHCC noted that the most common fair housing issues reported throughout Fresno County are discrimination on the bases of disability and race. Further, they expressed concern about the aging multifamily housing stock becoming uninhabitable due to physical conditions. However, given the shortage of affordable housing in the region, FHCC noted that many units that have already physically deteriorated are still occupied, posing a risk to occupants. Discrimination by landlords or agents as well as deliberate segregation has resulted in fair housing concerns, particularly for protected and special needs populations, such as persons with disabilities and lower-income households.

FHCC emphasized a need for more government involvement in enforcement of fair housing laws. Currently, affordable housing options are often concentrated in specific neighborhoods. When developers are encouraged to continue to build affordable units in these areas as a result of zoning or other government regulations, this results in either intentional or unintentional segregation based on income. When asked about opportunities for local governments to actively improve outreach regarding fair housing and to combat existing issues, FHCC identified several opportunities including local rent controls to manage affordability and reduce displacement risk, code enforcement to ensure a safe and habitable housing stock, funding fair housing groups such as FHCC to enforce fair housing laws, and adjusting regulations or encouraging development of a variety of unit types and sizes throughout the jurisdiction to promote mobility and integration.

In response to the feedback received, the City has included **Program 29** to improve fair housing outreach capacity and multilingual accessibility to all public resources, information, and meetings, including fair housing resources. This program also includes steps to establish a procedure to connect residents with fair housing organizations, make information readily available and accessible on the City’s website and in public buildings, and conduct biannual trainings for landlords on fair housing laws, rights, and responsibilities.

### *Discrimination Cases*

In its 2020 Annual Report, the California Civil Rights Department (previously Department of Fair Employment and Housing) reported that it received nine housing complaints from residents of Fresno County, approximately 1.0 percent of the total number of housing cases in the state that year (880). As part of the Fair Housing Assistance Program (FHAP), the Civil Rights Department also dual-files fair housing cases with HUD’s Region IX Office of Fair Housing and Equal Opportunity (FHEO), reporting them by the origin of the issue.

HUD FHEO reported that there were no cases filed, or inquiries made, by residents of the City of Kingsburg between January 2013 and April 2021. However, a lack of formal cases does not necessarily mean that there is no discrimination in Kingsburg. In some cases, residents may be hesitant to report discrimination, such as in the case of undocumented residents that fear retaliation or may not be aware of fair housing legal assistance available to them.

To address fair housing discrimination issues in the city, **Program 20** includes language to coordinate with the Housing Authority, Fresno Council of Governments (FCOG), and other Fresno County jurisdictions to develop Spanish-language printed materials to improve accessibility to fair housing resources for residents, provide fair housing information on the City’s website and in printed materials available in public buildings in both English and Spanish, and establish a procedure to refer residents with fair housing questions or issues to the Fair Housing Council of Central Valley (FHC-CC), California Rural Legal Aid (CLRA), and other fair housing organizations.

### **Sites Analysis**

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity.

**Table 1H-14, RHNA Capacity by Census Tracts in Kingsburg** presents the RHNA capacity by census tracts in the city, and the existing conditions of each tract as they relate to indicators of fair housing. **Figure 1H-21, Census Tracts in Kingsburg**, shows the location of each census tract within the city. There are three census tracts in Kingsburg, all of which include sites. It is worth noting that each tract includes land within the city as well as land within adjacent unincorporated county. As shown, sites with units at varying income levels have been identified in tracts 72.01 and 72.02, and sites with lower- and moderate-income capacity in tract 73.00.

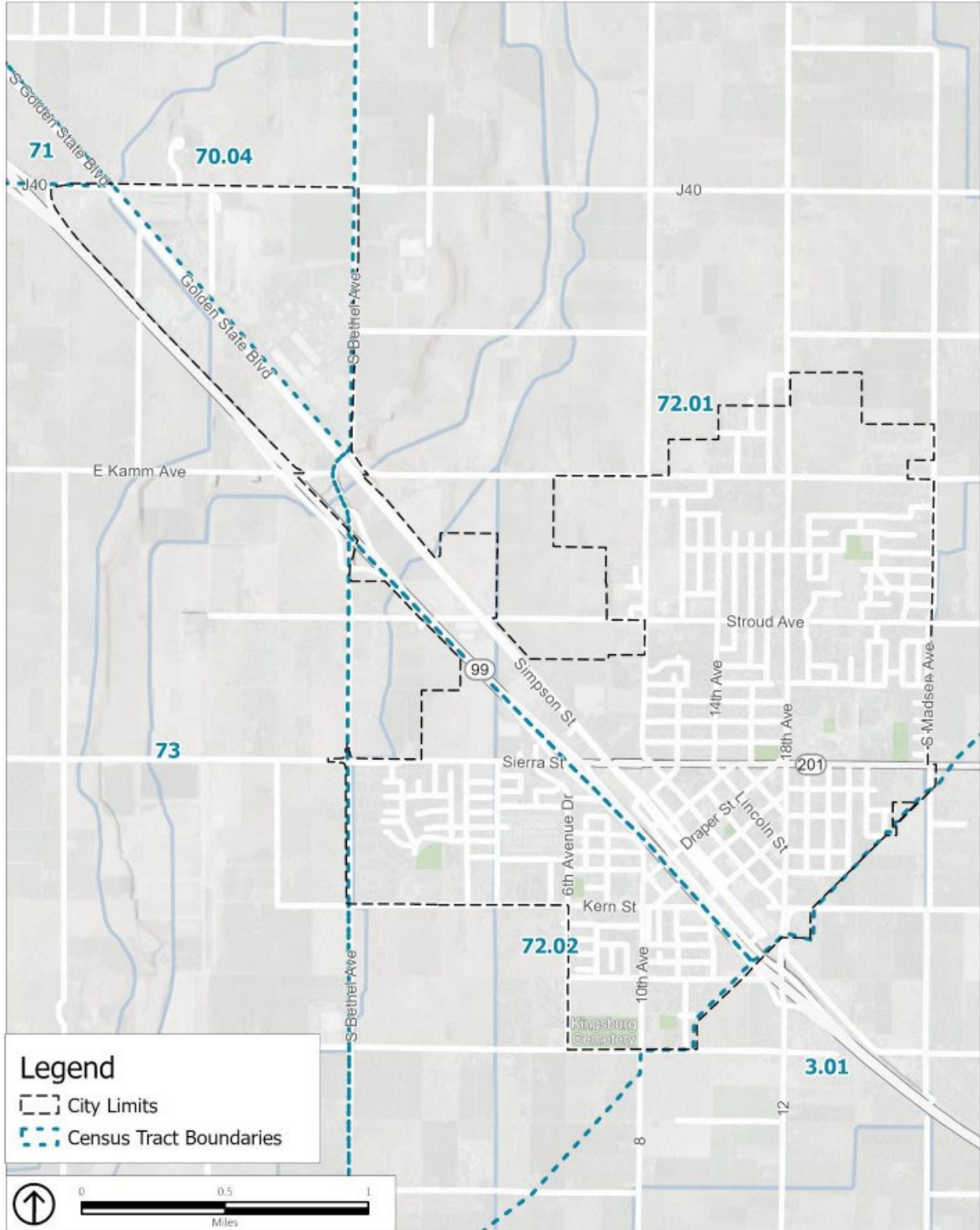
Table 1H-14 RHNA Capacity by Census Tracts in Kingsburg

Census Tract	Existing Households	RHNA Capacity			AFFH Indicators											
		Low	Mod.	Above Mod.	Integration & Segregation					Access to Opportunity			Displacement Risk			
					Median Income	Poverty Rate	Low- to Mod- Income Population	Non-White Population	R/ECAP Status	Resource Designation	Jobs Proximity Index	CalEnviroScreen Percentile	Overcrowding Rate	Renter Overpayment Rate	Homeowner Overpayment Rate	Percent Renter Households
72.01	2,822	<del>2103</del> 22	<del>65</del> 24	<del>347</del> 337	\$53,001 - \$109,109	16.6%	43.4%	33.3% - 62.5%	No	Highest Resource	39 - 67	- 70.3	5.5%	37.7%	36.0%	38.9%
72.02	1,677	<del>1587</del> 5	<del>122</del> 2	<del>2</del> 3	\$62,268	12.7%	32.6%	63.8% - 73.1%	No	High and Highest Resource	65 - 75	- 83.7	7.7%	41.0%	27.4%	28.0%
73.00	1,246	28	100	0	\$112,361	15.7%	37.4%	67.3% - 53.3%	No	Highest Resource	75	82.9	14.6%	29.0%	49.2%	50.8%

Sources: 2015-2019 ACS; Esri, 2018; TCAC/HCD 2021; HUD, 2020; OEHA, 2021; CHHS, 2022

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FIGURE 1H-21 CENSUS TRACTS IN KINGSBURG



Source: 2015-2019 ACS

As identified in the analysis of Patterns of Integration and Segregation, there are no census tracts in Kingsburg that meet the criteria of being considered an Area of High Segregation and Poverty or a RCAA. Tract 72.01 was designated by TCAC/HCD as Highest Resource. In this tract, approximately 43.4 percent of the population are lower- and moderate-income households and the median income ranges between \$53,001 in the developing area north of Kamm Avenue to \$109,109 in the eastern Kamm/Madsen neighborhood, the highest in the city with the exception of the westernmost finger included in tract 73.00. While this tract has a predominantly White population (52.5 percent of the population), the lowest rate of overcrowding (5.5 percent), lowest CalEnviroScreen score (70th percentile), relatively low renter and homeowner overpayment rates (37.7 and 36.0 percent, respectively), and households are also predominantly homeowners (61.1 percent); it also has the highest rate of poverty (16.6 percent), the highest disability rate (13.3 percent), and lowest scoring jobs proximity index (39th percentile). The high rate of poverty is likely partially reflective of the presence of the majority of the affordable multifamily housing complexes within the city as well as the concentration of non-White population, households in poverty, lower median incomes, and high renter rates in the downtown. The City has identified the highest percentage of unit capacity (~~67.575.0~~ percent) in this tract, which geographically encompasses the largest portion of land within the city, and includes several neighborhoods, each with different conditions. Overall, the City has identified ~~50.375.8~~ percent of lower-income, ~~36.716.4~~ percent of moderate-income and ~~96.099.1~~ percent of above moderate-income unit capacity in this tract. It should be noted that while there is vacant land available in this tract, a large portion of the vacant properties in the northern and western portion of tract 72.01 are in the pending, planned, or approved stages, including ~~86.080.9~~ percent of the above moderate-income unit capacity and ~~50.035.1~~ percent of the lower-income unit capacity. As well, the higher income single-family Kamm/Madsen neighborhood along the eastern side of the tract is predominantly developed, with only a few scattered vacant lots that have already been equipped with infrastructure for single-family units and one larger vacant site zoned for low density residential.

To reduce displacement risk for lower-income households in the Downtown, the City proposes the integration of ~~4.86.1~~ percent of the lower-income unit capacity on vacant sites which are zoned Central Commercial (CC) and are in the Downtown Form-Based Code area. As described in Section 1H-2 Sites Inventory, the Marion Villas Senior Housing and Stone Plaza Mixed-Use projects, have been constructed at densities of an average of 35 dwelling units per acre. The flexibility associated with the development standards of the CC zone and FBC zones provide potential for additional affordable rental resources on small infill lots to help alleviate shortage of affordable housing that contributes to overpayment and displacement risk. By reducing the gap between supply and demand for this type of housing in an area with access to commercial, services and transit resources, existing lower-income residents who wish to remain in their neighborhood will benefit from mobility opportunities; and development of vacant scattered parcels will further revitalization efforts in the Downtown.

Inclusion of an additional ~~25.021.7~~ percent of lower-income unit capacity in tract 72.01 with an affordable senior housing pipeline project (P-5), and within a mixed-use Highway Commercial (HC) zoned site in a moderate-income portion of the city between 10th Avenue and Simpson Street expands more affordable and handicapped accessible housing stock supply in proximity to commercial resources. Similar to the CC zone, mixed-use projects in the HC zone also offer design flexibility and higher density potential in portions of the city lacking R-3 zoning to accommodate densities necessary for lower-income projects, and there is no minimum nonresidential requirement: a project can be developed as primarily residential with just one percent nonresidential uses. The distribution of lower-income unit capacity in this area will help facilitate de-concentration of lower-income households from the downtown portions of the city, and accommodate the special housing needs of seniors and lower-income households.

Moderate-income units (~~30.516.4~~ percent of total moderate-income unit capacity) are also distributed within the moderate median income portion of the tract north of Stroud Avenue in the vicinity of Kingsburg Villas and the deed restricted Kingsburg Apartments, as well as in the neighborhood between 10th Avenue and Simpson Street near commercial resources. Tract 72.01 includes almost all the above moderate-income unit capacity within pending, planned or approved (pipeline) projects which were initiated during the previous planning period, as described in Section 1H-2 Sites Inventory. These projects include Kings Estates III, IV, and V (Sites P-1, P-2, P-3 and P-4), which are part of the five-phase Kings Estates project in the northern portion of the city, which has one of the lowest median incomes in the city, facilitating income integration within this portion of the tract. Above moderate-income pipeline sites are also identified within the moderate-income western side of the tract (~~10.015.1~~ percent of above moderate-income unit capacity in tract 72.01) adjacent to the potential moderate-income sites, Kingsburg Villas apartments and the deed restricted Kingsburg Apartments, fostering an income integrated neighborhood. The City has identified the remaining

~~4.012.5~~ percent of above moderate-income unit capacity on infill sites in tract 72.01 in the Kamm/Madsen neighborhood. The inclusion of potential additional housing provides mobility options for existing and future households at all income levels in a high resource designated area.

Tract 72.02, west of SR 99, has the highest percentage of lower-income unit capacity. The tract includes both high and highest resource designations. In this tract, the City has identified capacity for ~~39.917.6~~ percent of lower-income units, ~~6.815.1~~ percent of moderate-income capacity, and ~~4.00.9~~ percent of above moderate-income capacity. This tract has a median income of \$62,808, which is in the moderate-income range for Fresno County jurisdictions, a low- to moderate-income population rate of 32.5 percent, and the lowest poverty rate in the city, suggesting income integration within the tract with relatively low rates of homeowner overpayment and low rates of overcrowding. The housing stock in tract 72.02 is predominantly single-family, with multifamily clustered adjacent to SR 99 between 10th and Kern Streets; in the Park Kingsburg affordable apartment complex, and scattered within the older neighborhoods in the vicinity of Orange Street/10th Avenue and 6th Avenue Drive adjacent to SR 99. However, while renters comprise a small proportion of total households (28.0 percent), 41.0 percent overpay for housing, indicating that the existing stock of rental housing is not adequate to accommodate the need for affordable rental units. The integration of units on the identified sites is projected to result in both multifamily and single-family development. The inclusion of lower-income unit capacity on sites zoned HC in the northeast corner of this

tract in the developing mixed-use center, adjacent to moderate-income unit potential and commercial/services uses will foster improved housing mobility and rental opportunities in a portion of the city where these housing types are more limited and a need is evident. As previously discussed, mixed-use projects in the HC zone offer design flexibility and higher density potential in portions of the city lacking R-3 zoning to accommodate densities necessary for lower-income projects. As well, it will facilitate a mix of incomes and more integrated, diverse neighborhoods in combination with potential moderate-income units; help combat patterns of more concentrated poverty in the downtown and 10th Street neighborhood areas; and foster improved access to resources and opportunities for lower-income households in a moderate-income, high resource designated area. Moderate-income housing stock adjacent to the potential lower-income units in the northeast corner of tract 72.02 facilitates a mix of incomes and promotes a more integrated, diverse neighborhood, and also provides mobility options for existing and future moderate-income households in a high resource designated area with access to commercial services and amenities in this developing portion of the census tract. Moderate-income unit capacity is also distributed in the southern end of tract 72.02, fostering future homeownership or rental housing mobility opportunities for households that are above the qualifying threshold for affordable housing assistance, yet the majority of market rate housing stock is above their ability to pay.

Tract 73.00 at the northwestern tip of the city, along SR 99, includes sites with ~~13.944.1~~ percent of the projected unit capacity, including the highest portion of moderate-income unit capacity (~~56.568.5~~ percent). The median income is the lowest in the city (\$57,656), although the rate of poverty is 15.7 percent, lower than east of SR 99, and populations of color comprise 69.8 percent of the residents, with a low-to moderate-income rate of 37.4 percent. Approximately one-half of the households are renters, although the lowest renter overpayment rate (29.0 percent) in the city suggests that rental rates are fairly affordable in this tract, although homeowner overpayment is the highest in the city (49.2 percent). This tract is projected to accommodate ~~7.16.6~~ percent of lower-income capacity on a site adjacent to SR 99 just south of Kamm Avenue, which provides close proximity to the light industrial employment opportunities developing within this northwestern extension of the city, and direct access to SR 99. As well, these potential lower-income units may serve as affordable housing opportunities for farmworkers employed in the agricultural operations to the northwest and west of the city, Sun Maid Raisins headquarters and the B & C packing plant to the northeast. The inclusion of a large proportion of moderate-income unit capacity in the northwestern tip of the city fosters future homeownership and housing mobility opportunities for “missing middle income” households, with accessibility to SR 99 for commuting households, and proximity to a developing light industrial employment corridor. However, CalEnviroScreen scores this tract as a disadvantaged community, due to adjacency to SR 99, surrounding agricultural operations and older manufacturing uses in the vicinity. Development potential in this higher scoring (disadvantaged community) area is envisioned to improve environmental conditions through incorporation of outdoor spaces, transitional buffers and screening between residential and non-residential uses, and promotion of pedestrian and bicycle facilities, thus promoting environmental sustainability. Although the potential units in tract 73.00 are physically more separated from the Kingsburg city core to the southeast, these sites are in close proximity to the developing mixed-use commercial and residential activity node at the northeast corner of tract 72.02 and provide

additional affordable and entry level homeowner housing stock near major employment opportunities.

The City has included **Programs 15** to encourage integration of a variety of unit types to facilitate mixed-income neighborhoods, combat patterns of income segregation, and provide housing mobility opportunities for a range of households. The distribution of sites identified in **Table 1H-4, Vacant Land Inventory** is based on the availability of sites and potential for development during the planning period.

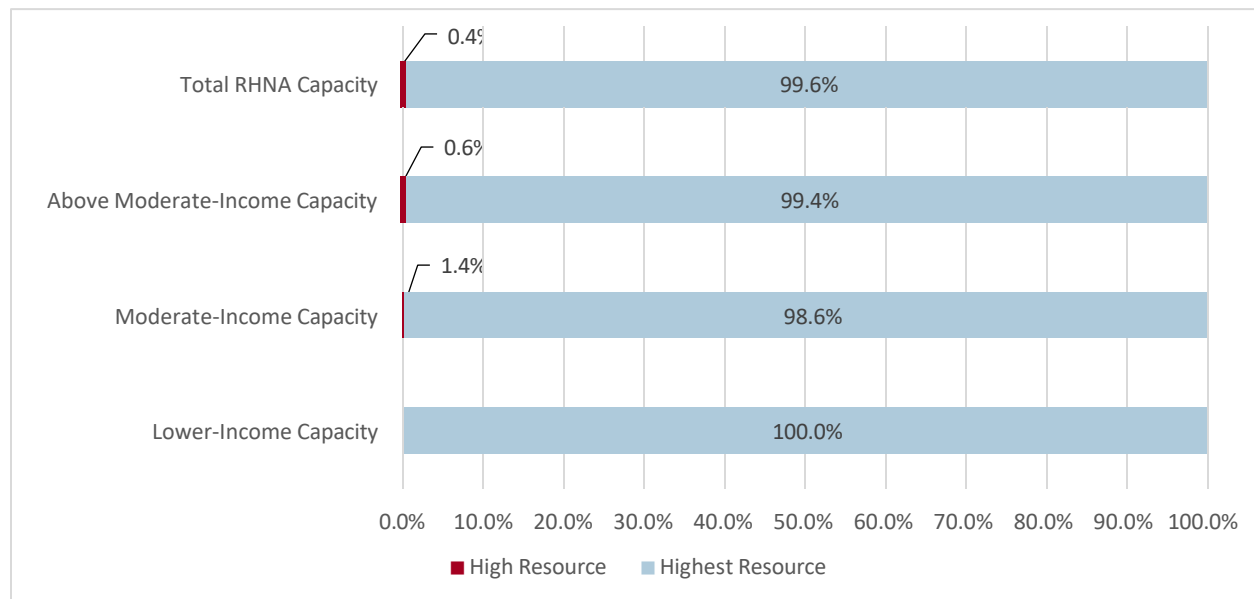
**Figures 1H-22 through 1H-31** compare the distribution of projected units by income category of the following indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing: TCAC opportunity areas, median income, predominant population, disability rates, educational score, environmental health, and overpayment. The following sites inventory discussion includes an analysis of the number of projected units by income category, total RHNA capacity, and city acreage by income category to further assess the potential impacts of the sites inventory to affirmatively further fair housing.

### Potential Effect on Patterns of Integration and Segregation

#### TCAC Resource Category

**Figure 1H-22, Percentage of Unit Capacity by TCAC Resource Category**, presents the breakdown of unit capacity in Kingsburg by resource opportunity designation compared to citywide patterns. Almost all of the total unit capacity (99.6 percent) identified to meet the RHNA is in highest resource areas while the remaining 0.4 percent in the high resource designation. As there are no moderate or low resource areas designated in the city, they are not reflected on **Figure 1H-20**.

**FIGURE 1H-22 PERCENTAGE OF UNIT CAPACITY BY TCAC RESOURCE CATEGORY**



Source: 2016-2020 ACS and City of Kingsburg, 2023

Kingsburg is designated by TCAC/HCD as predominantly Highest Resource, with High Resource in the older 10th Avenue neighborhood block group west of SR 99. It should be noted that the 2021 TCAC/HCD resource categories were developed based on comparison of indicators between jurisdictions within the San Joaquin Valley region, many of which are lower income communities with higher rates of poverty. Therefore, while tracts may be determined as high resource, it should be considered in the context of comparison to opportunities and potential outcomes within other cities within the entire San Joaquin Valley region. Opportunity for all of the unit capacity has been identified on ~~62402~~ vacant parcels and ~~six~~~~nine~~ pipeline projects, therefore not risking displacement of existing residents.

West of SR 99, with the exception of three infill sites (including 1.4 percent of the moderate-income unit capacity and less than one percent of above moderate-income unit capacity) identified within the 10th Avenue neighborhood, all of the site potential is identified within the Highest Resource area. Approximately ~~41.9254~~ percent of the lower-income unit capacity is identified in mixed-use commercial zones north of the Sierra Street interchange with SR 99, providing access to commercial, services, employment opportunities, and other amenities, reducing the concentration of lower-income and segregated populations in the downtown core area, and providing housing mobility opportunities for lower-income households. Further, ~~5.1863~~ percent of the moderate-income unit capacity has also been identified in the commercial core, fostering income integration and housing mobility opportunities for moderate-income households with access to commercial and employment resources.

Sites with unit capacity for ~~17.5533~~ percent of the total unit capacity have been identified within the portion of the census tract east of SR 99 and north of Sierra Street within a Highest Resource designation. Within this portion of the city, where larger vacant sites are available, pipeline projects account for the majority of unit capacity (~~43.2769~~ percent) north of Sierra Street. At the northern edge of the city, ~~85.7644~~ percent of the above moderate-income units (~~32.4240~~ percent of total unit capacity) are included in pipeline projects.

An additional

~~044.68~~ percent of above moderate-income unit capacity is identified in the Kamm/Madsen neighborhood. In the North Kingsburg neighborhood in the central portion of this tract, ~~21.8224~~ percent of the above moderate-income unit capacity is identified within one site and one pipeline project (Site 104, and P-6). In addition, two large vacant sites adjacent to these pipeline projects are identified with 22.6 percent of the lower-income unit capacity, and an additional 0.9 percent of moderate-income unit capacity is identified on 10th Avenue south of Stroud Avenue in a primarily commercial area. Another ~~40.7341~~ percent of lower-income unit capacity is in this area, including an affordable senior housing pipeline project (P-5), and the mixed-use commercial site expands the more affordable housing stock resources and provides mobility opportunities in proximity to commercial resources. Additionally, it facilitates de-concentration of lower-income households from the downtown portions of the city, while the above moderate and moderate-income unit capacity expands mobility opportunities for current and future residents.

Within the downtown core portion of this census tract, south of Sierra Street, ~~4.52.4~~ percent of the lower-income unit capacity and ~~5.112.3~~ percent of moderate-income unit capacity has been identified on vacant infill sites. All of the sites are located with access to commercial, office, services and transit amenities. ~~An additional 5.6 percent of above moderate-income unit capacity is identified in Site 102, near the affordable Kingsburg Senior Housing complex at the southwest corner of the city, and a few scattered infill sites along the eastern edge of this tract.~~ The above moderate- and moderate-income sites foster income-integration, reducing potential for further concentration of poverty and segregation of populations of color in the downtown core, and provide housing mobility opportunities, while the lower-income unit potential increases housing supply to meet demand and reduce displacement risk for lower-income households and enabling them to remain in their neighborhood.

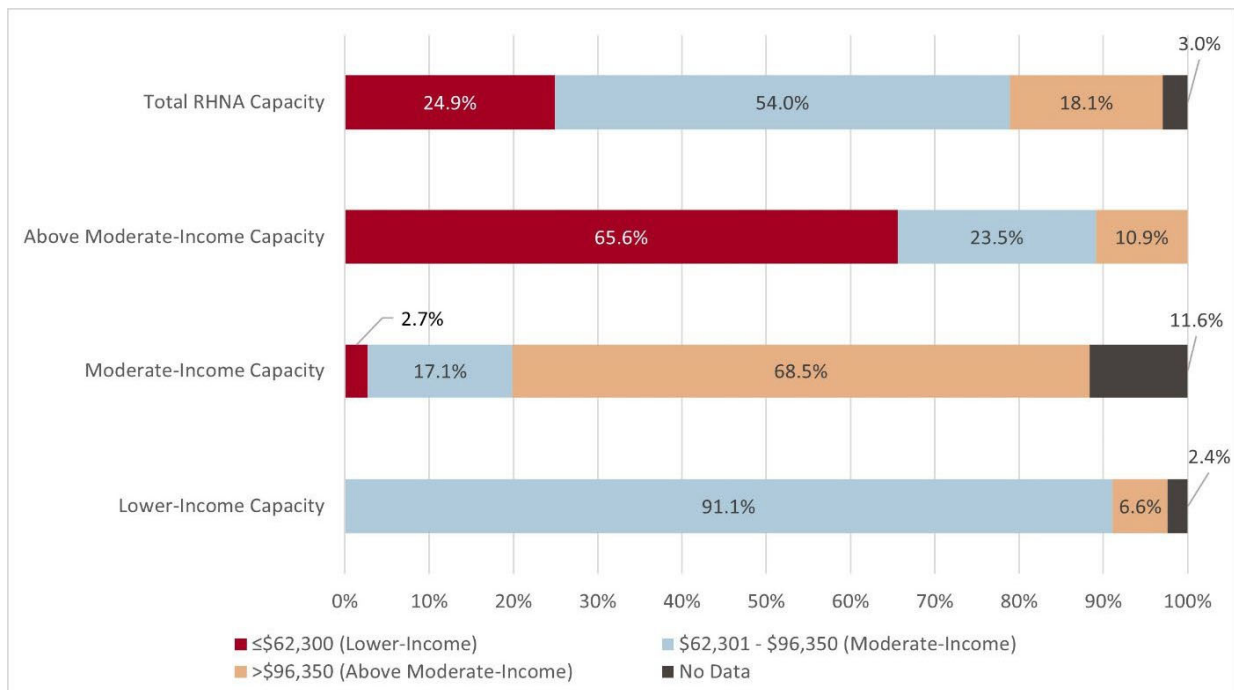
### *Income*

As previously discussed, Kingsburg is a community with a range of household income levels, although household income falls below the statewide median in all block groups except tract 72.01.2 and 73.00.4. These relatively lower-income neighborhoods in the downtown and 10th Avenue central core neighborhoods feature older, small-lot residential with some multifamily properties, including affordable housing complexes, which suggests that lower-income households may locate in these areas to access these more affordable options.

As shown in **Figure 1H-23, Percentage of Unit Capacity by Median Income**, a small percentage of the unit capacity (24.9 percent) has been identified on sites within the lower-income neighborhoods. The majority of unit capacity (54.0 percent) is identified on sites within moderate-income neighborhoods, and 18.1 percent is distributed on sites in above moderate-income neighborhoods. Sites within the “No Data” category (3.0 percent) correspond to the downtown which, as discussed previously, generally falls within the lower-income category. Capacity for 91.1 percent of lower-income units is identified on moderate-income sites, the majority of which are identified on sites zoned for mixed uses with residential within the Highway Commercial district, and within the downtown and neighborhoods south of Sierra Street, which expands the more affordable housing stock resources and provides mobility opportunities for residents who want to move yet remain within their existing neighborhoods, thereby reducing displacement risk. Identification of lower-income unit capacity on sites in northern and central parts of the city provides opportunities for lower-income households to avoid displacement in these areas, and ~~4.82.4~~ percent of the lower-income unit capacity is anticipated in the downtown to increase the housing stock and reduce potential for displacement. The inclusion of 19.8 percent of the moderate-income unit potential in lower- and moderate-income neighborhoods, as well as an additional ~~5.12.2~~ percent in the downtown area, will help to facilitate mixed-income neighborhoods. It also has the potential to foster place-based revitalization in lower-income existing neighborhoods, as well as providing mobility opportunities for moderate-income households.

Slightly under one-fifth of the unit capacity is located in higher income neighborhoods in the eastern and northwestern portion of the city. However, 65.6 percent of the above moderate-income unit capacity is distributed on sites within lower-income neighborhoods, and 23.5 percent is identified in moderate-income neighborhoods, fostering income integration in lower and moderate income areas. Future construction potential of 6.6 percent of the lower-income unit capacity in higher-income neighborhoods not only encourages income integration in higher-income neighborhoods, it also facilitates housing mobility for lower-income households and aims to reduce existing income patterns and pressure on housing shortages in areas of concentrated need.

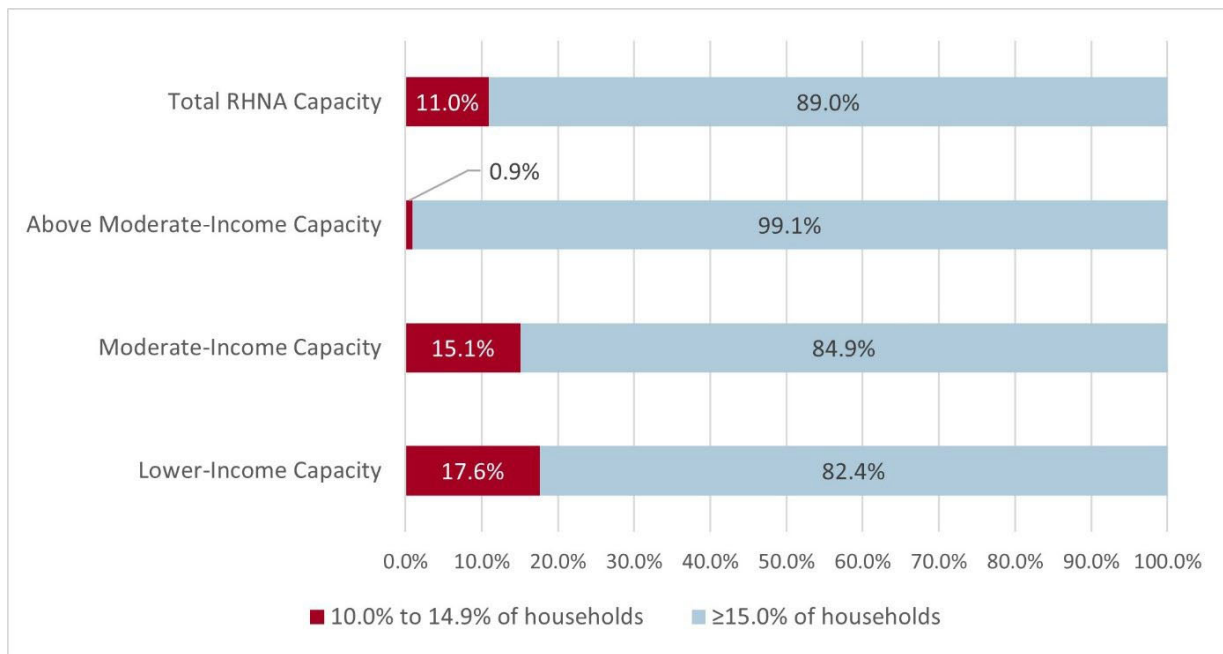
**FIGURE 1H-23 PERCENTAGE OF UNIT CAPACITY BY MEDIAN INCOME**



Source: 2016-2020 ACS and City of Kingsburg, 2023

As presented in **Figure 1H-24, Percentage Unit Capacity by Poverty Rate**, approximately ~~18.7~~<sup>11.0</sup> percent of unit capacity is identified west of SR 99 where poverty rates are 12.7 percent, and ~~81.3~~<sup>89.0</sup> percent of the unit capacity is identified east of SR 99 where poverty rates are 16.6 percent. Approximately ~~34.4~~<sup>15.1</sup> percent of lower-income unit capacity is identified on sites west of SR 99 to encourage the development of housing mobility opportunities for lower-income households in mixed use neighborhoods while reducing the concentration of households in poverty in the downtown and surrounding older neighborhoods both east and west of SR 99. The remainder of the lower-income capacity is projected in the downtown area with existing need for an increased supply of affordable housing for cost burdened and overcrowded households to remain in their neighborhoods and reduce risk of displacement. Construction of these lower-income units in these areas will help to alleviate existing patterns of overpayment and overcrowding and encourage place- based revitalization through development of vacant, often unsightly parcels, providing new housing in areas of higher poverty.

**FIGURE 1H-24 PERCENTAGE UNIT CAPACITY BY POVERTY RATE**



Source: 2016-2020 ACS and City of Kingsburg, 2023

In addition to these lower-income units, 84.9 percent of moderate-income units and 99.1 percent of above moderate-income units are projected in these higher poverty neighborhoods to affirmatively further fair housing through integrated-income development. The City has included **Program 14** to actively promote construction of ADUs in moderate-resource and high median income areas and monitor affordability of new ADUs to lower- and moderate-income households.

The combination of this program and facilitating the development of high-density housing in mixed-use commercial sites along the major transportation corridor and in the downtown in a community that has historically been dominated by single-family units will help ameliorate patterns of segregation. The development of these sites with primarily lower- and moderate-income housing units will make Kingsburg more accessible to lower-income and “missing middle” households while simultaneously increasing housing mobility opportunities accommodating a wider range of incomes, and de-concentrating areas of poverty and low-income households in the original city core.

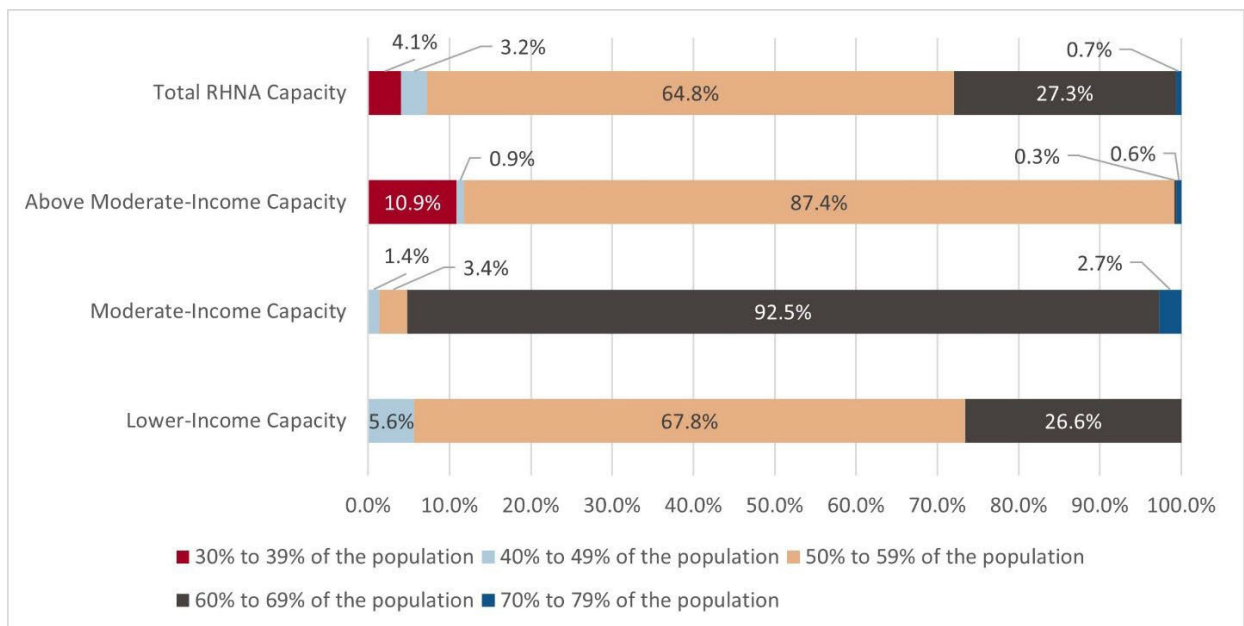
**Race and Ethnicity**

As discussed previously, Kingsburg is among Fresno County’s moderately diverse jurisdictions, with communities of color comprising 59.0 percent of the population. As shown in **Figure 1H-8, Racial Demographics**, there is a pattern of lower concentration of non-White households at the city’s eastern edge, coinciding with areas of relatively higher income and resources, and more racially segregated areas closer to the city’s center and the older 10th Avenue neighborhoods on the west side of SR 99.

As shown in **Figure 1H-25, Percentage of Unit Capacity by Percent Non-White Population**, ~~less than one-2.3~~ percent of the total unit capacity is located in the 10th Avenue neighborhood where over 70.0 percent of the population is non-White. In contrast, 27.3 percent of the capacity is located in areas in which between

60.0 and 69.0 percent of the population identify as non-White, 64.8 percent in areas in which 50.0 to 59.0 percent of the population identifies as non-White; 3.2 percent on sites in areas in which 40.0 to 49.0 percent non-White residents, and 4.1 percent in the northeastern neighborhood where 30.0 to 39.0 percent of the population is non-White.

**FIGURE 1H-25 PERCENTAGE OF UNIT CAPACITY BY PERCENT NON-WHITE POPULATION**



Source: 2016-2020 ACS and City of Kingsburg

Of the lower-income unit capacity, ~~25.0~~<sup>16.5</sup> percent is projected to be developed as part of the P-5 senior affordable pipeline project in the newly developing northern portion of the city, north of ~~Kamm-Stroud~~ Avenue, where 50.0 to 59.0 percent of the population identifies as non-White. This offers an opportunity for lower-income senior households that may have been priced out and excluded from housing mobility opportunities to access resources in relatively less segregated neighborhoods. Many lower-income units (~~42.9~~<sup>26.2</sup> percent) have been identified in areas in the west side of the city in mixed use commercial sites at the major activity node at the Sierra Street/SR 99 interchange and further north along the SR 99 corridor near Kamm Avenue, in which 60.0 to 69.0 percent of the population identifies as non-White, increasing housing resources for residents who may otherwise be priced out and are vulnerable to displacement in their own neighborhoods, with access to transit, services, and commercial uses. Moderate-income unit capacity corresponds closely to lower-income unit capacity in block groups where 60.0 to 69.0 percent of the population identifies as non-White, with 92.5 percent of total unit capacity on sites in the west side of the city on mixed use commercial sites at the major activity node at the Sierra Street/SR 99 interchange and on Site 44 (~~56.5~~<sup>68.5</sup> percent of moderate-income unit capacity) at the northern edge of the city near the SR 99 corridor and the East Mountain View interchange.

The greater proportion of above moderate-income unit capacity (~~97.4~~<sup>87.4</sup> percent) is identified in areas with a 50.0 to 59.0 percent non-White population in the northern and North Kingsburg neighborhoods, where Sites P-1, P-2, P-3 and P-4 are located, and off Stroud Avenue in the North Kingsburg neighborhood where Sites ~~47, 48, 103~~ <sup>and</sup>, 104 and P-6 are located. These pipeline projects will provide additional housing mobility opportunities for above moderate-income households and facilitate income integrated neighborhoods by locating moderate-income unit potential adjacent to them. The single-family residential sites at the eastern edge of the city provide unit potential for 10.9 percent of the above moderate-income capacity in the neighborhoods with the lowest proportion of non-White population (33.3 percent of residents) and providing housing mobility opportunities for above moderate-income households in a Highest Resource designated area. The remaining 0.9 percent of above moderate-income units are identified at the southeast corner of the city, where 40.0 to 49.0 percent of the population identify as non-White, at the edge of a moderate-income neighborhood where a small proportion of moderate-income unit potential is identified (~~0.6~~<sup>1.4</sup> percent), which may contribute to income-integration.

### ***Disability***

Approximately 10.2 percent of Kingsburg’s population lives with one or more types of disability, as shown on **Figure 1H-9, Disability Rate in Kingsburg**. As discussed previously, 13.3 percent of residents on the east side of Kingsburg residents report having a disability, which may, in part, reflect the concentration of senior residents in two affordable senior-living facilities in this area. In comparison, 10.8 percent of residents on the west side of the city report having a disability, which is also reflected in a lower concentration of senior residents.

There are no areas of Kingsburg with disability rates above 15.0 percent, Therefore, providing ~~14.025.0~~ percent of unit capacity for a mix of lower- and moderate-income households in close proximity to a commercial and services activity node by the Sierra Street/SR 99 interchange, will provide new accessible housing mobility opportunities for persons with disabilities in locations close to resources and access to SR 99.

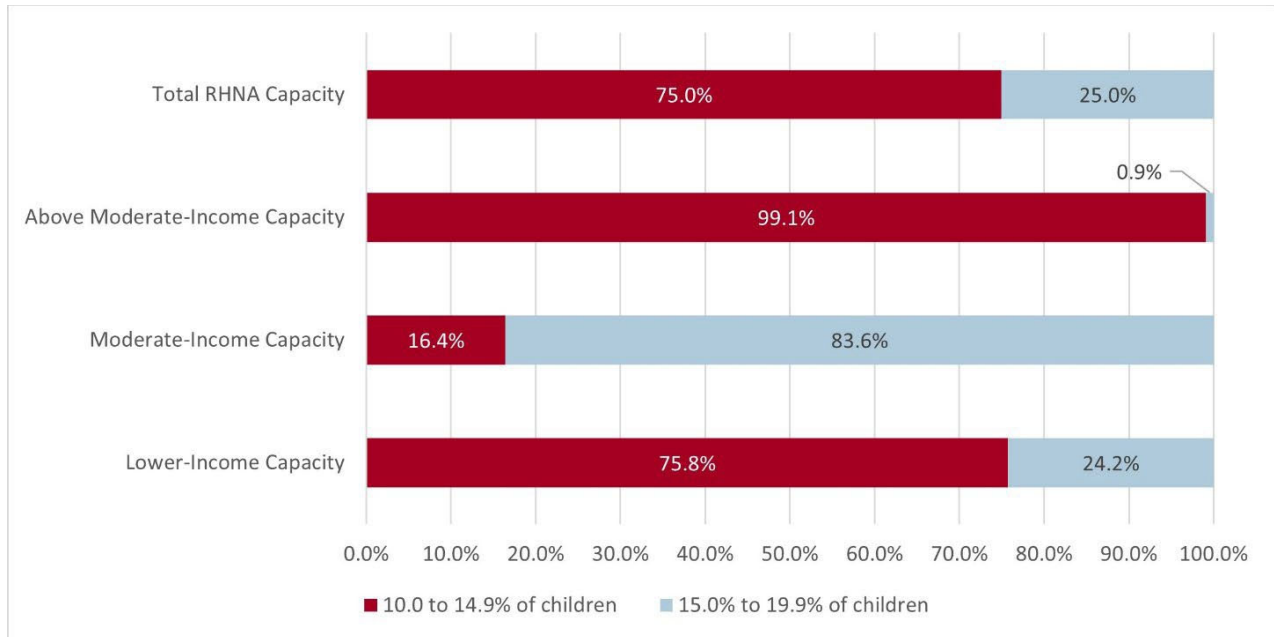
The remaining ~~86.075.0~~ percent of the unit capacity has been identified on the east side of the city and includes ~~99.41~~ percent of the above moderate-income unit capacity, primarily north of Stroud Avenue, ~~60.175.8~~ percent of lower-income unit capacity, inclusive of the P-5 senior housing pipeline project and sites within the downtown), and ~~35.616.4~~ percent of moderate-income unit capacity located in the downtown and along upper 10th Avenue in the North Kingston neighborhood. As stakeholders identified, high housing costs and a shortage of permanently supportive housing in the county has generally increased displacement risk for residents with disabilities and presents a barrier to persons with disabilities. Locating units affordable to lower- and moderate-income residents in and around major commercial centers will help to improve access for, and accommodate the needs of, persons living with disabilities who often benefit from close access to services and amenities as well as proximity to transit. Further, the Site P-5 in the northeast provides additional affordable accessible housing supply and mobility opportunities for seniors with disabilities.

### *Familial Status*

As previously discussed, 29.7 percent of the households in the city are single female-headed households, and yet only 6.8 percent of total households are single female-headed households with children, of whom 16.8 percent had incomes below the poverty level (1.9 percent of total households), which suggests that, although not a large proportion of the households in the city, single-parent, female-headed households may have more limited access to housing. The spatial distribution of single-parent, female-headed households with children as a percentage of total households is not readily visible with mapping techniques available – the entire city has rates where the percent of children in female-headed households is below 20 percent; however, it is likely that a greater proportion of lower-income single female-headed households may reside in the vicinity of the deed-restricted housing stock, or in areas with more affordable housing, which includes the downtown, 10th Avenue and Reagan Square neighborhoods (which includes mobile home units which are naturally more affordable).

As shown in **Figure 1H-26**, 25.0 percent of the unit capacity is identified in areas of the city where more than 15.0 percent of children reside in single female-headed households, including 24.2 percent of lower-income unit capacity and 83.6 percent of moderate-income unit potential in the downtown, West Kingsburg, the mixed-use commercial node north of Reagan Square, and within the North Kingsburg (10th Avenue) neighborhoods, increases the opportunities for female-headed households currently experiencing overpayment and/or overcrowding to acquire affordable and adequately sized housing with access to resources in the downtown and the Sierra Street businesses and services. Additionally, above moderate-income unit capacity will increase housing mobility opportunities for above moderate-income single, female-headed households, as well as all other household types, to find appropriate units within Kingsburg. Overall, female-headed households of any economic status will have access to new housing opportunities, as well as other single-parent households, persons living alone, seniors, lower-income families, and other households.

**FIGURE 1H-26 PERCENTAGE OF UNIT CAPACITY BY PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS**



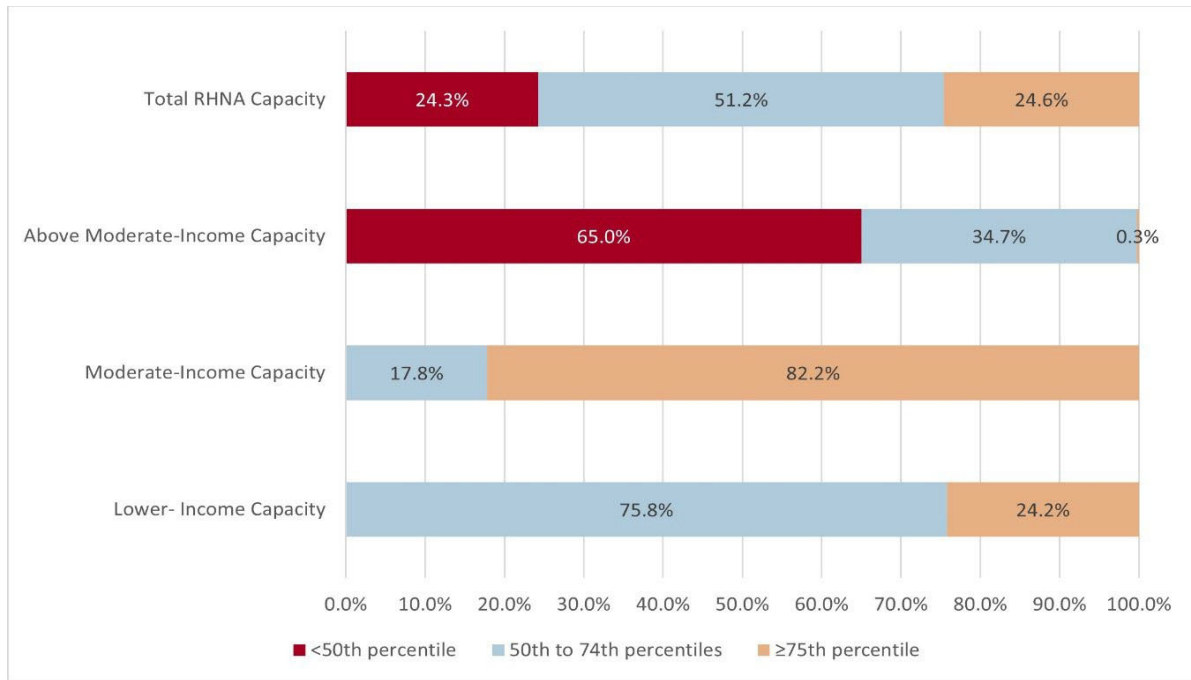
Source: 2016-2020 ACS and City of Kingsburg, 2023

## ***Potential Effect on Access to Opportunity***

### ***Job and Transit Proximity***

The prevalence of residential uses with access to employment opportunities to the northern and southern portions of the city via SR 99 is reflected in the index scores between the 60th to 80th percentile, with higher ranking scores in the western Reagan Square, West Kingsburg North Kingsburg, and Lincoln Square. The northernmost portion of Kingsburg reflects the lowest job proximity percentiles, scoring in the 20th to 40th percentile. As shown in **Figure 1H-27, Percentage of Unit Capacity by Jobs Proximity Index Scores**, 24.6 percent of the RHNA unit capacity is sited in areas with the highest jobs proximity index score, including 24.2 percent of lower-income and 82.2 percent of moderate-income unit capacity, with less than one percent of above moderate-income unit capacity, thus improving access to employment opportunities at the Sierra Street commercial area and jobs outside the city.

FIGURE 1H-27 PERCENTAGE OF UNIT CAPACITY BY JOBS PROXIMITY INDEX SCORES



Source: 2016-2020 ACS and City of Kingsburg, 2023

While a lesser share of moderate-income (17.8 percent) unit capacity is projected in areas scoring between the 50th and the 74th percentile, a greater proportion of lower-income (75.8 percent) and above moderate-income (34.7 percent) unit capacity is identified in these areas, providing housing mobility opportunities, access to employment and the transit hub within the downtown, and positive access to employment opportunities in the northwestern area of the city, as well as outside the city via SR 99. An additional 65.0 percent of the above moderate-income unit capacity is identified in areas with the lowest jobs proximity index scores. The lower scores in the north may partially be attributed to the differences in the type of employment the residents of this neighborhood are engaged in, compared to the types of employment available in the city, as well as the likelihood that most of the residents of the potential senior project will not be active labor force participants.

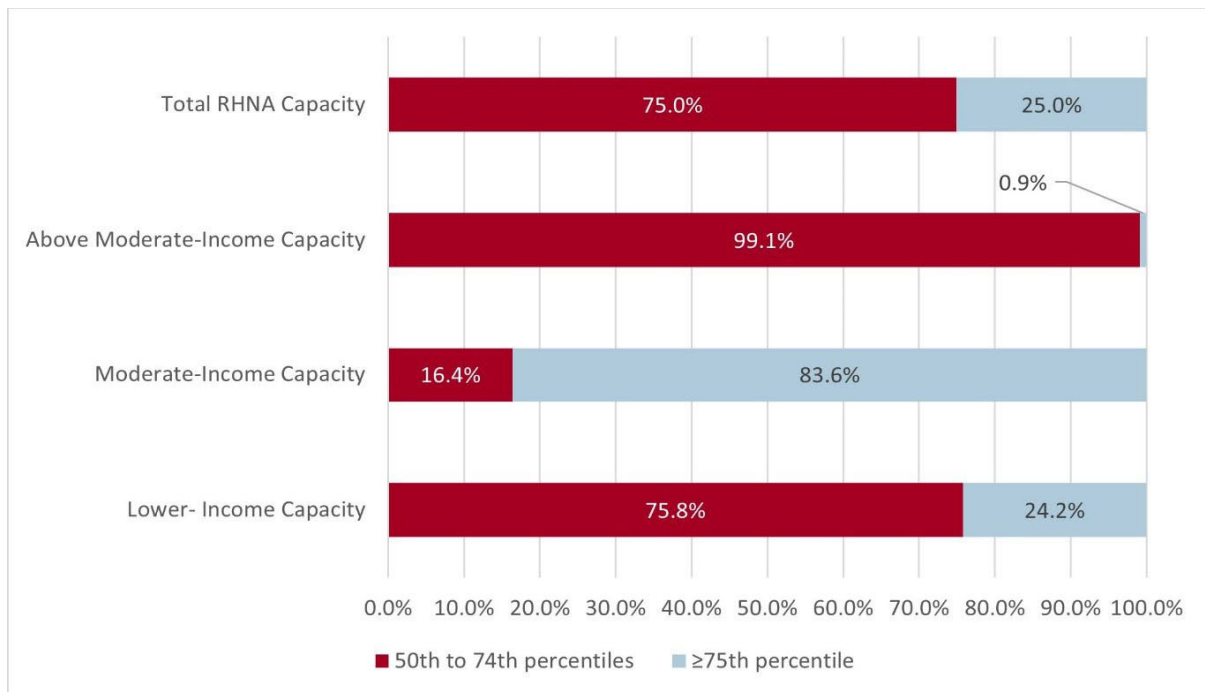
As the city is predominantly residential, siting of unit capacity at all income levels in the higher proximity areas will aid in improving access to employment opportunities both inside and outside of the city and will locate housing near more highly trafficked areas that are currently serviced by intra-city transit providers, providing close proximity to transit for occupants of these units. When considering where to locate future housing for all income levels, and particularly lower-income units, sites with access to the downtown, highway commercial areas, and connections to SR 99 offer the most convenient access to jobs available within the city and transit to other parts in the region. Further, development of these sites will help to further improve the jobs-housing ratio with residential development in and near commercial and transit corridors as well as mixed-income development, thus improving jobs proximity for current and future residents of Kingsburg.

### ***Environmental Health***

As shown on **Figure 1H-15**, CalEnviroScreen 4.0 scores for Kingsburg demonstrate relatively adverse environmental conditions, with census tracts in and around Kingsburg scoring between the 64th and 82nd percentiles. The Reagan Square and 10th Avenue neighborhoods southwest of SR 99 score above the 75th percentile, falling within areas considered to be SB 535 qualifying disadvantaged communities, representing an area of potential concern regarding fair housing and disproportionate exposure to environmental hazards and a concentration of vulnerable populations. However, in addition to impacts associated with major thoroughfares SR 99 and Golden State Boulevard, commercial agriculture and natural resource extraction occurring close to Kingsburg may contribute to adverse environmental conditions.

As presented in **Figure 1H-28, Percent of Unit Capacity by CalEnviroScreen Percentiles**, approximately 75.0 percent of the sites inventory capacity has been identified in neighborhoods scoring in the 50th to 75th percentiles east of SR 99, with the exception of the portion of the city in the West Kingsburg neighborhood in the northwest stretch of the city. These sites have capacity for 99.1 percent of above moderate-income unit capacity, 16.4 percent of the moderate-income capacity, and 75.8 percent of lower- income capacity. The majority of the above moderate-income sites are in areas at the edges of the city, adjacent to agricultural uses, which suggests these factors may influence the environmental scores. Site capacity for primarily lower- (24.2 percent) and moderate-income units (83.6 percent), with less than one percent in above moderate-income areas is identified in areas scoring at or above the 75th percentile. Development potential in the disadvantaged community areas is envisioned to improve environmental conditions through incorporation of outdoor spaces, transitional buffers and screening between residential and non-residential uses, and promotion of pedestrian and bicycle facilities, thus promoting environmental sustainability.

FIGURE 1H-28 PERCENT OF UNIT CAPACITY BY CALENVIROSCREEN PERCENTILES



Source: 2016-2020 ACS and City of Kingsburg, 2023

Investment in the downtown through development of vacant sites will facilitate place-based revitalization and will increase the supply of affordable housing in an area susceptible to displacement due to lower incomes and housing costs while also encouraging income moderate-income integration in new development. Additionally, lower- and moderate-income unit capacity identified in the eastern sections of the city where scores are below the 75th percentile provides housing mobility opportunities in the highest resource areas of the city, including siting of moderate-income unit capacity proposed adjacent to above moderate-income pipeline projects for increased income integration potential in the North Kingsburg neighborhood, and facilitates housing mobility opportunities in areas of the city with more positive environmental scores with improved access to commercial, employment and services, as well as accessible design in the P-5 pipeline senior housing project.

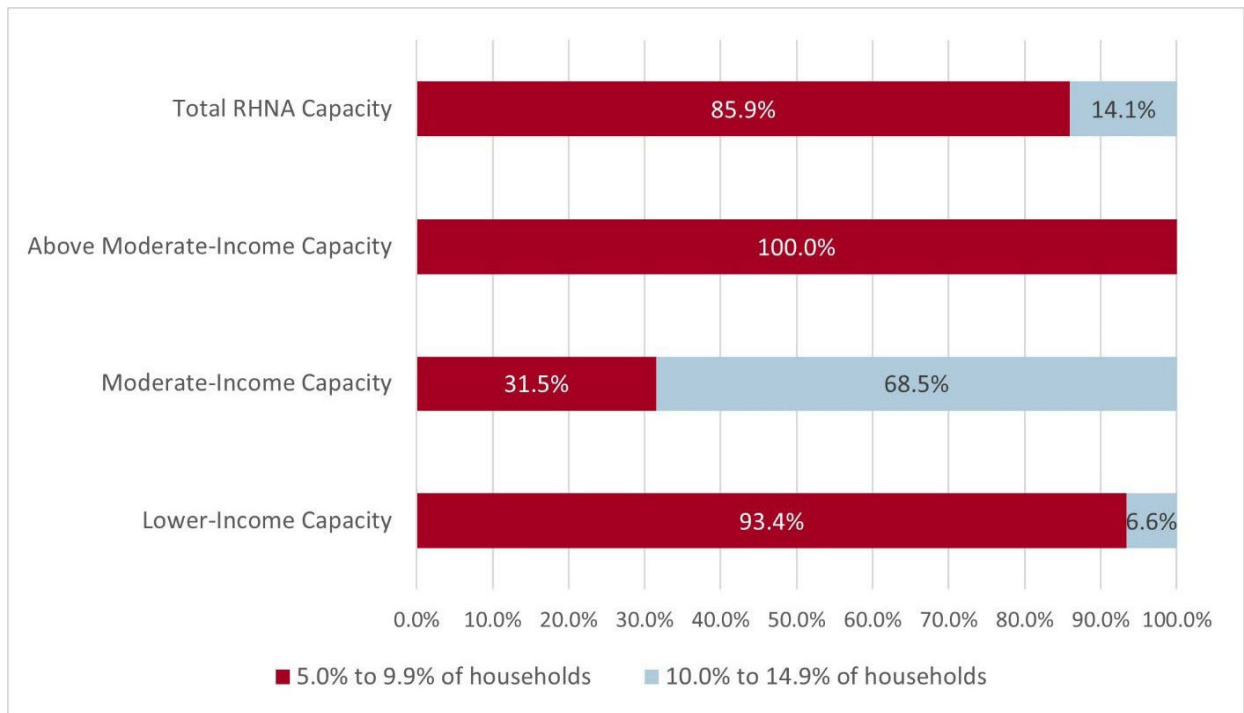
### **Potential Effect on Displacement Risk**

#### **Overcrowding**

As discussed previously, 3.4 percent of households in Kingsburg are considered overcrowded, and none report being severely overcrowded. As shown in **Figure 1H-17, Overcrowding in Kingsburg**, the West Kingsburg neighborhood is the only area of the city in which the rate of overcrowding exceeds the statewide average. In this neighborhood, overcrowding ranges from 9.75 percent east of Golden State Boulevard to 14.6 percent between Golden State Boulevard and SR 99.

As presented in **Figure 1H-29, Percentage Unit Capacity by Overcrowding**, the largest proportion of the unit capacity, 85.9 percent, is identified in areas of the city in which overcrowding rates are below the state median. In contrast, approximately 68.5 percent of moderate-income unit capacity and 6.6 percent of lower-income unit capacity is in the West Kingsburg neighborhood with the highest rate of overcrowding to help to alleviate overcrowding by increasing the affordable housing supply. The remainder of the lower- and moderate-income capacity will facilitate housing mobility opportunities throughout the city near services and resources and ease pressure on the housing stock, thus potentially reducing displacement risk and overcrowding for these households.

**FIGURE 1H-29 PERCENTAGE UNIT CAPACITY BY OVERCROWDING**



Source: 2016-2020 ACS and City of Kingsburg, 2023

### ***Overpayment***

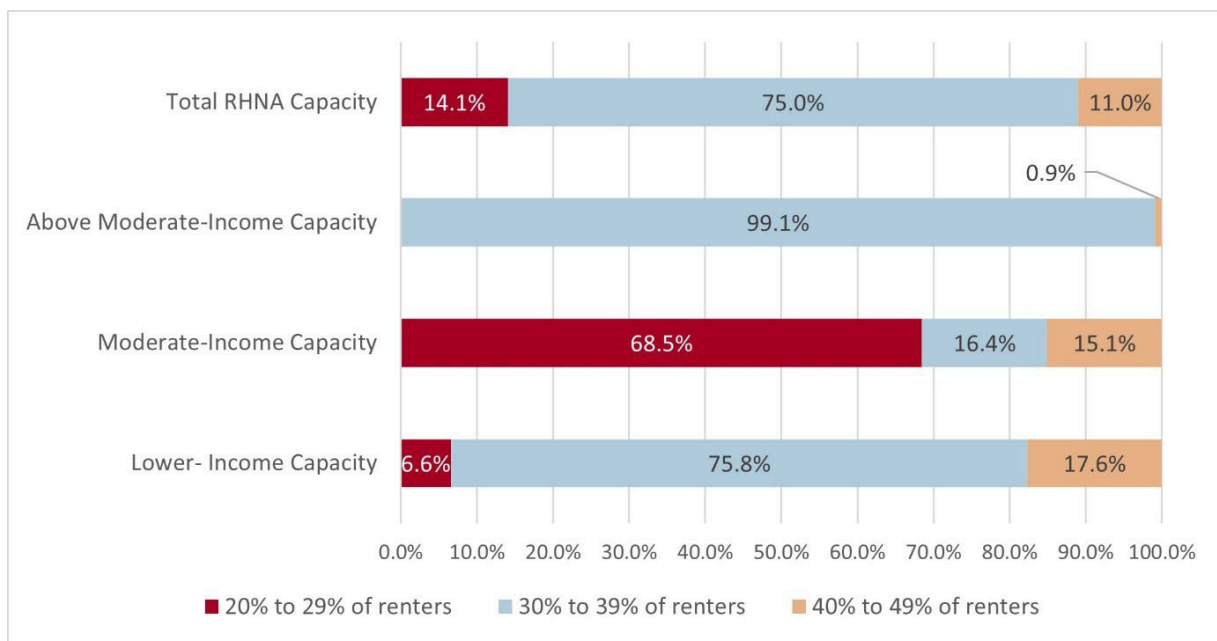
Owners and renters throughout Kingsburg are overpaying for housing, likely due to increases in housing costs that have outpaced wage increases, with 26.4 percent of all households experiencing some level of overpayment (**Table 1H-10, Cost Burden in Kingsburg, 2010-2018**). Of cost-burdened households, 56.5 percent are homeowners and 43.9 percent are renters. Lower- and moderate-income households are most at risk of displacement due to overpayment, although similar proportions of renters (12.2 percent) and homeowners (12.1 percent) overpay for housing. Geographically, a slightly higher rate of renters overpay west of SR 99 (**Figure 1H-18, Percentage of Renters Overpaying**), while there is a larger spatial discrepancy in homeowner overpayment, with 27.4 of homeowners in the west side and 36.0 percent on the east overpaying for housing (**Figure 1H-19, Percentage of Homeowners Overpaying**). Lower median

incomes generally correlate with higher proportions of renter households and higher rates of rental overpayment, and income also generally aligns with higher rates of homeowner overpayment.

Additionally, previous analysis identified that special-needs populations, including female-headed households, large families, persons with disabilities and seniors often fall into the lower-income category and may be particularly at risk of displacement when housing opportunities at affordable costs, sizes, or access to resources are not available.

As shown in **Figure 1H-30, Percentage Unit Capacity by Rate of Renter Overpayment**, ~~10.814.1~~ percent of unit capacity has been identified in the portion of the West Kingsburg neighborhood west of Golden State Boulevard and north of Kamm Avenue, where renters comprise 40.0 percent of households, of whom less than 29.0 percent are cost burdened. The largest distribution of unit capacity, ~~81.375.0~~ percent, is identified in the eastern portion of the city, where 38.9 percent of households are renters and 37.7 percent of renters are overpaying. The remaining unit capacity is identified west of SR 99 and south of E. Kamm Avenue, where renters comprise 28.0 percent of households, of whom 41.0 percent are cost burdened. Although the West Kingsburg neighborhood has a renter overpayment rate of 48.8, it is likely that the greater part of these households reside in the unincorporated area, therefore no unit capacity is identified at any income level within this portion of the tract.

**FIGURE 1H-30 PERCENTAGE UNIT CAPACITY BY RATE OF RENTER OVERPAYMENT**



Source: 2016-2020 ACS; City of Kingsburg, 2023

Approximately ~~13.46.6~~ percent of lower-income unit capacity and ~~54.568.5~~ percent of moderate-income unit capacity is identified in the portion of the West Kingsburg neighborhood west of Golden State Boulevard with the lowest rate of renter overpayment. Another ~~60.175.8~~ percent of lower-income unit capacity, ~~93.246.4~~ percent of moderate-income unit capacity, and ~~99.499.1~~ percent of above moderate-income unit capacity has been identified east of SR 99, where 37.7 percent of renters are experiencing cost burden. However, this tract includes a large amount of unincorporated land, which may influence the proportions of socioeconomic characteristics at the tract level. Therefore, it is likely that the rate of overpayment varies within the different neighborhoods on the east side depending on income, non-White population, and proportion of renter occupied housing units, among other indicators.

An increase in the supply of lower- and moderate-income units throughout the eastern side of the city, particularly those in close proximity to commercial and retail services in the downtown and within the central North Kingsburg neighborhood, will help to alleviate conditions that contribute to overpayment by reducing the gap between supply and demand for this type of housing, as well as provide housing mobility opportunities for lower- and moderate-income households. The siting of the above moderate-income units in North Kingsburg will facilitate income-integration in a moderate-income neighborhood, as well as the siting of ~~75.665.0~~ percent of the above moderate-income units north of Kamm Avenue.

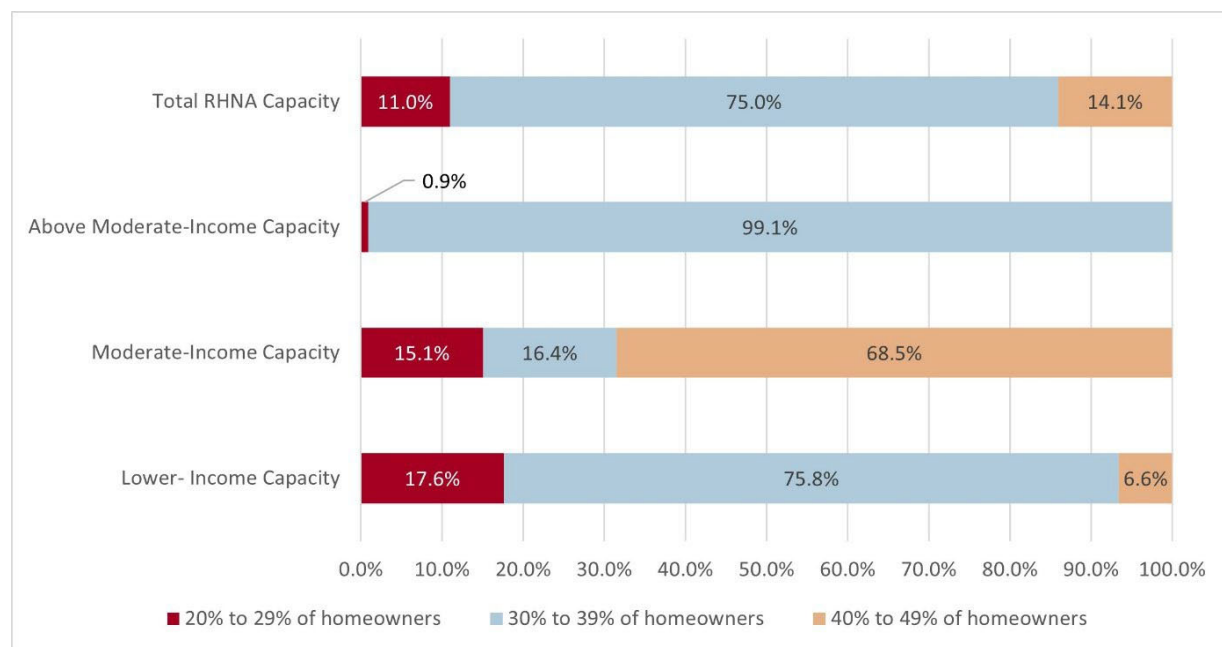
West of SR 99, similar to the east side of the city, it is likely that the rate of renter overpayment (41.0 percent at tract level) varies within the two distinct neighborhoods based on income and proportion of renter occupied housing units, among other indicators. The 10th Avenue neighborhood includes a mix of older detached and small multifamily residential units, with commercial uses interspersed adjacent to SR 99. In contrast, the Reagan Square neighborhood is a mix of residential types, including a mobile home park, with a commercial node at the Sierra Street/SR 99 interchange. Within the 10th Avenue neighborhood, renters comprise 40.1 percent of the households, compared to 30.9 percent in Reagan Square; both have incomes in the moderate range, and 60.0 percent of the households fall within the low-moderate income categories as compared to 29 percent in Reagan Square; and racial demographic composition in the 10th Avenue neighborhood is 73.1 compared to 63.8 in the Reagan Square area. This suggests that there may be a greater need for affordable housing stock amongst households in the 10th Avenue neighborhood. The identification of ~~4.847.6~~ percent of lower-income unit capacity in the commercial mixed-use node, sited near ~~45.1~~ percent of moderate-income unit capacity, provides opportunities for housing mobility to help alleviate overpayment and overcrowding in other areas of the city, facilitates income-integration and increased access to resources, and positive accessibility to employment within the city.

Although most census tracts in Kingsburg have homeowner overpayment rates between 20.0 and 40.0 percent, the highest rates of homeowner overpayment (40.1 percent) in the city is in the West Kingsburg neighborhood, although the majority of acreage within this tract is unincorporated county. As the majority of the city has homeowner overpayment rates between 20.0 and 40.0 percent of homeowners, 85.9 percent of the unit capacity falls within this homeowner overpayment range. However, ~~14.44~~ percent of the unit capacity is identified in the West Kingsburg strip between the two major transportation corridors with the highest rate of homeowner overpayment to help alleviate overpayment, including ~~8.36.6~~ percent of lower-

income unit capacity and 5668.5 percent of moderate-income unit capacity, although due to available site size limitations, no above moderate-income sites are proposed in this area. The lower- and moderate-income housing unit capacity can help alleviate overpayment in this neighborhood while providing housing mobility opportunities.

The majority of above moderate-income unit capacity is identified in the eastern portion of the city, as shown by **Figure 1H-31, Percentage Unit Capacity by Rate of Homeowner Overpayment**. The siting of 75.665.0 percent of the above moderate-income units north of Kamm Avenue fosters income-integration in a moderate-income neighborhood and provides housing mobility ownership opportunities for above moderate-income households in a primarily homeowner tenure neighborhood. The capacity for 0.644.5 percent of above moderate-income units in the Kamm/Madsen residential neighborhood and 0.9 percent in the Lincoln Square neighborhood provides housing mobility opportunities in higher-income areas which will help raise anticipated economic and educational outcomes. The site and pipeline project (104 and P-6) provide 21.822.4 percent of the above moderate-income unit capacity in the North Kingsburg moderate-income neighborhood to facilitate income-integration, provide housing mobility opportunities for above moderate-income households may, which will alleviate some homeowner overpayment, as well as contribute to the potential towards raising the economic and educational outcomes. These also include a higher density product on Site P-6, which may have lower market prices and be more affordable to the households at the lower end of the above moderate-income range.

**FIGURE 1H-31 PERCENTAGE UNIT CAPACITY BY RATE OF HOMEOWNER OVERPAYMENT**



Source: 2016-2020 ACS and City of Kingsburg, 2023

Sites for new units have been identified across a range of overpayment rates for both owners and renters with the intent of increasing the supply of affordable housing for all income categories, thus reducing risk of displacement due to overpayment for all Kingsburg residents.

Special-needs groups that may be disproportionately affected by high housing costs include large families, single-parent households, and seniors. As discussed in the Overcrowding analysis, large family households often face housing challenges due to a lack of adequately sized affordable housing available. The higher costs of homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden and increase the risk of housing insecurity. The ACS also reports that single-parent households comprise 39.2 percent of the total households in Kingsburg, the majority of which are female single parents. Of female-headed, single-parent households, 16.8 percent are below the poverty threshold, indicating that these households may have to spend a greater percentage of their income on housing and are at risk for displacement without assistance. However, the identification of lower-income unit capacity in tracts with less than 30.0 percent of the households having incomes in the low- to moderate-income ranges and in neighborhoods with access to commercial, services, transit and amenities resources provides additional housing supply to alleviate overpayment and suggests that single female householders with children may be able to obtain housing in the vicinity of higher resource opportunities.

Seniors, comprising 21.2 percent of Kingsburg's households, also often face increased displacement risk due to overpayment as this population more frequently relies on fixed incomes, such as retirement savings or social security. While 74.2 percent of all seniors are homeowners, a portion of which are likely to be lower income, indicating a need for affordable ownership units that accommodate the needs of seniors, as well as other persons with disabilities or special needs. Further, as the population ages, senior homeowners often transition to age-restricted rental housing. Site P-5 is a senior housing project in the North Kingsburg neighborhood to provide ~~25.0~~<sup>16.5</sup> percent of lower-income housing capacity which accommodates persons with disabilities and provides rental opportunities for senior households.

Overall, the addition of these units will help to alleviate existing overpayment by offering lower- and moderate-income units to current and future residents where there is need and increasing the housing stock overall to alleviate the demand on an existing shortage of housing at affordable price points, as well as responding to meeting demand of special-needs populations. Further, the site capacity and distribution of units by income category will facilitate mobility opportunities for all households.

## Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the City identified factors that contribute to fair housing issues, as shown in **Table 1H-15, Factors Contributing to Fair Housing Issues**. While there are several strategies identified to address the fair housing issues, the most pressing issue is possible barriers to housing mobility for lower- and moderate-income households, particularly in the Kamm/Madsen neighborhood. Prioritized contributing factors are **bolded** in **Table 1H-15** and associated actions to meaningfully affirmatively further fair housing related to these factors are *bold and italicized*. Additional programs to affirmatively further fair housing are included in Section 1H-1, Action Plan.

**Table 1H-15 Factors Contributing to Fair Housing Issues**

AFH Identified Fair Housing Issue	Contributing Factor	Meaningful Actions
Disproportionate displacement risk for persons with disabilities	Shortage of supportive units Limited transit connectivity <b>High costs of accessibility modifications</b>	Provide incentives for development of housing for persons with disabilities (Program 8)  Pursue partnerships to identify funding opportunities and promote housing for persons with disabilities (Program 8)  <i>Develop a reasonable accommodation request process and prioritize projects that include mobility-impaired accessibility in design (Program 18)</i>  <i>Provide assistance with owner and rental housing rehabilitation programs for accessibility modifications (Programs 23 and 24)</i>  Work with FCRTA to disseminate information and advertise available transit programs and services (Program 30)  Neighborhood improvements related to air quality and other uses impacting environmental justice (Program 31)

AFH Identified Fair Housing Issue	Contributing Factor	Meaningful Actions
<p>Limited housing mobility opportunities</p>	<p><b>Low vacancy rates stemming from high demand</b> Above-average rental prices for County</p>	<p><i>Incentivize development of affordable housing to meet a range of housing needs and sizes (Program 8)</i></p> <p>Preserve affordable housing stock at risk of conversion to market rate (Program 12)</p> <p><i>Encourage the construction of ADUs, particularly in higher income single-family areas (Program 13)</i></p> <p>Encourage a variety of housing types (Program 15)</p> <p>Develop a marketing program to educate housing providers on the benefits of accepting HCVs (Program 25)</p> <p>Encourage development of lower income residential units on religious and community facility sites (Program 32)</p>
<p>Limited access to services and resources</p>	<p>Limited transit connectivity</p>	<p>Identify barriers to school performance and assist in providing incentives for teachers (Program 30)</p> <p>Work with FCRTA to disseminate information and advertise available transit programs and services (Program 30)</p>
<p>Limited housing mobility for lower- and moderate-income households in the Kamm/Madsen neighborhood</p>	<p>Concentration of higher income households <b>Dominance of large lot, single-family homes</b> Comparably high home prices</p>	<p>Incentivize development of affordable housing to meet a range of housing needs and sizes (Program 8)</p> <p><i>Encourage the construction of ADUs (Program 13)</i> <i>Encourage a variety of housing types to address the housing needs of a variety of household types, sizes, and incomes. (Program 15)</i></p> <p>Promote the availability of the Homeowners Down Payment Assistance Program (Program 25)</p> <p>Rental property owner and management company education on benefits of HCVs. (Program 25)</p>

## SECTION 1H-4: CONSTRAINTS

### Land Use Controls

#### General Plan

##### Analysis

The City of Kingsburg General Plan offers the residential land use designations shown in **Table 1H-16**:

**Table 1H-16 General Plan Land Use Designations**

Designation*	Maximum Density	Typical Uses	Compatible Zoning
Low Density (LD)	4–6 dwelling units per net acre	Single-family detached housing	R-1-7
Medium Density (MD)	7–15 dwelling units per net acre	Small-lot single-family, zero lot-line housing, multi-plex, patio homes, garden apartments, condominiums townhouses, and mobile homes	RM-3 MD-PUD-3.0 MD-PUD-MH MD-PUD-5.5
High Density (HD)	16–22 dwelling units per net acre	Multifamily and mixed-use	RM-2
Central Commercial (CC)	No maximum	Mixed-use	CC

*Source: City of Kingsburg General Plan 1992; City of Kingsburg Municipal Code 2022, accessed October 2022.*

*\*Some zoning has been updated since the General Plan was last updated so some zoning districts are not included in this table as there is no correlated General Plan land use.*

#### Conclusion

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

#### Recommended Action

None required.

#### Zoning Ordinance

##### Citywide

The City’s Zoning Ordinance provides for the residential districts in **Table 1H-17**.

Table 1H-17 Residential Zoning Districts

Zoning District	Allowable Density	Purpose
Residential Acreage (RA)	1 dwelling unit/acre	To provide living area which combines certain of the advantages of both urban and rural location by limiting development to low-density concentrations of one-family dwellings as designated by the General Plan.
One Family Residential (R-1-7, R-1-10, R-1-20)	1 dwelling unit/acre	To provide living areas at locations designated by the general plan for low density, involving single family dwellings.
Multi-Family Residential RM-MH-5.4 RM-5.5 RM-3 RM-2.5 RM-2	8.07 dwelling units/acre 7.92 dwelling units/acre 14.52 dwelling units/acre 17.42 dwelling units/acre 17.42 dwelling units/acre	For the development of multifamily residential structures at densities consistent with policies of the General Plan.
Central Commercial (CC)	No maximum	Mixed-use development, dwellings in combination with permitted uses. Not more than 25 percent of residential units may be located on the ground floor and ground floor units may not be located along street frontages.

Source: City of Kingsburg Zoning Ordinance 2022.

In addition, the City's zoning ordinance allows residential uses in the nonresidential zones in **Table 1H-18**:

Table 1H-18 Commercial Zoning Districts That Allow Residential Uses

Zoning District	Allowable Density	Purpose
Professional Office (PO)	Single Family: 7.26 dwelling units/acre Multifamily: 21.78 dwelling units/acre	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 and high density use, by the General Plan. Residential uses consistent with the R- and RM- districts are also permitted uses in this district.
Central Commercial (CC)	No maximum	To be applied within and at the periphery of the central business district (CBD) of the city. The CBD serves as the primary commercial district of the community where a wide range of retail, financial, governmental, professional, business service and entertainment activities and uses are encouraged to concentrate to serve the entire community. Mixed use development is conditionally permitted via a Planned Unit Development permit.

Zoning District	Allowable Density	Purpose
Mixed Use Combining District (MXU)	No maximum	<p>The MXU district is intended for application to two types of property:</p> <ul style="list-style-type: none"> <li>▪ Within commercial base zoning districts, on any site of such a size and configuration that a mixture of businesses is determined to be appropriate, such as a commercial subdivision or business park.</li> <li>▪ Those residential, commercial, and industrial base zoning districts within the boundaries of the city’s former redevelopment project area(s) that are designated as areas characterized by a mixture of uses, blighted structures and sites, and/or inadequate street and alley improvements.</li> </ul> <p>To improve land use conditions in the MXU, all categories of land use shown on the general plan diagram are eligible for consideration. The MXU district has been in place since 1982 and was most recently amended in 2005.</p>

Source: City of Kingsburg General Plan 1992.

### Form-Based Code

In August 2015, the Kingsburg City Council adopted the Downtown Form Based Code, which replaced the existing zoning code for downtown Kingsburg. The foundation of this code began in 2006 when the City completed the Downtown Revitalization Plan, which focuses on revitalizing the historic core of the city and maintaining a significant downtown as the community grows. Unlike conventional zoning, form-based codes emphasize the built form over the segregation of land uses and parameters, such as setbacks and floor area ratios. Built form involves the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The City’s form-based code uses graphics to explain the details of the requirements, making them more readily understandable by residents and developers.

The Downtown Form Based Code (FBC) establishes three transect zones:

- **FBC 1: Neighborhood Transition.** This zone provides a flexible area adjacent to Kingsburg’s downtown that can evolve to accommodate a variety of medium-density building types and compatible commercial uses while maintaining its existing form and character.
- **FBC 2: Main Street Transition.** This zone provides a flexible area that can accommodate a range of neighborhood-serving commercial, service, and residential uses in a medium to high density, “Main Street” form. This zone enables the City's Swedish Village to mature and expand over time,

accommodating a range of building types. The Swedish Village is part of the historic core of the city and is managed through design review guidelines for the central commercial core, office, commercial, and industrial corridors that comprise the visual entrances to the city from SR 99.

- **FBC 3: Main Street.** This zone reinforces and enhances the walkable urban Swedish Village and enables its evolution into a complete neighborhood that provides locally and regionally serving retail and entertainment uses, civic and public uses, and a variety of urban housing choices.

**Table 1H-19** identifies development standards, and **Table 1H-23** provides information about building types allowed in the form-based zoning districts.

### Conclusion

The City's zoning ordinance allows for a range of housing options, in particular in the area of the Downtown Form Based Code.

### Recommended Action

None required.

## Residential Development Standards

### *Citywide*

**Table 1H-19** lists and describes the residential zoning districts in the City of Kingsburg Zoning Ordinance that allow residential development. These development standards are typical and consistent with standards established in surrounding communities. Consistent with Government Code Section 65940.1(a)(1) related to transparency requirements, zoning and development standards for all parcels in the city are available on the City's website. Additionally, a current schedule of fees is available on the City's website.

In the CC zone where mixed-use development is conditionally permitted, the following standards apply:

- No more than 25 percent of the residential units may be on the ground floor.
- Ground-floor units may not be located along street frontages.
- After parking structure, garages, or carports have been deducted, no more than 50 percent of the ground-floor building area may be occupied by residential units.

In 2014, the City approved Marion Villas, a low-income, deed-restricted affordable housing project in the CC zone. This 46-unit project on a 1.38-acre site yielded a density in excess of 33.3 units per acre.

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Within the MXU Combining District, any uses in the General Plan (except single family use) are eligible for consideration. Determining appropriate standards to apply to uses in the MXU Combining District is a process between the applicant and city staff that occurs on a project-by-project basis. On recent projects in this district, the City has let the developer lead on the design and to propose the number of units. City staff prioritizes responsiveness on applications in MXU so that response time does not contribute to applicant uncertainty about whether their project will be approved. Recent projects only went through one Planning Commission meeting, and in the case of Stone Plaza (Mixed Commercial/Residential) which was the only recent project that included a residential component, the City offered a 90% impact fee reduction to incentivize the residential component of the mixed use project.

Table 1H-19 Residential Development Standards

Characteristics of Lot, Location, and Height	RA	R-1-7	R-1-10	R-1-20	RM-MH-5.4	RM-5.5	RM-3	RM-2.5	RM-2	PO	CC	MXU
Minimum Site Area (SF)	20,000 sq. ft.	7,000 sq. ft.	10,000 sq. ft.	20,000 sq. ft.	5 acres (5,400 sq. ft. per unit)	5,500 sq. ft. (5,500 sq. ft. per unit)	3,000 sq. ft. (2,500 sq. ft. per unit)	3,000 sq. ft. (2,500 sq. ft. per unit)	3,000 sq. ft. (2,500 sq. ft. per unit)	6,000 sq. ft. per single-family dwelling unit; 2,000 sq. ft. per multi-family dwelling unit	No limit	Varies <sup>2</sup>
Density Range	1 DU/AC	1 DU/AC	1 DU/AC	1 DU/AC	5,400 sq. ft. per unit	5,500 sq. ft. per unit	3,000 sq. ft. per unit	2,500 sq. ft. per unit	2,500 sq. ft. per unit	No limit	No limit	
Minimum Lot Dimensions (Interior Lots)											No limit	
Width	100'	60'	80'	100'	--	50'	50'	50'	50'	50'		
Depth	150'	90'	125'	150'	--	80'	80'	80'	80'	100'		
Maximum Lot Coverage	35%	40%	40%	40%	--	50%	50%	55%	60%	65%	No limit	
Minimum Setbacks											0' - 15' <sup>1</sup>	
Front	35'	20'	20'	50'	15'	15'	15'	15'	15'	15'	10'	
Rear	10'	10'	10'	10'	5'	5'	5'	5'	5'	5'	10'	
Side	10'	5'	5'	5'	5'	5'	5'	5'	5'	5'	10'	
Maximum Height	35'	35'	35'	35'	35'	35'	35'	35'	35'	40'	75'	

Source: City of Kingsburg Zoning Ordinance 2022, accessed October 2022.

<sup>1</sup> Within the Central Business District (CBD), the front yard setback shall be 10 feet on sites abutting property in an RCO, UR, R, RM, or PO district and fronting on the same street. Outside of the CBD, the front yard setback shall be 15 feet.

<sup>2</sup> Under mixed use, all categories of land use shown on the general plan diagram are eligible for consideration. An application for a building permit, site plan review, or PUD will initiate the process for determining an appropriate zoning districts, and thus development standards should be applied under mixed use regulations. The Planning Commission shall make a determination as to which procedures shall be followed.

**Parking**

**Table 1H-20** shows residential parking requirements in Kingsburg, which vary by housing type. Parking requirements are also specified in the form-based code areas of Downtown which is where most multifamily has been proposed in recent years (see **Table 1H-21**).

**Table 1H-20 Residential Parking Requirements**

Residential Use	Required Parking Spaces
Single-family	2 spaces per unit, including 1 garaged space
Multifamily	2 spaces per unit, including 1 garaged space
Accessory Dwelling Units (ADU) <sup>1</sup>	1 covered space for unit with 0 or 1 bedroom 2 spaces for unit with 2+ bedrooms, 1 space must be covered
Emergency Shelters	1 off-street space for each employee/staff member and 1 off-street space for every 6 occupants at maximum capacity

Source: City of Kingsburg Zoning Ordinance 2022.

The City will review and revise parking requirements for ADUs, as needed, to comply with Government Code section 65852.2 (**Program 13**).

**Open Space and Park Requirements**

The City’s current fee schedule requires the payment of Recreation Area Acquisition and Improvement fees ranging from \$400 for multifamily projects with 5 to 15 units to \$1,428 per single family unit. The fee for multifamily projects with 16 or more units is \$533, and for projects with 2 to 4 units per site the fee is \$663.

**Typical Densities for Development**

The City of Kingsburg is a small city in Fresno County. It is southeast of the City of Fresno along State Route 99, in a primarily agricultural area at the border with Tulare County. Single-family residential lots generally vary in size from approximately 7,000 to 20,000 square feet in the low-density residential zone. Multifamily densities can vary significantly, from approximately 7.3 to 33.3 units per acre, depending on the land use designation. In the previous planning period, no sites identified to accommodate the lower-income RHNA in the inventory were developed below the minimum allowable density of their zone, and the City did not receive any requests to develop below the assumed capacity in the sites inventory. While market conditions have recently resulted in higher density projects rather than lower, and City policy is to discourage downzoning, should a developer pursue a project below the minimum allowable density of the current zone, a rezone and General Plan amendment would be required.

## Form-Based Code

**Table 1H-21** summarizes the development regulations in Downtown FBC for downtown Kingsburg. To facilitate development in the downtown area, the FBC provides reduced parking standards and reduced setbacks, and establishes minimum heights. Shared and off-site parking are also permitted for commercial uses, potentially further enhancing the development of mixed-use projects. Staff reports that developers in the FBC area prefer to provide at least the minimum amount of parking because it is desirable to users of their projects. On projects with residential that have been developed in the FBC area the required amount of parking has calculated out to 0 or 1 parking space per residential unit. FBC parking requirements are not a constraint to development of higher density units.

**Table 1H-21 Development Standards by FBC Zone**

Standards	FBC 1	FBC 2	FBC 3
Height	2.5 Stories (max)	20' (min) 3 stories (max)	20' (min) 3 stories (max)
Setbacks (min)			
Front	10' to 15' (max)	0' to 10' (max)	0'
Side	5'	0' to 10' (max)	0'
Rear	5'	0'	0'
Parking	≤ 1,500 sf: 1 space/1,000 sf (min)	1 space/1,000 sf (min)	1 space/unit (max)
	> 1,500 sf: 1.5 spaces/unit (max)		

Source: City of Kingsburg, *Downtown Form Based Code*, 2015.

## Cumulative Impact of Development Standards

The City evaluated the cumulative impact of its land use controls on the cost and supply of housing, including development standards that limit sites' building envelope (setbacks, private open space, and parking) and lot coverage restrictions. Based on this evaluation, none of the land use controls in conventional residential zoning districts would prevent an applicant from reaching the maximum density allowed for single-family developments in single-family zones and multifamily developments in all zones where multifamily is allowed, or otherwise constrain housing development. Current development standards for the residential zones that permit multifamily housing were applied to theoretical sites of varying size. The results confirmed the above conclusion, and each scenario achieved the respective zone's maximum allowable density.

On sites from one-quarter acre to one-half acre, a multifamily housing development in the RM-2, RM-2.5, RM-3, Central Commercial (CC), Professional Office (PO), and Mixed Use combining district (MXU) designations could achieve maximum density with a mix of studio, one-, and two-bedroom units served by on-site covered and uncovered (screened) parking. Sites larger than one-half acre were not evaluated, as development standards do not become more restrictive as parcel sizes increase. The City also analyzed development capacity on the smallest size parcels commonly found in the RM-2 and RM-3 zones. Even on the smallest parcels, including those identified in the sites inventory, the maximum density could be

achieved with a mix of studio and one-bedroom units served by a combination of covered and uncovered (screened) parking.

Residential units in the CC and MXU combining zones are only allowed as part of a mixed-use development approved through the discretionary Planned Unit Development (PUD) process. The types of compatible uses are dictated by the Municipal Code; however, the ratio of uses on a given site is not proscribed. To analyze residential development feasibility of PUDs, the City chose the most dense hypothetical development scenario, which includes a ground-floor CC use (commercial office / retail) and multifamily units in a base RM-2 zone (RM-2 height and setback standards apply) on a 1-acre lot. The PUD process may be leveraged to increase density in the underlying RM zone by an additional 25-percent compared to a residential project in a non-PUD RM-2 zone. Technically, the minimum site size for a PUD is 5-acres, but the Planning Director may decide that a smaller site is acceptable if the proposal meets the purpose of the PUD chapter (17.76.010). The analysis suggests that the maximum density may be achieved with only 2 floors of residential units, allowing the first floor to be entirely commercial office / retail space (RM-2 height maximum of 35 feet / 3 stories).

Development standards for the PO zone are almost identical to the standards in the RM-2 zone, with the exception of maximum height (40 feet, 5 feet taller than RM-2). However, this additional height would not yield an additional floor (assuming 11 feet per floor) and is therefore functionally identical to 35 feet / 3 stories, with a small amount of additional design flexibility. As such, the City did not specifically evaluate development scenarios in the PO zones, as the analysis of the RM-2 zone would also apply to theoretical sites in the PO zone.

All zones were evaluated with hypothetical sites in the manner described herein. Interior lots with three-story products were evaluated, as this condition begets the most restrictive setback requirements.

The maximum allowed density in the RM-2, RM-2.5, and RM-3 zones are 21.8 units per acre, 17.4 units per acre, and 14.5 units per acre, respectively. The general development standards for both the RM-2, RM-2.5, and RM-3 zones are identical, with the exceptions of maximum lot coverage and maximum density (dictated by minimum lot area per unit). The minimum lot area per unit for each zone are as follows: 2,000 square feet in the RM-2 zone (decrease from 2,500 square feet, as proposed by Program 16); 2,500 square feet in the RM-2.5 zone, and 3,000 square feet in the RM-3 zone. Comparing two hypothetical site sizes (approximately one-half acre and 5,000-6,000 square feet), maximum allowed densities are achievable on sites in all three zones, as demonstrated below.

Through Program 5, the City intends to amend the Highway Commercial District (CH) to permit residential development at a minimum density of 20 units per acre. The most recent draft development standards are slightly more restrictive than the current requirements in the RM-2 and CH zones, most notably a larger front yard setback and lower maximum height. The City evaluated development on an approximately one-quarter acre parcel and on a one-acre parcel. In both scenarios, the maximum density could be achieved

with a mix of studio, one-, and two-bedroom units served by a combination of covered and uncovered (screened) parking.

Residential projects in the Form Based Code (FBC) zone are guided by separate development standards that vary by transect zone and product type. For example, one single family home per lot is allowed in the FBC1 zone, up to 24 courtyard apartments per lot are allowed in the FBC2 zone and there is no cap on the number of mixed-use apartments allowed in the FBC3 zone. While effective density varies by product type and lot size, the development standards, such as setbacks, build-to lines, and height, are proscribed by zone. For example, courtyard apartments are allowed in both the FBC1 and FBC2 zones; however, the setbacks and height limits are more restrictive in the FBC1 zone. As a result, a lot in the FBC1 zone would have to be larger than a lot in the FBC2 zone in order to accommodate 24 courtyard apartment units on the single lot. The City evaluated the minimum lot size required to accommodate the maximum number of units (per lot), which yields effective densities of 48.4 units per acre in the FBC1 zone and 83.6 units per acre in the FBC2 zone. The City used the mixed-use apartment product type to evaluate maximum achievable densities in the FBC3 zone, which could yield an effective density of 69.7 units per acre. The City performed the analysis with a minimum average unit size of 650 square feet to ensure that the resulting effective densities did not come at the cost of livable space. The summaries below demonstrate that development is feasible in all three FBC zones.

The first step in the analysis was to determine the allowable building footprint given the site size and the maximum lot coverage. The next step was to determine the maximum allowed building envelope given the site area minus the required setbacks, open space, and parking. Covered parking is counted toward the maximum building footprint, and uncovered parking is not. The building envelope was multiplied by the number of stories to determine the maximum building square footage. As stated earlier, each scenario achieved the respective zone's maximum allowable density. Density bonus units are not factored into the calculations.

Table 1H-22 Cumulative Impacts Analysis by Zone

	Scenario 1	Scenario 2	Scenario 3
<b>RM-3</b>			
Square footage:	6,000	21,000	--
Length (feet):	100	200	--
Width (feet):	60	105	--
Lot coverage:	50%	50%	--
Number of stories (35 ft max):	2	2	--
Maximum building footprint, given lot coverage requirements:	3,000	10,500	--
Maximum building envelope given setbacks, open space (10% lot area), and parking (1 covered space per unit):	2,000	7,000	--
Maximum occupiable building square footage:	4,000	14,000	--
Number of units:	2	7	--
Average unit square footage:	2,000	2,000	--
<b>Achievable Density (units per acre):</b>	<b>14.5</b>	<b>14.5</b>	--
<b>Permitted Density (units per acre):</b>	<b>14.5</b>	<b>14.5</b>	--
<b>RM-2.5</b>			
Square footage:	5,000	20,000	--
Length (feet):	100	200	--
Width (feet):	50	100	--
Lot coverage:	55%	55%	--
Number of stories (35 ft max):	2	2	--
Maximum building footprint, given lot coverage requirements:	2,750	11,000	--
Maximum building envelope given setbacks, open space (10% lot area), and parking (1 covered space per unit):	1,350	7,400	--
Maximum occupiable building square footage:	2,700	14,800	--
Number of units:	2	8	--
Average unit square footage:	1,350	1,850	--
<b>Achievable Density (units per acre):</b>	<b>17.4</b>	<b>17.4</b>	--
<b>Permitted Density (units per acre):</b>	<b>17.4</b>	<b>17.4</b>	--
<b>RM-2 (RM-2   RM-2   PUD/MXU)</b>			
Square footage:	6,000	22,000	43,500
Length (feet):	100	200	300
Width (feet):	60	110	145
Lot coverage:	60%	60%	100%
Number of stories (35 ft max):	2	2	2
Maximum building footprint, given lot coverage requirements:	3,600	13,200	43,500
Maximum building envelope given setbacks, open space (10-20% lot area), and parking (1 covered space per unit):	1,800	8,800	15,740
Maximum occupiable building square footage:	3,600	17,600	31,480
Number of units:	3	11	28
Average unit square footage:	1,200	1,600	1,124
<b>Achievable Density (units per acre):</b>	<b>21.8</b>	<b>21.8</b>	<b>28</b>
<b>Permitted Density (units per acre):</b>	<b>21.8</b>	<b>21.8</b>	<b>28</b>

	Scenario 1	Scenario 2	Scenario 3
<b>CH</b>			
Square footage:	10,800	43,500	--
Length (feet):	120	300	--
Width (feet):	90	145	--
Lot coverage:	50%	50%	--
Number of stories (max 4):	3	3	--
Maximum building footprint, given lot coverage requirements:	5,400	21,750	--
Maximum building envelope given setbacks, open space (10-20% lot area), and parking (1 covered space per unit):	2,360	16,125	--
Maximum occupiable building square footage:	7,080	48,375	--
Number of units:	8	30	--
Average unit square footage:	885	1,613	--
<b>Achievable Density (units per acre):</b>	<b>30</b>	<b>30</b>	--
<b>Minimum Permitted Density (units per acre):</b>	<b>20</b>	<b>20</b>	--
<b>FBC (FBC1   FBC2   FBC3)</b>			
Square footage:	19,800	12,500	2,500
Length (feet):	165	125	100
Width (feet):	120	100	25
Lot coverage:	80%	100%	100%
Number of stories (max 3):	2	3	2
Maximum building footprint, given lot coverage requirements:	15,840	12,500	2,500
Maximum building envelope given setbacks, open space (10-20% lot area), and parking (1 covered space per unit):	7,260	5,290	1,325
Maximum occupiable building square footage:	14,520	15,870	2,650
Number of units:	22	24	4
Average unit square footage:	660	661	663
<b>Achievable Density (units per acre):</b>	<b>48.4</b>	<b>83.6</b>	<b>69.7</b>
<b>Permitted Density (units per acre):</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

Source: City of Kingsburg and PlaceWorks, 2023.

## Conclusion

The residential development standards and open space requirements are similar to other jurisdictions and do not serve as a constraint to development. However, parking requirements for ADUs, or accessory dwelling units, exceed those permitted under state law and may pose a constraint on development of these units.

## Recommended Action

The City has included **Program 13** to review and revise parking requirements for ADUs, as needed, to comply with Government Code section 65852.2.

## Growth Management

The City of Kingsburg implements a growth management system that regulates residential development. The system limits the rate of residential growth in the city to a level compatible with its size, financial limitations, resource constraints, services capabilities, and service providers. The growth management system was implemented by voters in response to the housing boom that significantly inflated the housing market throughout California between 2000 and 2005.

The current system provides for 115 new allocations of housing units to become available at the beginning of each calendar year. Allocation is defined as the right to apply for a building permit to construct one single-family residence or one multifamily residential housing unit. The allocations are divided between two categories of housing: multiple-family housing units with 35 allocations per year (30 percent), and single-family housing units with 80 allocations per year (70 percent). Of the 80 allocations per year of single-family housing units, 20 allocations are reserved for large-lot development on parcels of at least 10,000 square feet.

While the growth management system manages residential growth in Kingsburg, it is not designed to prevent the City from meeting its share of the regional housing needs. Since adoption of the growth management system, the City has always had enough allocations available to meet or exceed development applications. **Table 1H-23** shows that a 115-unit average annual growth rate does not prevent the City from meeting its 2023–2031 RHNA. For the City to meet its RHNA, Kingsburg needs to be able to accommodate 110 to 111 units per year, which is feasible under the current allocation system. The City has also included **Program 17** to monitor its annual and cumulative allocations to ensure that remaining allocations can accommodate its RHNA for all income levels.

**Table 1H-23 Allocations and the 2023-2031 RHNA**

Standards	2024	2025	2026	2027	2028	2029	2030	2031
<b>Total Allocations</b>	<b>115</b>	<b>115</b>	<b>115</b>	<b>115</b>	<b>115</b>	<b>115</b>	<b>115</b>	<b>115</b>
Annual goal to meet RHNA	110	110	110	110	110	110	111	111
Annual goal to meet the lower-income RHNA	51	51	51	51	51	51	51	52

Source: City of Kingsburg, 2023.

Note: The Growth Control ordinance allows unused allocations from past years to be used in future years (for up to three years). Therefore, the 115-unit allocation presented is an average of the permitted growth, and if one year is lower, a future year may be higher.

Government Code section 66300, subdivision (b)(1)(D)) states that because the City is located with an agricultural/rural County, the city may enforce a limit on the number of approvals or permits or a cap on the number of housing units that can be approved or constructed if the provision of law imposing the limit was approved by voters prior to January 1, 2005, and the affected county or affected city is located in a predominantly agricultural county. For the purposes of this subparagraph, “predominantly agricultural county” means a county that meets both of the following, as determined by the most recent California Farmland Conversion Report produced by the Department of Conservation:

- (i) Has more than 550,000 acres of agricultural land.
- (ii) At least one-half of the county area is agricultural land.

Kingsburg is located within Fresno County, which meets the requirements in Section (D) (i) and (ii) as a predominantly agricultural county, in that the most recent California Farmland Conversion Report produced by the Department of Conservation (2014-16 report) concludes:

The total size of Fresno County is 3,845,311 acres. Of those, 2,192,459 acres are agricultural land. Therefore, approximately 57.0 percent of the county is agricultural.

The analysis below describes the process for unused allocations, allocations, and other considerations of the growth management system.

### ***Unused Allocations***

At the discretion of the City Council, any unused allocations may be carried over for up to three years. Unused allocations are:

- Those which were never issued.
- If the project receiving allocations is modified or changed.
- Previously issued and expired because of denial of development entitlements or failure to commence construction of off-site improvements on or before the construction start date as specified.
- The failure of the applicant to comply with the provisions of Chapter 16.09 of the Municipal Code.

Therefore, if a developer who has received issued allocations fails to complete the subdivision as required by Chapter 16.09 or allows its tentative map to expire without satisfying the requirements of Chapter 16.09, the City Council, may, in its discretion, allow the unused allocations to be carried over for a period of three years.

### ***Exemptions***

The Growth Management System provides for the following exemptions:

- Residential housing units constructed upon parcels that were previously fully developed and that have adequate infrastructure to service the new residential development as determined by the City.
- Second housing units added to lots with single family homes in conformance with the City zoning ordinance and applicable California law.
- Residential housing projects that received all required development entitlements prior to the enactment of this system in 2005.

### ***Small Projects***

New multifamily or single-family residential developments of four or fewer dwelling units ("small projects") will automatically receive allocations and will not be required to participate in the competitive allocation process of this system.

### ***Senior Housing***

Demand for senior housing in the city exceeds the supply. As a result, and in order to address this need for more senior housing, allocations for a senior housing project are issued on the basis of one-half of one allocation for each senior housing unit to be constructed.

### ***Maximum Allocation per Project***

Each calendar year, a maximum number of allocations can be issued through the competitive process for any one application for development entitlements to construct residential housing units—80 allocations for single-family housing, and 35 allocations for multiple family projects.

However, in order to meet the need for mobile home parks or multifamily housing developments, an applicant seeking to develop a mobile home park with more than 15 spaces and/or multifamily housing development with more than 15 units may request issuance of allocations that would otherwise be issued over a three-year period. The purpose of this three-year allocation is to satisfy the housing needs of persons who wish to reside in mobile-home or multifamily developments, through the development of a larger project that would otherwise be allowed with only one year of allocations. Therefore, a large-scale multifamily housing can be accommodated via the three-year allocation request.

### ***Phased Projects***

Projects having more residential units than the maximum allocation allowable or available in a single allocation period may be phased. Allocations for phased projects may include allocations for the calendar year and allocations for up to two years thereafter. Approval of allocations for a phased project should identify the number of allocations that will be issued by the City and used by the applicant during each phase of the project.

***Competitive Allocation Process***

New multifamily or single-family residential developments of four or fewer dwelling units ("small projects") will automatically receive allocations and will not be required to participate in the competitive allocation process. All other projects are rated based on a number of factors that include:

- Suitability of location. Compact and efficient development is preferred, and infill development within the urban limit boundary is encouraged (up to 25 points).
- Meeting special needs. Points are awarded to projects that provide housing for the underserved or special needs populations, including seniors, disabled, and large families (up to 20 points)
- Infrastructure and services. Projects that demonstrate the least impact on the City's infrastructure and service capacities would receive higher rating (up to 25 points).
- Architectural design and aesthetic considerations. Points are awarded to projects that continue the city's "Swedish village" character (up to 15 points).

Applications for competitive allocations must be filed with the Planning Department on September 30th of each calendar year. The development proposals will be rated and ranked during the month of October by Planning staff, in accordance with the criteria above, and the planning staff will make its recommendations for competitive allocations to the Planning Commission. At its first meeting each November, the Planning Commission will conduct a public hearing to review staff's rating and ranking recommendations for the competitive allocations and make recommendations to the City Council regarding the competitive allocations. At its first regular meeting in December, the City Council will consider the recommendations of the Planning Commission and will issue allocations for the next calendar year ("first allocations").

If not all available allocations are issued in December, then at its first meeting in February of the next year, the City Council may authorize staff to conduct a second competitive allocation process ("second allocations") following the same process as the first allocations. If there is only one application for second allocations, the City Council may authorize the issuance of all allocations available in the second allocation to the sole applicant, even though the allocations available in the second allocation exceed the maximum annual number of allocations available for issuance and even though the sole applicant for the second allocations received first allocations.

## Conclusion

The RHNA for this Housing Element covers an eight-year planning period from December 31, 2023, through December 31, 2031. Over this period, 920 allocations can be issued, including 280 allocations for multifamily units and 640 single-family units. In total, this allocation limit is more than adequate to accommodate the City's RHNA of 882 units. While the City's RHNA includes 409 lower-income units, which are typically met through multifamily development, the ability for developers to draw on unused allocations from previous years and phase projects into future years provides access additional allocations to support lower-income development. With these allowances, developers can draw on 420 multifamily allocations during the planning period, with unused allocations back to 2021 and drawing on allocations out to 2033 for phased projects. Drawing on these factors, and past experience, the current Growth Management System is not expected to constrain lower-income development.

To date, the City has not had more applications than available allocations. Furthermore, the allocation process is conducted consistently according to a set schedule, allowing developers to plan for the application of allocations. Overall, the Growth Management System has built-in flexibility to accommodate multifamily developments; three-year allocation (available at once) and phased allocation (available over up to three years) can accommodate larger projects. The City Council, at its discretion, can also increase the number of allocations by resolution.

## Recommended Action

The City has included **Program 17** to monitor its annual and cumulative allocations to ensure that remaining allocations can accommodate its RHNA for all income levels.

## Density Bonus

### Analysis

Kingsburg's municipal code does not include any density bonus provisions. The City will adopt a density bonus ordinance in compliance with state law, among other related and minor amendments.

### Conclusion

The City's municipal code does not include any density bonus provisions.

### Recommended Action

Amend the municipal code within one year of Housing Element adoption (**Program 16**).

## Zoning for a Variety of Housing Types

### Analysis

Title 17 of the City of Kingsburg Municipal Code describes the City’s regulations for residential development. **Tables 1H-24 and 1H-25** summarize the building types and residential uses permitted and conditionally permitted under the zoning ordinance and in the FBC transect zones.

Table 1H-24 Zoning for a Variety of Housing Types: Downtown Form Based Code Transect Zones

Uses	Transect Zones		
	FBC 1	FBC 2	FBC 3
<b>Building Types</b>			
Dwelling: Carriage House <sup>1,6</sup>	P	--	--
Dwelling: Single-Unit House Village	P	--	--
Dwelling: Single-Unit House Cottage	P	--	--
Dwelling: Duplex	P	--	--
Dwelling: Townhouse	P	P	--
Dwelling: Mansion Apartment	P	--	--
Dwelling: Bungalow Court	P	--	--
Dwelling: Courtyard Apartment	P	P	--
Dwelling: Apartment House	P	P	--
Dwelling: Main Street Mixed Use	--	P	P
Dwelling: Mid-Rise	--	--	P
<b>Residential Uses</b>			
Single-Family	P	P	AP
Multi-family	P	P	--
Residential Component of a Mixed- Use Project	CUP	CUP	CUP
Manufactured/ Mobile Homes <sup>2</sup>	--	--	--
Mobile Home Park	--	--	--
Farmworker / Employee Housing <sup>3</sup>	--	--	--
Emergency Shelters	<i>Permitted by right in the Light Industrial (IL) zone.</i>		
Transitional and Supportive Housing <sup>7</sup>	P	P	AP/CUP
SRO <sup>4</sup>	--	--	--
Group Homes and Residential Care Facilities (6 or fewer) <sup>5</sup>	P	P	--
Group Homes and Residential Care Facilities (7 or more) <sup>5</sup>	AP	AP	AP
Second Dwelling Units <sup>6</sup>	P	P	--

Uses	Transect Zones		
	FBC 1	FBC 2	FBC 3

Source: City of Kingsburg Zoning Ordinance, 2022

Notes: P = Permitted; AP = Administrative Use Permit; C = Conditional Use Permit

The City has included **Program 16** to make the following amendments to the Zoning Code:

1. The Carriage House building type is the only detached accessory dwelling unit allowed in transect zones.
2. Allow and permit mobile and manufactured housing in the same manner and in the same zone as conventional or stick-built structures are permitted (Government Code Section 65852.3).
3. Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
4. Define single-room occupancy units and identify zones where they are permitted, in compliance with Government Code Section 65583.
5. Allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the State's definition of family.
6. Amend the definition of second units to refer to accessory dwelling units (ADU) and clarify that ADUs are permitted in all zones that permit single-family or multifamily uses, in accordance with California Government Code Section 65852.2.
7. Permit supportive housing by-right in the FBC 3 transect zone, in accordance with AB 2162.

Table 1H-25 Zoning for a Variety of Housing Types: Non-Transect Zones

Uses	Non-Transect Zones										
	RA	R-1-7	R-1-10	R-1-20	RM-MH-5.4	RM-5.5	RM-3	RM-2.5	RM-2	PO	CC
<b>Residential Uses</b>											
Single-Family	P	P	P	P	P	P	P	P	P	P	--
Multi-family	--	--	--	--	P	P	P	P	P	P	--
Residential Component of a Mixed-Use Project	--	--	--	--	--	--	--	--	--	--	C
Manufactured/ Mobile Homes <sup>2</sup>	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	
Mobile Home Park	C	C	C	C	C	C	C	C	C	--	--
Farmworker / Employee Housing <sup>3</sup>	--	--	--	--	--	--	--	--	--	--	--
Emergency Shelters	<i>Permitted by right in the Light Industrial (IL) zone.</i>										
Transitional and Supportive Housing <sup>7</sup>	P	P	P	P	P	P	P	P	P	P	C
SRO <sup>4</sup>	--	--	--	--	--	--	--	--	--	--	--
Group Homes and Residential Care Facilities (6 or fewer) <sup>5</sup>	--	P	P	P	P	P	P	P	P	P	--
Group Homes and Residential Care Facilities (7 or more) <sup>5</sup>	--	C	C	C	--	--	--	--	--	--	--
Second Dwelling Units <sup>6</sup>	C	C	C	C	AP	AP	AP	AP	AP	AP	--

Source: City of Kingsburg Zoning Ordinance, 2022

Notes: P = Permitted; AP = Administrative Use Permit; C = Conditional Use Permit

The City has included **Program 16** to make the following amendments to the Zoning Code:

1. The Carriage House building type is the only detached accessory dwelling unit allowed in transect zones.
2. Allow and permit mobile and manufactured housing in the same manner and in the same zone as conventional or stick-built structures are permitted (Government Code Section 65852.3).
3. Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type within the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
4. Define single-room occupancy units and identify zones where they are permitted, in compliance with Government Code Section 65583.
5. Allow residential care facilities for six or fewer persons, in accordance with Health and Safety Code Section 1568.0831, and allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the State’s definition of family.
6. Amend the definition of second units to refer to accessory dwelling units (ADU) and clarify that ADUs are permitted in all zones that permit single-family or multifamily uses, in accordance with California Government Code Section 65852.2.
7. Permit supportive housing by-right in the CC zone, in accordance with AB 2162.

Following are descriptions of the City's requirements for various housing types.

***Multifamily***

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

***Manufactured Housing***

Currently, mobile homes/manufactured housing on permanent foundations require Administrative Approval in the One-Family (R), Multi-Family (RM), and Residential Acreage (RA) zones, and single-family dwellings are permitted by right in these zones.

***Farmworker/Employee Housing***

The City permits agricultural uses in the One-Family (R), Multi-Family (RM), Residential Acreage (RA), and Resource Conservation and Open Space (RCO) zones. While single family dwellings are also permitted in these zones (except within the RCO zone), farmworker housing is not similarly permitted. The City currently has no provisions for farmworker housing. In addition, the City's zoning ordinance currently includes no provisions for employee housing.

***Emergency Shelters***

In compliance with State law, the City of Kingsburg Zoning Ordinance defines emergency residential shelter as:

Housing with minimal supportive services for homeless persons that is limited to occupancy of six (6) months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Government Code Section 65583(a)(4)(A) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.

- The provision of on-site management.
- The proximity to other emergency shelters provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

As shown in **Table 1H-16**, emergency shelters are permitted by-right in the IL zone and are subject to the following standards under Section 17.44.020 of the City’s Municipal Code:

1. The emergency shelter shall comply with all applicable federal, state and local standards and requirements.
2. The emergency shelter shall have satisfied all applicable federal, state and local licensing requirements for any programs conducted at the emergency shelter.
3. The maximum number of beds in an emergency shelter shall not exceed 15 beds.
4. The length of stay by an individual at an emergency shelter shall not exceed six months in a consecutive twelve-month period.
5. The emergency shelter must have on-site security (approved by the Kingsburg Police Department) at all times.
6. Exterior lighting is required for all on-site pedestrian pathways and parking areas.
7. The emergency shelter shall provide secure storage areas for the personal property of the occupants.
8. The emergency shelter shall provide off-street, on-site parking at the rate of one space for each employee/staff member and one space for every six occupants at maximum capacity.
9. No emergency shelter shall be located closer than 300 feet from another emergency shelter.
10. A management plan is required for all emergency shelters to address management experience, good neighbor issues, transportation, client supervision, client services, and food services. Such plan shall be submitted to the city planning department for review and approval prior to commencement of operation of the emergency shelter. The management plan shall include a floor plan that demonstrates compliance with the requirements and standards of this chapter. Annually, the operator of each emergency shelter shall submit the management plan to the city planning, department with updated information for review and approval. The city council may establish a fee by resolution to cover the administrative cost of review of the required management plan.

City staff estimate that there are 3 homeless individuals living in, or near the edges of, the city. In compliance with Government Code Section 65583(a)(4)(I), there is ample land area to accommodate one or more facilities with 3 beds and 200 square feet per bed. With a buffer, a single facility with 5 beds could be accommodated in a building or facility of approximately 1,000 square feet. In the IL zone, a facility this size could be constructed on less than a 0.1-acre lot while meeting development standards or be accommodated in existing structures such as warehouses or other buildings. There are three vacant parcels in Kingsburg in these zones that are larger than 0.1 acres. However, two are larger than 10 acres and unlikely to develop with a small emergency shelter. Therefore, the 0.18-acre parcel (APN 39614204) in the core of the city at the intersection of Earl Street and Simpson Street is most likely to support an emergency shelter. This site is located in the heart of the city near transit routes, commercial services, and other amenities of Kingsburg, ensuring that tenants in an emergency shelter would have access to all necessary resources.

Government Code Section 65583(a)(4)(I) also requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow residential uses. To comply with State law, the City has included **Program 16** to allow emergency shelters without discretionary review in the Highway Commercial zoning district. Program 5 has been included to allow multifamily residential in the Highway Commercial zoning district which will make it a suitable zone for emergency shelters. In addition, parcels in the Highway Commercial district are close to services and amenities and is located adjacent to Highway 99, the main transit corridor. As detailed in Table 1H-4, there are many vacant parcels in the Highway Commercial zoning district, more than enough to accommodate a shelter to address the 3 person homeless need in Kingsburg.

### ***Transitional and Supportive Housing***

The City amended the zoning ordinance on April 1, 2015, to address the provision of transitional and supportive housing as a residential use to be regulated as similar uses in the same zones. Section 17.96.030 of the zoning ordinance states that transitional and supportive housing are residential uses allowed in all districts that allow residential uses, subject only to those requirements, standards, and restrictions that apply to other residential uses of the same type in the same district. Currently supportive housing is not permitted by right in the CC and FCB-3 zones. Therefore, to comply with SB 2 and AB 2162, the City will amend its zoning code as part of **Program 16** to permit transitional and supportive housing in all districts that allow residential uses, subject only to those requirements, standards, and restrictions that apply to other residential uses of the same type in the same district and to permit supportive housing by-right in multifamily, mixed-use, and nonresidential zones allowing multifamily including in the CC zone and FBC 3 transect of the Form Based Code.

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

The zoning ordinance does not currently contain provisions or a definition for SRO housing.

### ***Residential Care Facilities***

The Kingsburg Zoning Ordinance permits small residential care facilities (for six or fewer persons) by right in all residential zones (except the RA). Large residential care facilities are conditionally permitted in all residential zones (except the RA).

### ***Accessory Dwelling Units***

The City administratively and conditionally processes applications for the siting and construction of a second housing unit to be attached to or detached from an existing one-family residence in the UR, RA, R, or RM zoning districts.

### **Conclusion**

In summary, amendments to the City’s zoning code are required to address the provision of a variety of housing types:

- **Manufactured Housing.** Allow and permit mobile and manufactured housing in the same manner and in the same zones as conventional or stick-built structures (Government Code Section 65852.3).
- **Farmworker/Employee Housing.** Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type in the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
- **Emergency Shelters:** Identify a zone that allows residential uses by-right and amend to allow emergency shelters without a conditional use permit or other discretionary permit pursuant to Government Code Section 65583(a)(4)(I).
- **Transitional and Supportive Housing.** Allow transitional and supportive housing in all zones where single-family uses are permitted and allow supportive housing as a permitted use in zones where multifamily and mixed-use developments are permitted, including nonresidential zones permitting multifamily uses (Government Code Section 65583(c)(3)).
- **Single Room Occupancy (SRO) Housing.** Define single-room occupancy units and identify zones where they are permitted, in compliance with Government Code Section 65583.
- **Residential Care Facilities.** Allow residential care facilities for six or fewer persons in accordance with Health and Safety Code Section 1568.0831, and allow residential care facilities, without discretionary review, of all sizes in all zones that permit residential uses of the same type, in accordance with the State’s definition of family.
- **Low-Barrier Navigation Centers.** Permit low-barrier navigation centers by right in zones where

mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662).

- **Second Units.** The zoning code will be updated to amend the definition of second units to refer to ADUs and will clarify that ADUs are permitted in all zones that permit single-family or multifamily uses in accordance with California Government Code Section 65852.2.

Because the homeless population in Kingsburg is less than five persons, a 15-bed limit for emergency shelters is not considered a constraint on development or access. However, if the homeless population grows, the City will review and revise this requirement for emergency shelters to meet the need.

### **Recommended Action**

The Housing Element includes an action to amend the zoning ordinance to address manufactured housing, farmworker and employee housing, transitional and supportive housing, SRO housing, small and large residential care facilities, low barrier navigation centers, and second units (also referred to as ADUs).

## **On- and Off-Site Improvements**

### **Analysis**

Site improvements are regulated by the subdivision and parcel map ordinance and through conditions and standards imposed through the City's site plan review process. Site improvements include off-street parking, landscaping, walls, signage, and utility systems. In order to reduce housing costs, the City requires only those improvements that are deemed necessary to maintain public health, safety, and welfare. Improvement requirements for single family and multifamily uses are described below.

### ***Subdivision Improvements***

Requirements of the subdivision ordinance that most affect the cost of housing are standards for the provision of utility services (e.g., water, sewer, drainage) and street improvements. Basic improvements required include:

- Water, sewer, and drainage lines and facilities, including the extension of lines to the property and to adjacent vacant properties that eventually will also need them.
- Street improvements include curb, gutter, sidewalk, A/C paving, driveway approaches, fire hydrants, street lights, street signs, and street trees. Right-of-way requirements are 56' for minor streets (36' curb-to-curb), 66' for collector streets (46' curb-to-curb), and 84' for arterial streets (64' curb-to-curb).
- Undergrounding of electrical, telephone, and cable utility services.

Though the cost of required improvements adds considerably to housing costs, they are necessary to serve the new development and provide a decent living environment.

## ***On-Site Improvements for Multifamily***

### ***Projects With More Than 20 Units***

In addition to requirements for utility connections and street improvements, multifamily projects are required to provide:

- One or more trash enclosures within walking distance of all units.
- Tot lots for preschool children.
- A minimum of 20 percent of net site area developed as landscaped open space.
- Landscaping of the site, including automatic irrigation.
- Ornamental walls along the site perimeter.

### ***Projects With Fewer Than 20 Units***

Multifamily projects involving less than 20 dwelling units shall include a minimum of 10 percent of net site area developed as landscaped open space, excluding required yard areas, for the recreation use of tenants.

## **Conclusion**

Development requirements of the City of Kingsburg are considered standard in the Central Valley and are comparable to surrounding cities.

## **Recommended Action**

None required.

## **Fees and Exactions**

### **Analysis**

**Table 1H-26** shows the typical planning fees that apply to residential development in Kingsburg. Each project does not necessarily have to complete each step in the process (i.e., small-scale projects consistent with General Plan and zoning designations do not generally require environmental impact reports, general plan amendments, rezones, or variances).

Table 1H-26 Schedule of Fees for Residential Development

Category	Fee <sup>1</sup>
<b>Use Permit</b>	
Administrative Approval	\$150.00
Conditional Use Permit (CUP)	\$2,000.00
CUP Amendment	\$500.00
<b>Variance</b>	
Single Family Residence	\$500.00
Commercial/Industrial/Multi Family	\$1,000.00
<b>California Environmental Quality Act (CEQA)</b>	
Statutory/Categorical Exemption with	\$150.00
Negative Declaration, Mitigated Negative	Cost + 10%
Environmental Impact Report (EIR)	Cost + 20%
Fresno County Recording Fee (Payable to Fresno Co.)	\$90.00
Notice of Determination	\$100.00
<b>Site Plan Review</b>	
Subdivisions	\$1,000.00+\$20.00/Unit
Minor/Existing Site	\$350.00
<b>Division of Land to Parcels (Subdivision)</b>	
Tentative Parcel Map	\$800.00
Final Parcel Map	\$800.00
Parcel Map Waiver	\$500.00
Tentative Tract Map	\$1,800.00 + \$25/Lot
Final Tract Map	\$1,200.00 + \$25/Lot
Lot Line Adjustment	\$1,500.00
Reversion to Acreage	\$500.00
<b>Other</b>	
Building Permit	Based on valuation <sup>1</sup>
Plan Checking	65% of Building Permit Fee
Residential Master Plan Fees	65% of Building Permit Fee
General Plan Amendments	\$3,000.00
Zoning Ordinance Amendment	\$2,000.00
Annexation Initiation	\$4,000.00 deposit/\$2,000.00 increments if costs go over
Planning Fee Appeal	\$300.00

Source: City of Kingsburg Master Fee Schedule 2021.

<sup>1</sup> Building permit fees for new construction in Kingsburg are based on International Code Compliance (ICC) fees and on the valuation of the building. As of 2021, these fees are:

- Valuation \$1 to \$500: \$24
- Valuation \$501 to \$2,000: \$24 for the first \$500; plus \$3 for each additional \$100 or fraction thereof, up to and including \$2,000.
- Valuation \$2,001 to \$40,000: \$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof,

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Category	Fee <sup>1</sup>
	up to and including \$4,000.
	▪ Valuation \$40,001 to \$100,000: \$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, up to and including \$100,000.
	▪ Valuation \$100,001 to \$500,000: \$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, up to and including \$500,000.
	▪ Valuation \$500,001 to \$1,000,000: \$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, up to and including \$1,000,000.
	▪ Valuation \$1,000,001 to \$5,000,000: \$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof, up to and including \$5,000,000.
	▪ Valuation \$5,000,001 and over: \$18,327 for the first \$5,000,000; plus \$1 for each additional \$1,000 or fraction thereof.

**Table 1H-27** presents development impact fees that apply to residential development in Kingsburg.

**Table 1H-27 Development Impact Fees**

Fee Type	Single-Family	Multifamily
Traffic	\$1,517.25 per PM Peak Hour Trip	\$1,517.25 per PM Peak Hour Trip
Water	\$1,776.00	\$817.50
Public Safety	\$2,043.75	\$1,635.00
Parks & Recreation	\$2,907.00	\$2,325.00
General Government	\$2,497.50	\$1,998.00
Administrative	\$276.75	\$203.75
Storm Drain	\$0.84 per sq. ft.	\$0.14 per sq. ft.
Combined Recreation Area Acquisition and Improvement	\$1,428.00	\$663.00 per unit for projects with 2–4 units
		\$400.00 per unit for projects with 5–15 units
		\$533.00 per unit for projects with 16+ units per acre
<b>Total Fees</b>	<b>\$13,706.25<sup>1</sup></b>	<b>\$50,224.25<sup>2</sup></b>
<b>Total Fees per Unit</b>	<b>\$13,706.25</b>	<b>\$2,511.21</b>

Source: City of Kingsburg 2021.

<sup>1</sup> Based on a 1,500-square-foot single-family unit.

<sup>2</sup> Based on a 2-story, 20-unit multifamily project with an average unit size of 800 square feet.

In addition to City fees, regional fees are charged for residential development: Regional Transportation Mitigation and Indirect Source Review. The Selma-Kingsburg-Fowler County Sanitation District charges a one-time fee for connection. For school fees, the Kingsburg Elementary Charter School District and Kingsburg Joint Union High School District have adopted the State Level I fee of \$4.79 per square foot of residential use.

**Table 1H-28** shows plan checking, permit, and impact fees for single-family and multifamily prototype developments as a percentage of total housing costs. Construction costs for a prototypical single-family home are approximately \$156 per square foot. This is based on costs calculated for a 1,500-square-foot, wood-framed, single-story, four-cornered home of good quality construction and including a two-car garage and forced-air heating/cooling in Kingsburg. Estimated total construction costs for such a home are \$234,606. Costs for prototypical multifamily construction are approximately \$142 per square foot based on costs calculated for a two-story building in Kingsburg with 20 units and an average unit size of 800 square feet. The multifamily calculation is for a wood or light-steel-frame structure including forced-air heating/cooling and constructed of good quality materials. The estimated total construction costs for each multifamily unit are \$108,861, with a total construction cost for the building of \$2,272,112. These construction costs for single-family and multifamily units include labor, materials, and equipment but do not include the costs of buying land or off-street parking.<sup>5</sup>

**Table 1H-28 Prototypical Construction Fees**

Fee Description	Amount (per unit)	
	Single Family	Multifamily
Building Permit Fee	\$1,972.00	\$507.30
Plan Check Fees	\$1,281.80	\$329.75
Impact Fees	\$13,706.25	\$2,511.21
School Fee	\$7,509.60	\$4,300
Regional Transportation Mitigation Fee <sup>1</sup>	\$2,118.00	\$1,642
Indirect Source Review <sup>2</sup>	\$562.00	\$562
County Sanitation District	\$5,154.00	N/A
<b>Total Development Fees (per unit)</b>	<b>\$32,258.65</b>	<b>\$9,852.26</b>
<b>Typical Building Construction Costs (per unit)</b>	<b>\$234,606.00</b>	<b>\$108,861.00</b>
<b>Total Housing Cost (not including land costs)</b>	<b>\$266,864.65</b>	<b>\$118,713.26</b>
<b>Fees as a % of Total Housing Costs</b>	<b>12.1%</b>	<b>8.3%</b>

Sources: City of Kingsburg 2022; Fresno Regional Transportation Mitigation Fee Program 2020; Selma-Kingsburg-Fowler County Sanitation District Rate and Fee Schedule 2022; Valley Air Administrative Fees for Indirect Source Review 2019.

<sup>1</sup> Fees for affordable single-family units are reduced to \$1,059 and for affordable multifamily units to \$821.

<sup>2</sup>. Projects under 50 units are not subject to this fee.

<sup>5</sup> 2022 National Building Cost Manual and 2022 93631 zip code modifiers, Craftsman Book Company.

## Conclusion

In summary, the fees for plan check, permits, and development impact constitute approximately 8 to 12 percent of the building valuation. However, approximately one-third of the fees are school and regional impact fees that are consistent throughout the County and would not serve to constrain housing development in Kingsburg.

## Recommended Action

A program is included in the Housing Element to monitor the City's fees and impacts on residential development.

## Processing and Permit Procedures

### Analysis

The City permits most types of residential development by right with a site plan review by the staff. Site plan review is performed by the Site Plan Review Committee consisting of staff representatives of the Fire, Engineering, Planning, Building, Solid Waste, Sanitation District, Police, Community Services, and Public Works departments. The committee reviews and approves, conditionally approves, or denies a site plan application in accordance with City codes and ordinances. To approve a site plan, the Site Plan Review Committee must make all of the following findings:

- That the site plan complies with all applicable provisions of the zoning ordinance and all applicable City standards and specifications.
- The following are so arranged that traffic congestion is avoided and that pedestrian and vehicular safety and welfare are protected and there will not be adverse effect on surrounding property:
  - Facilities and improvements.
  - Vehicular ingress, egress, internal circulation, and off-street parking and loading.
  - Setbacks.
  - Height of buildings.
  - Location of services.
  - Walls and fences.
  - Landscaping, including screen planting and street trees.
  - Drainage of site.
  - Refuse enclosures.
- Proposed lighting is so arranged as to deflect the light away from adjoining properties.
- Proposed signs will comply with all of the applicable provisions of Chapter 17.56 of the zoning

ordinance.

- That adequate provision is made to reduce adverse or potentially adverse environmental impacts to acceptable levels.
- The site plan conforms with all other applicable laws, rules, and regulations relating to traffic safety; street dedications and street improvements; environmental quality; and zoning, fire, police, building, and health and safety codes.

These findings relate primarily to the physical characteristics and site planning considerations, and conformance with established standards. They do not serve to constrain housing development.

Mixed use development requires approval of a conditional use permit (CUP), which requires review and approval by the Planning Commission, including a public hearing. In granting the CUP, the Planning Commission must be able to make the following findings:

- That there are circumstances or conditions applicable to the land, structure, or use that make the granting of a use permit necessary for the preservation and enjoyment of a substantial property right.
- That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance.
- That the proposed use will comply with each of the applicable provisions of the zoning ordinance.

The conditions for approval may include:

- That all applicable provisions of the zoning ordinance are complied with;
- That the following are so arranged that traffic congestion is avoided; pedestrian and vehicular safety and welfare are protected with no adverse effect on surrounding property; and the site plan conforms with city standards, specifications, and policies:
  - Special yards, spaces, and buffers.
  - Fences and walls.
  - Surfacing of parking areas and provisions for surface water drainage subject to City specifications.
  - Requiring street dedications and improvements, including service roads or alleys when practical, and the requiring of drainage, sewer, and water connection fees and other development fees when applicable. A traffic study may be required if impacts to roads are anticipated.
  - Regulation of points of vehicular ingress and egress.
  - Regulation of signs, in accordance with the standards prescribed in the zoning ordinance.

- Requiring maintenance of the grounds and the undergrounding of utilities.
- Requiring landscaping and refuse enclosures and maintenance.
- Regulation of noise, vibration, odors, and other similar characteristics.
- Measures necessary to eliminate or to effect mitigation to acceptable levels of environmental impact.
- Regulation of time for certain activities to be conducted on the site.
- Regulation of the time period within which the proposed use shall be developed.
- A bond, deposit of money, or letter of credit for the completion of street and site improvements and other facilities or for the removal of such use within a specified period of time to ensure conformance with the intent and purposes set forth in this title.
- Other requirements to reasonably ensure compliance with City codes and policies.

These conditions for approval relate primarily to site plan considerations and specific performance standards. They are typical for similar developments in the region and do not constrain mixed-use development in the city. In fact, the City recently approved the development of Marion Villas Apartments, a mixed-use development with commercial space on the ground floor, as well as the Stone Plaza Project, 10 residential units and several ground floor commercial uses. The adoption of the Downtown Form Based Code was also intended to promote mixed-use developments in the downtown area. Based on City records, no residential/mixed-use developments have been denied a CUP. The City encourages concurrent processing of applications and considers all entitlement applications, including the environmental document, at single public hearings before the Planning Commission and City Council. The City does not have a lengthy project review process (see **Table 1H-29**).

**Table 1H-29 Approvals and Processing Times for Typical Developments**

	Single-Family	Single-Family (2–4 units)	Single-Family (5+ units)	Multi-family (2–4 units)	Multifamily (5+ units)	Mixed Use
Approvals Required	Building Permit	Site Plan Review	Tentative Tract Map	Site Plan Review	Site Plan Review	Public Hearing/CUP
Processing Time (days)	14–21	30	90–120	45	45–60	60–90

Source: City of Kingsburg 2022.

**Approval to Building Permit**

After the City approves a project, such as at Planning Commission or City Council hearing, it becomes the applicant’s responsibility to initiate the steps to secure building permits and construct the project. These steps include obtaining state or regional permits and paying fees as outlined in a project’s conditions of approval. Other necessary actions include:

- Completing construction drawings
- Recording subdivision (final) maps (applies to ownership projects)
- Retaining contractors
- Obtaining utility approvals, required easements, and rights of entry

The length of time between a project's approval and building permit issuance in many cases is determined by the applicant. The City's initial review for both civil plan and building permit approval is typically 12 to 16 weeks, with a subsequent review, if corrections are necessary, completed in 1 to 3 weeks. The time the applicant takes to make corrections between these reviews varies, but once a project begins the construction plan review process, the following general timelines can typically be achieved with responsive applicants:

- Civil plan approval (e.g., grading, water, sewer, streets): 3 to 6 months
- Building permit approval: 1 to 3 months

### ***Architectural Design Review***

Architectural design review standards and guidelines are intended to achieve the architectural theme of a "Swedish Village" for the central commercial core, office, commercial, and industrial corridors that are related to the commercial core and that comprise the visual entrances to the city from Highway 99.

Rather than providing standards that are so rigid that they preclude innovation and creativity in the design of buildings and sites to interpret and achieve the Swedish Village concept called for by the General Plan, these standards and guidelines are intended to establish parameters by which the Planning Director and Site Plan Review Committee can judge the acceptability of a given proposal with respect to advancing the Swedish village concept.

Design review provisions apply to any permitted or conditional use that requires Planning Commission review other than single-family dwellings, multiple-family dwellings consisting of no more than two units, structures designated as historic on the National Register of Historic Places or designated as a Registered Historical Landmark by the State of California, or upon the advice of the Kingsburg Historical Society. The Swedish architectural design review guidelines in Section 17.80.020 of the Kingsburg Municipal Code will apply at different levels of intensity depending on the location of the proposed project.

- Level 1 intensity shall apply to the downtown triangle bounded by State Route 99, 18th Avenue, and Sierra Street—with parcels on the north side of Sierra Street in the downtown triangle also included. Level 1 intensity shall also apply to shopping centers, strip malls, and parcels adjacent to Sierra Street west of State Route 99 to Rafer Johnson Drive; on the north side of Sierra Street west from Rafer Johnson Drive to the city limit line; and adjacent to the west side of State Route 99 north of Sierra Street to the city limit line.

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- Level 2 intensity shall apply to that portion of the city within the triangle area bounded by Sierra Street, State Route 99, and Bethel Avenue; between State Route 99 and Simpson Street north of Sierra Street to the city limit line; and along Draper Street west of State Route Freeway 99.

As part of the site plan review process, projects in a Level 1 or Level 2 area shall be reviewed for compliance with the Swedish Village Design Standards and Guidelines, as follows.

- Level 1: All new construction and exterior remodeling shall conform to the Swedish Village Design Standards and Guidelines as adopted by the City Council.
- Level 2:
  - The project applicant shall make a good faith effort to conform new construction and exterior remodeling to the traditional and historic theme of the Swedish Village Design Standards and Guidelines, with emphasis on the use of wood or wood in combination with brick, stone or stucco masonry, in the design of exterior walls.
  - Taking into consideration the type and size of the project, the project applicant shall make good faith efforts to incorporate as many Level 1 intensity elements as possible, including, without limitation, flower boxes, planters, awnings, mullion windows, use of brick or stone, emulation of half-timbering, and/or such additional decorative features as window shutters, Dala horses, banners, Swedish and American flags, and other items with a Swedish theme.

Projects subject to architectural review are required to submit an application to the Planning Department. Applications should be submitted concurrent with site plan review applications, if applicable. Included in the project application package submitted to the Planning Department shall be architectural drawings or sketches, drawn to scale, showing all elevations of the proposed structures as they will appear upon completion of construction. All exterior surfacing materials and colors shall be specified. Scale drawings of all signs shall be submitted showing size, location, material, colors, and illumination (if any).

The Planning Department shall review all project application drawings subject to review within 15 days after the project application is deemed complete by the City. The Planning Department shall determine whether the project complies with the Swedish Village Design Standards and Guidelines and either approve, approve with conditions ensuring compliance, or deny the architectural review. For projects requiring subsequent approvals by the Planning Commission and/or City Council, the Planning Department determination shall be included in the reports to the Planning Commission or City Council.

Standards for architectural character, quality, and aesthetics are listed in Section 17.42.130 of the Kingsburg Municipal Code and include:

- General Design
  - New construction and exterior remodeling within the Village Area shall conform to the traditional and historic theme of 18th- and 19th-century Sweden, with emphasis on the use of

- wood or wood in combination with brick, stone or stucco masonry, in the design of exterior walls.
- The Swedish Village style in Kingsburg draws from a variety of factors and influences:
    - Historic wood-framed structures of 18th- and 19th-century Swedish towns.
    - Similar wood-framed buildings of the late 19th-century Victorian and Edwardian styles as found in California.
    - The American Arts and Crafts tradition as it is expressed in early 20th-century towns in the Central Valley.
    - The "Storybook" or Tudor styles of the early 20th century.
  - Essential Characteristics
    - Simple, 1.5- to 2.5-story massing, with steeply pitched roofs utilizing dormers and gable ends.
    - The use of half-timbered elements, including gable ends, dormers, and second stories, that achieve an authentic appearance and pattern of historic Swedish architecture.
    - Well-composed facades utilizing vertically proportioned windows and doors, and storefronts with divided lights.
    - Integrated design elements that evoke traditional Sweden, including shutters, awnings, light fixtures, gates, and flower boxes.

Specific standards are also listed in the code for general massing and roofs, materials, and colors and include graphics for ease of understanding.

The standards currently in place in Section 17.42.130 of the Kingsburg Municipal Code include a mix of objective and subjective elements. Subjective standards could potentially be a constraint to affordable development due to additional review time that may be required if applicants are required to revise designs in response to subjective Site Plan Review Committee requirements. However, it should be noted that under the City's existing design and site plan review procedures, as of December 2023, no applications have been denied due to lack of high design quality or compatibility. The objective components of the Swedish Village design guidelines are not considered a constraint to development. The City has included **Program 22** to review existing standards and revise standards as necessary to ensure objectivity and remove any subjective standards. Specifically, the program will address the potential for subjectivity in the City's approval processes and the subjectivity of standards such as the "traditional and historic theme of 18th- and 19th-century Sweden" or "make good faith efforts to incorporate as many Level 1 intensity elements as possible", and to mitigate any potential costs associated with general design standards. Additionally, in accordance with the Housing Accountability Act (Government Code Section 65589.5) the City will not deny any low- or moderate-income housing project based on subjective standards.

### **Senate Bill 330**

The City of Kingsburg permitting process is consistent with Senate Bill 330, the Housing Crisis Act of 2019. Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable General Plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The City has included **Program 21** to continue to review projects in compliance with SB 330.

### **Senate Bill 35**

Senate Bill 35 requires jurisdictions that have failed to meet their RHNA to provide streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. The City has included **Program 21** to establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects.

### **Conclusion**

Review and approval timelines at the City are relatively rapid, and processing timelines are not generally considered a constraint to development in the city. A typical project is processed within a month, including planning and building review. The City attempts to run processes and approvals concurrently where feasible to limit the approval time frame. Atypical projects are subject to any number of factors, many outside the control of the City, which may extend the processing time, including environmental review under CEQA and permitting requirements of other agencies. The City does not currently have a process in place to address SB 330 or SB 35.

### **Recommended Action**

The City has included **Program 21** to continue to review projects in compliance with SB 330 and to establish an application process related to SB 35.

## **Building Codes and Enforcement**

### **Analysis**

The City uses several uniform codes as the basis for its building standards and code enforcement procedures, including the 2022 California Building Code (CBC), the 2022 California Electrical Code (CEC), the 2022 California Energy Code (CEC), the 2022 California Plumbing Code (CPC), the 2022 California Mechanical Code (CMC), and the 2022 California Fire Code.

### **Conclusion**

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

**Recommended Action**

None required.

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

The City adopted the 2022 California Building Code, including Title 24 regulations concerning accessibility for persons with disabilities. The City has not made any local amendments to the code, including any that would limit accommodation of persons with disabilities.

***Definition of Family***

The definition of “family” in Kingsburg’s zoning ordinance (Section 17.96.030, Construction and Definitions) is: “An individual, or two (2) or more persons related by blood or marriage, or a group of not more than five persons not necessarily related by blood or marriage, living together in a dwelling unit.” This definition exceeds the zoning power of a local jurisdiction and would be considered restrictive.

***Zoning and Land Use Policies***

The Kingsburg zoning ordinance permits small residential care facilities (for six or fewer persons) by right in all residential zones (except the RA). Large residential care facilities are conditionally permitted in all residential zones (except the RA).

**Separation Requirements.** The City does not have separation requirements for residential care facilities.

**Site Planning Requirements.** The City does not have site plan requirements for residential care facilities that differ from any other residential use.

***Reasonable Accommodation***

The City does not currently have a formal process to grant reasonable accommodation requests to allow flexibility of rules and regulations for persons with disabilities in order for them to have access to housing. The zoning ordinance must be amended to establish a formal reasonable accommodations process.

**Conclusion**

Amendments to the City’s zoning ordinance are required to address the definition of “family” and the reasonable accommodation procedures.

**Recommended Action**

The Housing Element includes **Program 16** to amend the zoning ordinance to revise the definition of “family” to comply with State law and to allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, and to establish reasonable accommodation procedures.

**At-Risk Analysis**

As required by California Government Code Section 65583, the Housing Element must analyze the extent to which below-market rate units are at risk of converting to market-rate housing. If there are at-risk units, the element should include programs to encourage preservation of these units or to replace any that are converted to market rate. The units to be considered are any units that were constructed using federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Housing is considered to be “at risk” if it is eligible to be converted to non-low-income housing due to: (1) the termination of a rental subsidy contract, (2) mortgage prepayment, or (3) the expiration of affordability restrictions. The time period applicable in making this determination is the 10-year period following the last mandated update of the Housing Element, which, in the case of all Fresno County jurisdictions, is December 31, 2023. There are currently 187 units at risk of converting to market rate in the next 10 years (each project at risk is denoted in **bold** in **Table 1H-30**).

**Table 1H-30 Assisted Housing Developments, Kingsburg**

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
<b>Linmar</b>	<b>2395 14th Ave</b>	<b>Senior</b>	<b>USDA Section 515, Rural Development Rental Assistance</b>	<b>48</b>	<b>48</b>	<b>2032</b>	<b>High</b>
Marion Villas Apartments	1600 Marion Street	Senior	LIHTC, HOME	46	45	2067	Low
Kingsburg Senior Housing	Madsen Avenue & Sierra Street	Senior	LIHTC	47	41	2073	Low
<b>Park Kingsburg<sup>1</sup></b>	<b>333 Kern Street</b>	<b>Senior</b>	<b>USDA Section 515, Rural Development Rental Assistance</b>	<b>101</b>	<b>101</b>	<b>Eligible for pre-payment</b>	<b>High</b>
<b>Kingsburg Apartments<sup>2</sup></b>	<b>801 Stroud Avenue</b>	<b>Family</b>	<b>LIHTC, USDA, Section 515, Rural Development</b>	<b>38</b>	<b>38</b>	<b>Eligible for pre-payment</b>	<b>High</b>

Table 1H-30 Assisted Housing Developments, Kingsburg

Name	Address	Target Population	Funding Source	# of Units	# of Affordable Units	Affordable Units Expiration	Risk Level
			Rental Assistance				
<b>Total</b>				280	271		
<b>Total At Risk</b>				-	187		

Sources: California Housing Partnership Corporation, 2022

Notes:

1. Owner can apply to prepay at any time. USDA estimates the development will exit the program on 09/01/2038.
2. Owner can apply to prepay at any time. USDA estimates the development will exit the program on 05/08/2037.

As previously described in Chapter 2, Housing Needs Assessment, there are three methods to preserve the at-risk units: acquisition and rehabilitation, replacement, or a rent subsidy.

### **Acquisition and Preservation**

The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market). Looking at multifamily buildings throughout the Fresno County, prices ranged from \$72,916 per unit for a 48-unit complex building in Fresno to \$300,000 per unit for a 15-unit complex. To preserve the 48-unit Linmar complex, the cost would be likely be between \$3,499,968 and \$14,400,000. For the 101-unit Park Kingsburg complex, the cost would likely be between \$7,364,516 and \$30,300,000, and for the 38-unit Kingsburg Apartments, the cost would likely be between \$2,770,808 and \$11,400,000. Additionally, if the property needs significant rehabilitation, or financing is difficult to obtain, it is important to consider these factors in the cost analysis.

### **Replacement**

To replace the 187 at-risk units, at \$108,475 per unit not including the costs of buying land or off-street parking, it would cost an estimated \$2.2 million.

## ***Rent Subsidy***

Housing affordability can also be preserved by seeking alternative means of subsidizing rents, such as the Tenant Protection Vouchers which is a subset of the housing choice voucher (HCV) program described previously. Under HCVs, the United States Department of Housing and Urban Development (HUD) pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. Based on HUD's 2023 fair-market rents, the subsidy needed to preserve a unit at an affordable rent for a four-person, extremely low-income household would be an estimated \$694 per month for a two-bedroom unit, or \$8,328 per year. For 30 years, the subsidy would be approximately \$249,840 per unit, and subsidizing all 187 units at-risk of converting to market rate at extremely low-income rents would cost approximately \$46.7 million.

The subsidy needed to preserve a unit at an affordable rent for very low-income households would be an estimated \$284 per month, or \$3,408 per year. For 30 years, the subsidy would be about \$102,240 for a four-person household. Subsidizing all 187 units at a very low-income rent for 30 years would cost an estimated \$19.1 million.

In Fresno County, a four-person, low-income household's ability to pay exceeds the fair-market rent for a two-bedroom unit.

## **Conclusion**

There are 187 affordable units at risk of conversion to market-rate during the planning period, placing a possible constraint on affordable housing for lower-income households.

## **Program Efforts to Preserve At-Risk Units**

The City has included **Program 12** to maintain contact with owners of at-risk units as the use restriction expiration dates approach. The City will communicate to the owners the importance of the units to the supply of affordable housing in the county as well as its desire to preserve the units as affordable.

## SECTION 1H-5: REVIEW OF PAST ACCOMPLISHMENTS

Per California Government Code Section 65588, “Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community’s housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element. (4) The effectiveness of the housing element goals, policies, and related actions to meet the community’s needs, pursuant to paragraph (7) of subdivision (a) of Section 65583.”

### Progress Toward Meeting 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 December 31, 2015 to December 31, 2023. The City of Kingsburg was assigned a RHNA of 374 units, divided into four income categories:

- Very Low-Income (less than 50 percent of the Area Median Income): 113
- Low-Income (50 to 80 percent of the Area Median Income): 70
- Moderate-Income (80 to 120 percent of the Area Median Income): 60
- Above Moderate-Income (greater than 120 percent of the Area Median Income): 131

**Table 1H-31** summarizes the City’s accomplishments in meeting the RHNA during the previous RHNA projection period.

**Table 1H-31 Units Permitted During 2015-2023 RHNA Projection Period, Kingsburg**

Income Category	2015 – 2023 RHNA	2017-2022 Building Permits Issued*	Percentage of RHNA Accomplished
Very Low	113	12	10.6%
Low	70	88	125.7%
Moderate	60	28	46.7%
Above Moderate	131	207	158.0%
<b>Total</b>	<b>374</b>	<b>335</b>	<b>89.6%</b>

Source: City of Kingsburg, 2023

\*Note: APRs were not prepared for 2015 and 2016 the number of building permits issued during the planning period and the percentage of the RHNA accomplished may be under counted.

## Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community’s special housing needs. In some instances the ability to report out quantified details to incorporate narrative in the context of “lessons learned” about administering programs was limited due to turnover or other limitations. As shown in the Review of Previous 2015-2023 Housing Element Programs matrix (**Table 1H-30**), the City worked diligently to continuously promote housing for special-needs groups in a variety of ways. Some of the accomplishments include:

- The City continued to offer incentives such as density bonuses and a streamlined process to housing developers to help facilitate the development of farmworker and lower-income housing.
- The City promotes the activities of Fair Housing Council of Central California (FHCCC). FHCC provided several services including mediation, counseling, advocacy, research, and fair housing training and workshops for residents as well as housing providers. Promotional materials are available at the City’s counter.
- The City processed five subdivisions since 2016, including one 48-unit affordable tax credit project to serve lower-income households and one 47-unit senior housing project.
- The City promoted accessibility and housing mobility in the downtown area through its Form Based Code.

## Progress Towards Meeting Housing Element Programs

**Table 1H-32** summarizes the programs from the 2015-2023 Housing Element. To the degree that such programs are recommended to be continued in the current Housing Element, these programs are reorganized and presented in Section 1H-1, Action Plan.

**Table 1H-32 Review of Previous Housing Element Programs**

Program	Implementation Status	Continue, Modify, Delete
<p><b>Program 1: Regional Collaboration on Housing Opportunities</b></p> <p>The Multi-Jurisdictional Housing Element provides an opportunity for countywide housing issues and needs to be more effectively addressed at the regional level rather than just at the local level, and the 13 participating jurisdictions are committed to continuing the regional collaboration in the implementation of the Housing Element. By working together, the jurisdictions can share best practices, explore opportunities for further collaboration, and make the best use of limited resources.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ The County of Fresno Public Works and Planning Department, with assistance of the Fresno COG, will take the lead in coordinating the Countywide Fifth Cycle Housing Element Committee meetings.</li> <li>▪ Continue to participate in the Countywide Housing Element Technical Committee to collaborate on housing program implementation and regional issues including, disadvantaged unincorporated communities (SB 244), infrastructure challenges, farmworker housing, homelessness, and fair housing.</li> <li>▪ The Committee will meet at least biannually to evaluate successes in implementation of programs and to identify gaps and additional needs.</li> <li>▪ The Committee will meet annually with the California Department of Housing and Community Development (HCD) to discuss funding opportunities and challenges in implementation of programs and seek technical assistance from HCD and other State agencies in the implementation of housing programs and the pursuit of grant funding.</li> </ul>	<p>City staff meets on a quarterly basis with the Countywide Housing Element Technical Committee as an opportunity to collaborate and share successes to best implement the program elements. The City also meets with Fresno County COG on a monthly basis to review and discuss housing element milestones and objectives.</p> <p>Through the Committee and individually, the City has sought input from HCD and will continue to do so regarding grant funding opportunities, particularly for SB 2.</p> <p>The City works with other jurisdictions in Fresno County and the Fresno Housing Authority to identify opportunities for housing and refers lower-income households to the Housing Authority for services and resources.</p> <p>The County has also worked with developers of affordable housing and stakeholders to explore options for development of affordable housing. Kingsburg has been successful in processing a tax-credit project for 47 senior housing units for the Fresno County Housing Authority. The City also works closely with Fresno County Public Works and Planning regarding HUD-related activities and provides related updates to the City Council.</p>	<p>Modify. See new Program 1.</p>

Table 1H-32 Review of Previous Housing Element Programs

Program	Implementation Status	Continue, Modify, Delete
<ul style="list-style-type: none"> <li>▪ The Committee will meet periodically with Fair Housing of Central California to discuss fair housing issues and opportunities for education.</li> <li>▪ The Committee will advocate on behalf of the Fresno County region for more grant funding for affordable housing and infrastructure improvements.</li> <li>▪ Continue to seek partnerships with other jurisdictions in the region and other agencies (such as the Housing Authority), housing developers, community stakeholders, and agricultural employers/employees to explore viable options for increasing the availability of farmworker housing in suitable locations in the region.</li> <li>▪ Develop a directory of services and resources for lower-income households available in the region, and review and update it annually. Make the directory available on City/County websites and at City/County offices.</li> </ul>		
<p><b>Program 2: Review Annexation Standards in Memorandum of Understanding</b></p> <p>All jurisdictions in Fresno County are subject to the City-County Memorandum of Understanding (MOU), which establishes procedures for annexation of land to cities. The City/County MOU encourages urban development to take place within cities and unincorporated communities in an effort to preserve agricultural land. The MOU standards for annexation require that development be imminent and a minimum of 50 percent of annexation areas have an approved tentative subdivision map or site plan. While cities can take certain steps to “prezone” land in advance of annexation, the annexation of the land into the city limits is dependent upon private developers to request an annexation.</p>	<p>The City of Kingsburg processed five annexations with the County of Fresno. Approximately 250 residential units have been permitted in these annexed areas. The City complied with the County's MOU when these annexations were processed. The City worked with the County to update and adopt a new MOU in January 2022.</p>	<p>Modify. See new Program 2.</p>

Table 1H-32 Review of Previous Housing Element Programs

Program	Implementation Status	Continue, Modify, Delete
<p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ During the Housing Element planning period, the County of Fresno and the cities within the County shall work together to review and revise, as deemed appropriate by all parties, the standards for annexation contained in the Memorandum of Understanding between the County and the cities.</li> </ul>		
<p><b>Program 3: Provision of Adequate Sites</b></p> <p>The City of Kingsburg will provide for a variety of housing types and ensure that adequate sites are available to meet its Regional Housing Needs Allocation (RHNA) of 374 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.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ Maintain and annually update the inventory of residential land resources.</li> <li>▪ Provide the updated inventory on City website and make copies available upon request.</li> <li>▪ Promote the use of Form Based Code in the downtown area by providing technical assistance to interested developers.</li> <li>▪ Monitor development and other changes in the inventory to ensure the City has remaining capacity consistent with its share of the regional housing need.</li> <li>▪ 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.</li> </ul>	<p>The City has processed five subdivisions since 2016, amounting to over 450 residential lots, and approved two projects with the Fresno County Housing Authority. The first was a 48-unit affordable tax credit project and the second a 47-unit senior housing project, approved in 2019. In addition, the City has approved two tax credit housing projects in partnership with the Fresno County Housing Authority. Since 2016, the City has continued to utilize its form-based code to promote mixed use development in its downtown. The form-based code resulted in the Stone Plaza 10-unit project that is currently (2023) under construction. A representative from City Council participated in the RHNA Plan development process for the 6th cycle.</p>	<p>Modify, combine with Program 4. See new Program 4.</p>

Table 1H-32 Review of Previous Housing Element Programs

Program	Implementation Status	Continue, Modify, Delete
<p><b>Program 4: Monitoring of Residential Capacity (No Net Loss)</b></p> <p>The City will monitor the consumption of residential acreage and development on non-residential sites included in the inventory to ensure an adequate inventory is available to meet the City’s RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and if necessary rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863.</li> <li>▪ Monitor and report through the HCD annual report process.</li> <li>▪ If rezoning/upzoning is required to replenish the sites inventory for meeting the RHNA shortfall, the sites shall be adequate in size to accommodate at least 16 units per site at a minimum density of 20 units per acre and shall be rezoned within two years.</li> </ul>	<p>In 2018, the City approved a downtown project that included commercial space and five residential units. In 2020, the City also approved the 10-unit Stone Plaza mixed-use project that is currently (2022) under construction. The City continues to have sufficient land to support residential development to meet the RHNA. A representative from City Council participated in the RHNA Plan development process for the 6th cycle.</p>	<p>Modify, combine with Program 3. See new Program 4.</p>
<p><b>Program 5: Lot Consolidation and Lot Splits</b></p> <p>The City of Kingsburg’s vacant sites inventory is primarily comprised of smaller parcels of less than half acre, potentially constraining residential development, especially to multifamily development. The City will encourage lot consolidation to promote the efficient use of land for residential development pursuant to the Subdivision Map Act.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ Assist interested developers/property owners in identifying opportunities for lot consolidation.</li> </ul>	<p>The City continuously assists interested developers and property owners in identifying opportunities for lot consolidation; however, no lot consolidations were initiated during the planning period. The City annually monitors lot consolidation activities as part of its Housing Element annual progress report to HCD and evaluates if the City’s efforts are effective in facilitating lot consolidation for residential development. When appropriate, the City makes necessary changes to facilitate lot consolidation, though no changes were needed during the 5th cycle planning period. The City will continuously</p>	<p>Modify. See new Program 19.</p>

Table 1H-32 Review of Previous Housing Element Programs

Program	Implementation Status	Continue, Modify, Delete
<ul style="list-style-type: none"> <li>▪ Continue to process requests for lot consolidation concurrent with other development reviews.</li> <li>▪ Annually monitor lot consolidation activities as part of the City annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating lot consolidation of small sites for residential development. If appropriate, make necessary changes to facilitate lot consolidation.</li> </ul>	process requests for lot consolidation concurrently with other development reviews, if needed.	
<p><b>Program 6: Water and Wastewater Capacity</b></p> <p>The development viability of the vacant sites in the inventory is directly linked to the availability and capacity of public facilities and services. The City continues to work to address water supply issues and infrastructure capacity limitations.</p> <p>Additionally, California Government Code Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority water and sewer service to developments with units affordable to lower-income households. The statute also requires local governments to immediately deliver the housing element to water and sewer providers. The City of Kingsburg is the water service provider; the Selma-Kingsburg-Fowler County Sanitation District (SKF) provides sewer service in the City.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ Continue to monitor water and wastewater capacity and make improvements, as appropriate and feasible, to better serve existing development and strive to accommodate the RHNA.</li> <li>▪ Establish procedures by the end of 2016 for granting priority water and sewer service to developments with lower-income units in compliance with California Government Code Section 65589.7.</li> </ul>	Each year, the City confirmed that the SKF wastewater treatment plant continues to have ample capacity to serve the sewer needs throughout the service area, including Kingsburg, Fowler, and Selma. The City monitors the wastewater treatment plant’s permit capacity on an annual basis. In 2016, sewer and water were available to a 48-unit Fresno County Housing Authority project, a tax-credit project.	Modify. See new Program 7.
<p><b>Program 7: Affordable Housing Incentives</b></p> <p>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</p>	The City works with developers to identify sites that are zoned for residential development. In 2018, the City worked with Tulare County to process a planned unit development, including 8 lots for multifamily development and 150 single	Modify. See new Program 8.

Table 1H-32 Review of Previous Housing Element Programs

Program	Implementation Status	Continue, Modify, Delete
<p>becoming homeless. The City will continue to work with housing developers to expand affordable housing opportunities in the community.</p> <p><b>Timeframe and Objectives:</b></p> <ul style="list-style-type: none"> <li>▪ Maintain a list of interested developers and annually contact developers to explore affordable housing opportunities.</li> <li>▪ Continue to promote the State density bonus, flexible development standards, and other incentives to facilitate affordable housing development by publicizing the incentives on City website and by conducting pre-application consultation with developers regarding incentives available.</li> <li>▪ Continue to streamline the environmental review process for housing developments to the extent possible, using available state categorical exemptions and federal categorical exclusions, when applicable.</li> <li>▪ Annually pursue State, Federal and other funding opportunities to increase the supply of safe, decent, affordable housing in Kingsburg for lower-income households (including extremely low-income households), such as seniors, disabled (including persons with developmental disabilities), farmworkers, the homeless, and those at risk of homelessness.</li> <li>▪ Annually contact affordable housing developers to explore affordable housing opportunities.</li> <li>▪ Expand the City’s affordable housing inventory by 80 units over the next eight years (including the 46-unit Marion Villas Apartments) – 10 extremely low-income, 30 very low-income, and 40 low-income units.</li> </ul>	<p>family residential lots outside of city limits. The City works closely with any developer, regardless of the proposed housing type, and maintains a strong partnership with Fresno Housing Authority. Kingsburg’s North Kingsburg Specific Plan provides flexibility for development, including small lots, reduced setbacks, and alley-loaded garages.</p> <p>The City has also annexed five residentially zoned lands, three of which are suitably zoned to accommodate affordable housing units. The City is working with the Fresno County Housing Authority and any other developer that would offer a tax-credit project. The City's ongoing work with the Fresno County Housing Authority aims to provide low-income housing for disabled persons, farmworkers, and seniors, and the City continues to search for funding opportunities to provide housing for lower-income households and special needs populations.</p> <p>The City coordinated with the Fresno County Housing Authority to complete a 47-unit senior housing tax credit project, which began construction in 2020. The City continually streamlines housing projects and provides density bonuses in compliance with state law. The Marion Villa project (5 units affordable to 30 percent AMI and 40 units affordable to 50 to 60 percent AMI) along with the Housing Authority's pending 47-unit project (5 market rate units, 18 units affordable to 50 to 80 percent AMI, and 23 units affordable to 30 to 49 percent AMI) led to the 80-unit objective being exceeded. The City continues to use Categorical Exemptions or Negative</p>	

Table 1H-32 Review of Previous Housing Element Programs

Program	Implementation Status	Continue, Modify, Delete
	Declarations when preparing environmental documents for proposed housing developments.	
<p><b>Program 8: Farmworker Housing</b></p> <p>The farming industry is the foundation of the County’s economy base. According to the USDA, National Agricultural Statistics Service (NASS) 2012, about 58,600 workers were employed in farm labor throughout the County, indicating a significant need to provide housing for farmworkers and their families, particularly during peak harvest seasons.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ Continue to support and encourage other agencies and housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including State HCD and USDA Rural Development loans and grants and other funding sources that may become available.</li> <li>▪ Continue to offer incentives such as gap financing (as funding is available), density bonus, streamlined processing to facilitate the development of farmworker housing.</li> <li>▪ Annually monitor the status of farmworker housing as part of the City’s annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the provision of farmworker housing. If appropriate, make necessary changes to enhance opportunities and incentives for farmworker housing development.</li> </ul>	<p>The City makes streamlined processing, density bonuses, and other incentives available to all residential developers. While farmworker housing has not been provided within city limits, many farmworkers are eligible for housing assistance through the Fresno County Housing Authority. The City continues to work with the Fresno County Housing Authority to provide low-income housing for persons with disabilities, farmworkers, and seniors and expand the supply of tax-credit projects. To aid in development of affordable housing, the North Kingsburg Specific Plan provides flexibility to include small lots, reduced setbacks, and alley-loaded garages.</p>	<p>Modify. See new Program 9.</p>
<p><b>Program 9: Preserving Assisted Housing</b></p> <p>Preserving the existing affordable housing stock is a cost-effective approach to providing affordable housing in Kingsburg. The City must guard against the loss of housing units available to lower-income households. This City has a total of 187 publicly assisted rental units in three projects. In addition, a new 46-unit senior housing development is under construction. No publicly assisted rental housing units are considered at risk of converting to market-rate housing before December 31, 2025</p>	<p>The City monitors assisted housing projects to ensure that affordable housing are not converted to market-rate housing. Currently, the majority of affordable projects are deed restricted.</p> <p>Due to limited staff capacity, the City has not explored funding sources to purchase affordability covenants on at-risk projects. However, there were</p>	<p>Modify. See new Program 12.</p>

Table 1H-32 Review of Previous Housing Element Programs

Program	Implementation Status	Continue, Modify, Delete
<p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ Continue to monitor status of affordable housing projects. If projects become at risk of converting to market-rate housing:                             <ul style="list-style-type: none"> <li>• Monitor the status of any Notice of Intent and Plan of Action filed by property owners to convert to market-rate units.</li> <li>• Identify nonprofit organizations as potential purchasers/managers of at-risk housing units.</li> <li>• Explore funding sources available to purchase affordability covenants on at-risk projects, transfer ownership of at-risk projects to public or nonprofit agencies, purchase existing buildings to replace at-risk units, or construct replacement units.</li> <li>• Ensure the tenants are properly noticed and informed of their rights and eligibility to obtain special Housing Choice Vouchers reserved for tenants of converted HUD properties.</li> </ul> </li> </ul>	<p>no Notices of Intent to convert to market rate submitted to the City that would have resulted in a potential need for acquisition or transfer of ownership. Therefore, there have not been any converted HUD properties, and therefore tenants have not needed information regarding special housing vouchers.</p>	
<p><b>Program 10: Accessory Units (Second Units)</b></p> <p>A second unit (sometimes called an “accessory dwelling unit” or “granny flat”) is an additional self-contained living unit either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. Second units can be an important source of affordable housing given that they are generally less expensive to construct due to their typically smaller sizes and no associated land costs.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ By 2019, consider fee reductions for second units and implement a public education program advertising the opportunity for second units through the City website and at the planning counter.</li> </ul>	<p>The City deploys a 25 percent permit fee reduction for all projects. The City is in the process of amending its zoning ordinance to comply with State planning law, which is expected to be completed in late 2023. The City processed three ADU developments in 2021.</p>	<p>Modify. See new Program 13.</p>

Table 1H-32 Review of Previous Housing Element Programs

Program	Implementation Status	Continue, Modify, Delete
<p><b>Program 11: Zoning Code Amendments</b></p> <p>In compliance with State laws, the City will amend its Zoning Code to address the provision of a variety of housing options, especially housing for special needs groups. Specifically, the City will amend the Zoning Code to address the following:</p> <ul style="list-style-type: none"> <li>▪ <b>Density Bonus:</b> 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.</li> <li>▪ <b>Farmworker/Employee Housing:</b> Comply with 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.</li> <li>▪ <b>Reasonable Accommodation:</b> Establish a reasonable accommodation procedure to provide flexibility in policies, rules, and regulations in order to allow persons with disabilities access to housing.</li> <li>▪ <b>Definition of Family:</b> 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.</li> </ul>	<p>Due to limited staff capacity, the City has not amended the zoning code to remove administrative approval requirements for manufactured homes, identified a zone to permit SRO housing, addressed the provision of small residential care facilities, amended where farmworker housing is permitted, or adopted a reasonable accommodation ordinance. However, the City has removed the definition of family to ensure it does not differentiate between related and unrelated individuals or impose a numerical limit on the number of persons in a family, and the City implements density bonuses in compliance with State law.</p>	<p>Modify. See new Program 16.</p>

Table 1H-32 Review of Previous Housing Element Programs

Program	Implementation Status	Continue, Modify, Delete
<ul style="list-style-type: none"> <li>▪ <b>Manufactured Homes:</b> Amend the Zoning code to subject permanently sited manufactured homes built to the HUD Code to the same rules as site-built homes in the same zones. Currently manufactured homes are subject to an Administrative Review where site-built homes are permitted by right.</li> <li>▪ <b>Single-Room Occupancy (SRO) Housing:</b> Amend the Zoning Code to address the provision of SRO housing.</li> <li>▪ <b>Small Residential Care Facilities:</b> Amend the Zoning Code the address the provision of small residential care facilities in the RA zone.</li> </ul> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ Amend Zoning Code to address State law requirements within two years of Housing Element adoption.</li> <li>▪ Annually review the effectiveness and appropriateness of the Zoning Code and process any necessary amendments to remove or mitigate potential constraints to the development of housing.</li> </ul>		
<p><b>Program 12: Monitoring of Growth Management System</b></p> <p>Pursuant to State law, the City must ensure that its policies and regulations governing residential in the City do not preclude the City from meeting its RHNA for all income levels. The City’s current Growth Management System provides adequate allocations to meet the overall RHNA. The City will monitor its annual and cumulative allocations to ensure that remaining allocations can accommodate its RHNA for all income levels.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ As part of the City’s annual allocation process, monitor the remaining allocations available. As necessary to meet the City’s RHNA for all income levels, consider prioritizing allocations to projects that help meet the City’s RHNA.</li> </ul>	<p>Since 2016, the City has issued allocations for over 500 single family dwellings and 78 multifamily units. The City's Growth Management System has not restricted any residential development, either single-family or multifamily.</p>	<p>Continue. See new Program 17.</p>

Table 1H-32 Review of Previous Housing Element Programs

Program	Implementation Status	Continue, Modify, Delete
<ul style="list-style-type: none"> <li>▪ By 2018 and at least bi-annually, monitor and modify as appropriate, the Growth Management System to ensure that the allocation process does not unduly constrain housing development in the community.</li> </ul>		
<p><b>Program 13: Monitoring of Planning and Development Fees</b></p> <p>The City charges various fees to review and process development applications. Such fees may add to the cost of housing development.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ Continue to monitor the various fees charged by the City to ensure they do not unduly constrain housing development.</li> <li>▪ As appropriate, consider incentives such as deferred or reduced fees to facilitate affordable housing development.</li> </ul>	<p>The City reviews fees on an annual basis. The City also offers a 25 percent reduction or more on impact fees for all new construction. The Stone Plaza 10-unit mixed-use project received a 90 percent reduction on impact fees for the residential portion of the project.</p>	<p>Modify. See new Program 20.</p>
<p><b>Program 14: Fresno County Housing Assistance Rehabilitation Program (HARP)</b></p> <p>This program provides loans to qualifying homeowners in the unincorporated County and participating cities for the improvement of their homes. The City of Kingsburg 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.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ Promote available housing rehabilitation resources on the City website and public counters.</li> <li>▪ Refer interested households to County program with the goal of assisting four low-income households during the planning period.</li> </ul>	<p>The City refers homes in need of rehabilitation to the County by promoting resources and assistance on the City’s website and social media in English and Spanish. Staff turnover and limited funding for staff time have precluded the ability to consistently track and report program outcomes. The City will continue to seek ways to implement programs efficiently and create systems for record keeping.</p>	<p>Modify. See new Program 23.</p>

Table 1H-32 Review of Previous Housing Element Programs

Program	Implementation Status	Continue, Modify, Delete
<p><b>Program 15: Fresno County Rental Rehabilitation Program (RRP)</b></p> <p>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 Kingsburg is a participating city. 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.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ Promote available housing rehabilitation resources on the City website and public counters.</li> <li>▪ Refer interested property owners to County program.</li> </ul>	<p>The City refers homes in need of rehabilitation to the County by promoting resources and assistance on the City’s website and social media in English and Spanish. Staff turnover and limited funding for staff time have precluded the ability to consistently track and report program outcomes. The City will continue to seek ways to implement programs efficiently and create systems for record keeping.</p>	<p>Modify. See new Program 24.</p>
<p><b>Program 16: Code Enforcement</b></p> <p>The City’s Building Division is in charge of enforcing the City’s building codes with the objective of protecting the health and safety of residents.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ Continue to utilize code enforcement and substandard abatement processes to bring substandard housing units and residential properties into compliance with city codes.</li> <li>▪ Refer income-eligible households to County housing rehabilitation programs for assistance in making the code corrections.</li> </ul>	<p>The City utilizes the Substandard Housing Code to abate substandard housing in Kingsburg and refers households that require significant rehabilitation to the County to utilize the County's rehabilitation programs. Staff turnover and limited funding for staff time have precluded the ability to consistently track and report program outcomes. The City will continue to seek ways to implement programs efficiently and create systems for record keeping.</p>	<p>Modify. See new Program 25.</p>
<p><b>Program 17: Fresno County Homebuyer Assistance Program (HAP)</b></p> <p>City of Kingsburg participates in the County’s Homebuyer Assistance Program. 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.</p>	<p>The City utilizes materials available through the County HOME programs. Information is made available on the City’s website. Staff turnover and limited funding for staff time have precluded the ability to consistently track and report program outcomes. The City will continue to seek ways to implement programs efficiently and create systems for record keeping.</p>	

Table 1H-32 Review of Previous Housing Element Programs

Program	Implementation Status	Continue, Modify, Delete
<p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ Promote available homebuyer resources on the City website and public counters.</li> <li>▪ Refer interested households to County program with the goal of assisting four households.</li> </ul>		
<p><b>Program 18: First-Time Homebuyer Resources</b>                      Kingsburg residents have access to a number of homebuyer assistance programs offered by the California Housing Finance Agency (CalHFA):</p> <ul style="list-style-type: none"> <li>▪ <u>Mortgage Credit Certificate (MCC):</u> 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.</li> <li>▪ <u>CalPLUS Conventional Program:</u> 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.</li> <li>▪ <u>CalHFA Conventional Program:</u> 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.</li> </ul> <p>CalHFA loans are offered through local loan officers approved and trained by CalHFA.</p>	<p>The City continues to investigate first-time homebuyer programs and makes information available on the City’s website and at public counters. This program will be modified to ensure effectiveness in the future. Staff turnover and limited funding for staff time have precluded the ability to consistently track and report program outcomes. The City will continue to seek ways to implement programs efficiently and create systems for record keeping.</p>	<p>Modify.                      See new Program 26.</p>

Table 1H-32 Review of Previous Housing Element Programs

Program	Implementation Status	Continue, Modify, Delete
<p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ Promote available homebuyer resources on City website and public counters in 2016.</li> <li>▪ Annually review funding resources available at the state and federal levels and pursue as appropriate to provide homebuyer assistance.</li> </ul>		
<p><b>Program 19: Energy Conservation</b></p> <p>The City promotes energy conservation in housing development and rehabilitation.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ Consider incentives to promote green building techniques and features in 2017, and as appropriate, adopt incentives in 2018.</li> <li>▪ Continue to promote and support Pacific Gas and Electric (PG&amp;E) Company programs that provide energy efficiency rebates for qualifying energy-efficient upgrades by providing a link to PG&amp;E programs on City website and make available brochures about PG&amp;E programs at City counters.</li> <li>▪ Expedite review and approval of alternative energy devices.</li> </ul>	<p>The City provides information to potential developers on PG&amp;E programs as well as providing expedited review for all solar-mounted units for single family dwellings. The City also promotes the use of the Green Building Code and has partnered and approved eligible PACE programs. Information regarding PG&amp;E programs is made available on the City’s website.</p>	<p>Modify. See new Program 27.</p>
<p><b>Program 20: Housing Choice Vouchers</b></p> <p>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.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ Provide information on the HCV program on City website and public counters in 2016.</li> </ul>	<p>The City works closely with the Fresno Housing Authority, including partnering on two affordable projects, one 49-unit complex and one 47-unit senior housing complex, to promote housing opportunities. The City provides information about the HCV program on the City’s website, referring interested households to the Fresno Housing Authority, and encourages landlords to register their properties with the Housing Authority for accepting HCVs. Staff turnover and limited funding for staff time have precluded the ability to consistently track and report program outcomes. The City will continue to seek ways to implement</p>	<p>Modify. See new Program 28.</p>

Table 1H-32 Review of Previous Housing Element Programs

Program	Implementation Status	Continue, Modify, Delete
<ul style="list-style-type: none"> <li>▪ Refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCVs.</li> <li>▪ Work with the Housing Authority to disseminate information on incentives for participating in the HCV program throughout the City neighborhoods with varying income levels to promote housing opportunities for all residents.</li> </ul>	<p>programs efficiently and create systems for record keeping.</p>	
<p><b>Program 21: Fair Housing</b></p> <p>Residents in the Central Valley, including Fresno County, can access fair housing services provided by the Fair Housing Council of Central Valley (FHCCC). FHCCC offers mediation, counseling, advocacy, research, and fair housing training and workshops for residents as well as housing providers. Other fair housing resources include 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 housing resources available in the region.</p> <p><i>Timeframe and Objectives:</i></p> <ul style="list-style-type: none"> <li>▪ Participate in the Fresno Urban County’s efforts in updating the Analysis of Impediments to Fair Housing Choice required by the CDBG program.</li> <li>▪ Work collaboratively with other jurisdictions in the region to provide education to lenders, real estate professionals, and the community at large.</li> <li>▪ Actively advertise fair housing resources at the public counter, community service agencies, public libraries, and City website.</li> <li>▪ Refer fair housing complaints to HUD, DEFH, Fair Housing Council of Central California, and other housing agencies, as appropriate.</li> </ul>	<p>The City’s refers all fair-housing-related complaints to the Fair Housing Council of Central California. The City works with Fresno County, who administers the CDBG program with HUD, to update the Analysis of Impediments. Further, the Planning and Building Department provides educational materials regarding fair housing at the department front counters</p>	<p>Modify. See new Program 29.</p>

**APPENDIX 1H: CITY OF KINGSBURG**

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## SECTION 1H-6: PUBLIC OUTREACH AND ENGAGEMENT

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that “[t]he local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort.”

The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process. To this end, Spanish-language materials were available, and Spanish translation was made available by request.

To meet the requirements of state law, the City of Kingsburg completed the public outreach at both the local level and as part of the regional Fresno County Multi-Jurisdictional Housing Element effort to encourage community involvement. These efforts included:

- Regional Project Website
- Stakeholder Consultations and Focus Groups
- Study Sessions with Planning Commissions, City Councils, and the County Board of Supervisors
- Community Workshops
- Community Survey

Regional efforts included three sets of community workshops, consultations, and a community survey, all of which are discussed in detail in Appendix 1: Regional Housing Element Public Outreach.

### **Joint Planning Commission/City Council Study Session #1**

On August 11, 2022, a Joint Planning Commission/City Council Study Session was held to introduce the 2023-2031 Housing Element update and to review new State laws. The public was also invited to attend and participate in this event. Staff presented an overview of the Housing Element update process and the required contents of the element, discussed early strategies and possible sites to meet the City’s RHNA, reviewed new state laws, and solicited feedback from the City Council, Planning Commission, and community members on these strategies and other housing needs in Kingsburg. Council and Commission members expressed a tension between state and local land use control, with local officials desiring more local control. No public comments or questions were received during the study session.

## Community Workshop

A community workshop was held on October 5, 2022, at 6:00 pm. To invite the community to the event, the following outreach efforts were conducted:

- Flyers in English and Spanish were distributed through the Fresno COG email list and a list of regional stakeholders and CBOs.
- Eventbrite registration pages were created in both English and Spanish along with a Facebook event.
  - The Eventbrite and Facebook pages advertised that Spanish language interpretation, refreshments, and activities for kids would be provided.
- Flyers were sent out through the Fresno Housing Authority to send to residents of affordable housing.
- Flyers were posted at City Hall and Council Chambers and were posted on the City's Facebook page.
- The event was livestreamed to Facebook, where it was viewed by 271 people.

In the presentation, members of the public were introduced to the process of developing the Housing Element both for the region and for the City of Kingsburg. They were also given information about current housing conditions in the region and in Kingsburg and were invited to participate in a discussion about local housing needs. The discussion was prompted by the following questions:

- What do you think are the most critical housing issues in your community?
- What do you think are the housing types most needed in the community?
- When assessing new housing development that might be built in the next 8 to 10 years, what should be the community's most important consideration?
- Is there anything else that you can share regarding additional housing opportunities in the community?
- Any suggestions for soliciting additional Housing Element feedback?

Two community members attended the workshop along with City staff. The community members were a local developer and a representative from the local congressman. Participants expressed a need for more affordable housing and housing for families and larger households. Participants also wanted the city to maintain its current community feel.

## Joint Planning Commission/City Council Study Session #2

On May 11, 2023, a Joint Planning Commission/City Council Study Session was held to introduce the Draft 2023-2031 Housing Element update and receive feedback on the draft. The public was also invited to attend and participate in this event. Staff presented an overview of the Housing Element update process and the contents of the Draft Housing Element, and solicited feedback from the City Council, Planning Commission, and community members on these strategies and other housing needs in Kingsburg. Council and Commission members asked about the draft programs in the housing element, what programs are required, challenges with bringing lower income housing projects to fruition, questions about the stakeholders interviewed, questions about the advantages of mixed use projects, questions about allowing ADUs, and questions about default density. No public comments or questions were received during the study session.

## Planning Commission Hearing

On May 9, 2024, the Planning Commission held a hearing on the Draft 2023-2031 Housing Element. The purpose of this meeting was to present the Adoption Draft Housing Element and CEQA review document to seek Planning Commission's approval to present the documents to the City Council for adoption.

City Staff and consultants facilitated the meeting with the Planning Commission. The public was also invited to attend. No public comments or questions were received during the hearing. Staff presented an update on the Housing Element update process and the revised contents of the Draft Housing Element. Commission members made the following comments:

- Concerned about the increase in height to 50 feet in HC district called for in Program 5 and the fact that the City doesn't have a fire truck that can access that height
- Placing a minimum density of 20 units per acre on some parcels will reduce property rights
- They aren't seeing young families buying the new homes here because they are mostly market-rate single-family homes that are for-sale
- Objective design standards can lead to good design of 20 du/ac projects and good ADUs, commented that small homes are needed in Kingsburg
- The upzoning/increased densities called for in Program 16 will preclude some amount of greenspace/amenities on projects on those sites
- They are concerned about the 35 foot height
- Kingsburg should be encouraging more duplexes and triplexes to chip away at the RHNA instead of larger multifamily projects. It is hard to mandate though. Developers want to build single-family projects.

The Planning Commission voted to recommend that the City Council adopt the Housing Element and approve the environmental document.

## **City Council Hearings**

On June 19 and July 17, 2024, the City Council held hearings on the Draft 2023-2031 Housing Element. The purpose of this meeting was to present the Adoption Draft Housing Element and CEQA review document to seek City Council approval.

City Staff and consultants facilitated the meetings with the City Council. The public was also invited to attend. No public comments or questions were received during the hearings. Staff presented an update on the Housing Element update process and the revised contents of the Draft Housing Element. At the meeting on June 19<sup>th</sup> Council members asked about the requirement to rezone and about whether all the sites in the inventory were vacant. The Council continued the item to the July 17<sup>th</sup> meeting and asked staff to look into the sites inventory. The Council considered the revised Housing Element at their July 17<sup>th</sup> meeting and adopted it along with approving the Addendum to the General Plan EIR. There were no public comments or comments from the Council at the July 17<sup>th</sup> meeting. The Council authorized staff to submit the Adopted Housing Element to HCD for certification review.

## **Stakeholder Interviews**

Throughout the summer and fall of 2022, several interviews were conducted with stakeholders who work in areas such as housing, homelessness, and other social services in Kingsburg and throughout the Fresno County area. Summaries of their responses are below.

### ***BIA of Fresno/Madera Counties***

The president of the Building Industry Association of Fresno/Madera Counties (BIA), Mike Prandini, was interviewed in November 2022. The BIA is an industry organization that represents builders, developers, subcontractors, and affiliated businesses in the residential, commercial, and industrial building industry throughout the region.

The current shortage of housing has created demand, which can be a positive for BIA's members. Most jurisdictions have sufficient available land to build new housing. Kingsburg was identified as an outlier in this, as they have a growth management ordinance, so the two builders that work in the area have been able to work but at a slower pace. The statewide move to require all-electric utilities rather than gas is a concern. For market-rate housing, the State's vehicle miles traveled (VMT) regulations are a large barrier, as transit isn't reliable, and a car is necessary to get around. Builders have to pay a fee to get around the cost of mitigating car miles unless City Councils can make a finding of an unavoidable impact. For affordable housing, the prevailing wage requirements are a barrier to development due to the increased cost. Infrastructure costs also affect both types of projects. Streamlining tools help with increasing costs, but not enough. A lack of local water access is also a barrier to development. He expressed concern that the State assigned the RHNA without this in mind. There may not be enough water access to support the housing development that the State is looking to see.

In his experience, single-family homes are in greatest demand. There is a lot of demand for low-income housing projects, but these aren't financially viable for developers without government subsidies. However, including government subsidies in projects increases the overall cost to build, as it triggers prevailing-wage requirements. A recent affordable development in the City of Fresno cost around \$400,000 per unit to build. Condo-style projects are also a possibility, but in his experience, they don't tend to be successful in this region. To keep prices within reach of local residents, recent projects have needed to be built at higher densities. A typical project is between 8 and 15 units per acre on small lots, with single-family homes built as two-story structures in order to reach 1,200 or 1,300 square feet. Developers need to build higher-density projects to spread out the cost of infrastructure among a larger number of units. Demand isn't as high in smaller communities as it is in the Cities of Fresno and Clovis. These cities have better access to jobs, education, and medical centers. VMT mitigation costs increase in communities that are far from these economic centers, so it's less of an issue in closer communities like Sanger, Reedley, Kingsburg, Fowler, and Kerman. Coalinga is too far away from the economic center of the region, which causes challenges. Many residents of Mendota and San Joaquin have incomes that are too low to afford development at its current costs. He indicated that more downpayment assistance and maintenance programs are needed throughout the region. Fresno Housing Authority has some, but they're limited.

### ***Fair Housing of Central California***

A representative of Fair Housing of Central California (FHCCC) was interviewed on September 27, 2022. The organization works to eliminate housing discrimination and expand housing opportunities to all persons. The FHCCC receives fair housing complaints and tracks them by location, zip code, gender, race or ethnicity, and type of complaint. The most common fair housing issue that clients report is discrimination related to disability or race. She expressed concern that fair housing practices are not really embraced by local government, and that cities should avoid promoting the development of new housing in neighborhoods where segregation is deliberately continued by landlords and real estate agents. Her clients prefer decent, affordable, and accessible housing, but as the cost of purchasing a home increases, opportunities decline. She feels there is adequate rental housing in the community, including for seniors and persons with disabilities, but affordability and accessibility remain barriers.

### ***Fresno Madera Continuum of Care***

As a representative for the Fresno Madera Continuum of Care (CoC), Laura Moreno was interviewed in October 2022. Ms. Moreno is a program manager for Fresno County’s Department of Social Services (DSS). The CoC does not provide direct services, but instead is a collaborative of agencies that work together to provide homeless services. At present, there is insufficient low-income housing for those who are homeless. Many people in the region are on a fixed income, including disability or social security, and cannot afford housing.

### ***Law Office of Patience Milrod***

Fresno-area civil rights attorney Patience Milrod was interviewed on October 31, 2022. While Ms. Milrod supports the continued attention to inclusionary housing, she has concerns about the passive language of “facilitate” and “encourage” that has been common in past Housing Elements. She identified code enforcement as a strategy for improving housing quality that could be strengthened. At present, rents are increasing while the quality of housing is decreasing and there isn’t a lot of energy locally to correct that imbalance. This particularly hurts lower-income households. With more aggressive code enforcement in place, she suggested that some landlords may decide that the cost of maintaining their property isn’t worthwhile and may choose to sell to a community land trust or Habitat for Humanity rather than entering receivership. She would like to see that as a specific goal. The biggest barrier to finding affordable, decent housing in the region that she identified was that lower-cost housing tends to also be low quality or ill maintained. However, she cautioned that the supply problem won’t be solved with suburban or exurban single-family dwelling units. There’s also local disinclination to build lower-income housing in areas of opportunity. She suggested that cities should ask for affordability covenants in perpetuity and highlighted the land trust model as a way to enable that.

### ***Central Valley Urban Institute***

On September 7, 2022, Eric Payne, the executive director of the Central Valley Urban Institute (CVUI), was interviewed. The CVUI is an advocacy organization working throughout the Fresno area. He indicated that there may be opportunities to increase affordable housing stock production, particularly in infill areas and brownfields, as well as to increase homeownership through programs like the downpayment assistance program. However, he expressed concerns about high building costs, lack of financing, and poor leadership in the area. Community members would like to see intergenerational housing, middle-income housing, and “missing-middle” sized housing as well as housing to end homelessness, particularly among college-aged youth. At present, he does not believe that there are adequate opportunities for homeownership or adequate rental housing. The largest barriers are access to credit, lack of financial education, and existing housing cost burden. There is a lack of investment in programs that serve low- to moderate-income communities.

### ***Resources for Independence Central Valley***

On November 1, 2022, a representative from the organization Resources for Independence Central Valley was interviewed. The representative expressed concern about laws in the City of Fresno that prevent

homeless community members from camping or living in their cars. Homelessness is increasing, but the City is investing resources in enforcing these laws rather than providing assistance. There is funding to move homeless people around, but not to improve anyone's living situation. Access to Section 8 can be a challenge, as the waiting list can be four or five years long. Additionally, rental housing can require incomes of two to three times the rent, which can be a barrier to some who need to access rental housing. For those who may be able to access housing, some landlords levy additional fees during the application process that can present a prohibitive cost. Credit checks are becoming a barrier for residents to get into housing. Community members with disabilities can experience additional challenges trying to find homes that have necessary accessibility features. Homeowners with disabilities end up needing to make expensive home improvements in order to make their homes accessible for themselves. For renters, these improvements may be more challenging to implement, and those who use service or support animals may experience discrimination against pets. There isn't enough higher-density housing, housing near transit or major transportation corridors, or housing in good repair.

### ***Llaves de tu Casa Iniciativa***

As a follow-up to the regionwide stakeholder focus groups held in October and November 2022, a collection of members from the Llaves de tu Casa Iniciativa (LDTIC) met on December 13, 2022, to respond to several stakeholder interview questions. The initiative is a financial education program open to all County of Fresno residents but with a focus on increasing Latino homeownership rates. Eight initiative members represented organizations and companies including Envision Fresno (Mirna Garcia), Self Help Enterprises (Rick Gonzales, Alicia Bohigian), CORE Home Loans (Pablo Estrada), Union Bank (Reyes Ruiz), the California Association of Realtors (Sabrina Brown), and the National Association of Hispanic Realtors (Aldiva Rubalcava, Lucy Sandoval). The group collectively serves Fresno County, and members also serve other counties in the Central Valley.

The opportunities for future housing in the region that the initiative members identified included LDTIC's ability to provide homeownership education virtually and in partnership with other local organizations. There has been a lack of financial literacy in the community along with challenges in using technology and language barriers.

The initiative members expressed concerns about affordability, including the location of affordable housing in undesirable areas. Upzoning single-family zoning would create more opportunities for the development of multifamily housing in more desirable locations. Some funding is only available in certain areas, which can exacerbate existing patterns of segregation and close proximity to industrial uses. They also expressed concern about investors displacing community members in order to establish short-term rentals while community members live in hotels. The State's mandate to install solar panels on new homes was also cited as an additional cost that will drive up the buyers' or renters' cost.

The gap between ownership housing affordability and program income limits was identified as a barrier to accessing housing. Moderate-income households earn too much to qualify for housing assistance, but those who qualify aren't able to afford the housing available. In addition to a lack of multifamily rental housing, there aren't many condo buildings in the region, which could present another affordable homeownership strategy. The establishment of land trusts was also identified as a potential strategy for increasing affordability, as well as donations of land from municipalities.

Self Help Enterprises has partnered with the City of Clovis on their recent accessory dwelling unit program and has partnered with Salt + Light to develop tiny homes for transitional housing.

### ***Fresno Housing Authority***

Two representatives from the Fresno Housing Authority, Doreen Eley and Michael Duarte, were interviewed on January 11, 2023. The Fresno Housing Authority currently has housing projects in every jurisdiction participating in the Multi-Jurisdictional Housing Element except for Coalinga. The City of Fresno has a separate Housing Authority.

The representatives noted that there is tremendous demand for housing in all communities in Fresno County. The last time the Section 8 waiting list opened they received more than 50,000 applications. Recently, when a 60-unit development in Clovis opened, they received more than 10,000 applications. When a project in downtown Fresno opened, they received 4,000 applications within a two-week period. Rents are high, which is challenging for residents but good for developers. The region needs more housing opportunities for people experiencing homelessness.

In rural and unincorporated communities, lack of water and sewer capacity is a major concern. The Housing Authority can't build housing in areas with no services.

For local developers, state funding and streamlining programs trigger skilled, trained, and prevailing wage requirements, which can be a barrier. Entitlement processing timelines are a barrier to development for the Housing Authority. The representatives gave the example of a recent project in San Joaquin where streamlined initiatives were used, but the project still took a year to finish the project review process. Many communities don't have much staff capacity and have part-time consultants to complete the work.

There is also a lack of capacity among agencies that provide services in rural and unincorporated areas. This is especially challenging for special needs populations that need mental health services. There is a countywide Department of Behavioral Health, but no offices in smaller cities. The representatives gave the example of a Homekey project in Huron that the Housing Authority wanted to assist with, but there were no service providers available to serve the project.

While there is a lot of interest in the community for homeownership opportunities, more funding is available for multifamily rental projects. The Housing Authority is more focused on rental projects and arriving at deeper affordability levels.

The Housing Authority is following the State’s lead in providing housing in high opportunity areas. There are lots of incentives to do this to compete for tax credits and other state funding programs. The representatives mentioned that they are trying to balance this need by also working to improve the lower-resource areas where folks are already living along with disadvantaged communities like Del Ray and Lenar.

The COVID-19 pandemic brought challenges for many residents of Housing Authority projects. There were increases in domestic violence, and it was challenging for property managers to enforce rules.

## **Public Comments**

The City has not received ongoing public comments during the drafting of the Housing Element. A single comment letter was received after the submittal of the draft Housing Element, from Self Help Enterprises, see below section.

Any future comments received will be considered and used to inform the sites analysis and assessment of fair housing issues, and goals, policies, and actions.

## **Noticing of Study Sessions and Community Workshops**

Notice of the Joint Study Session was made available as part of the City’s standard meeting notice process for City Council and Planning Commission meetings.

The Community Workshop was advertised to members of the public through multiple information channels. Flyers in English and Spanish were distributed through the Fresno COG email list and list of regional stakeholders and CBOs. Flyers were also put up at City Hall and the Council Chambers and were sent to the Fresno Housing Authority for them to post and distribute.

## **Noticing of the Draft Housing Element**

Per California Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from May 2 to June 1, 2023. No public comment was received. The draft was made available on the City’s website and was noticed to residents through the same methods as the Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups and other stakeholders.

## **Public Comments**

The City solicited ongoing public comment during the drafting of the Housing Element. Following submittal of the draft to HCD, the City received public comment from Self-Help Enterprises (SHE). SHE provided a comment letter to several Fresno COG jurisdictions with numerous broadly applicable recommendations. The City of Kingsburg has taken these recommendations into careful consideration. SHE urges its service area members, including the City of Kingsburg, to prioritize high-potential sites that unlock access to opportunity and not just basic shelter. As shown in Figure 1H-6 Local TCAC/HCD Opportunity Areas, sites counted towards each RHNA income category are distributed across the City. The whole city

is in high and highest resourced TCAC categories. SHE encourages the City to streamline approvals and create financial incentives (including fee waivers or deferrals) for 100 percent affordable housing. Per Programs 8, 10, 13, 15, 19, 20, 21 and 22, the City will continue to use streamlined approvals and offer incentives (including fee waivers or deferrals) to facilitate lot consolidations and lot splits, encourage affordable housing, housing for farmworkers and ADUs. SHE encourages jurisdictions to add a program to revise their zoning ordinance to add a manufactured home on a permanent foundation to be allowed in all zones that allow single-family residences, which Kingsburg already allows as such. SHE calls for a collaborative effort and the City of Kingsburg stands ready to partner with SHE as opportunities arise.

## Summary of Public Input Incorporated into the Housing Element

Highlights of public input and the programs that address it are provided in Table 1H-33.

**Table 1H- 33 Summary of Public Input was Incorporated into the Housing Element**

Public Comment	Relevant Program(s)
<b>Special Housing Needs</b>	
<p>During the regional community workshops, participants discussed the lack of ADA complaint housing in the City. Participants noted a lack of housing for vulnerable populations, especially seniors and persons with disabilities. During the local community workshop participants expressed a need for housing for families and larger households</p>	<p>Per Program 8, the City will:</p> <ul style="list-style-type: none"> <li>• Provide financial support to organizations that serve populations with special housing needs and expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.</li> <li>• Expand affordable housing opportunities, particularly for those with special housing needs by collaborating with other agencies (such as the Housing Authority), housing developers, community stakeholders, and employers; promoting the State density bonus; providing streamlined processing; providing incentives to builders such as fee reductions and deferrals, reduced setbacks, reduced parking requirements, and technical assistance with applications for funding and letters of support.</li> <li>• Provide incentives to builders to provide housing with multiple bedrooms affordable to lower- and moderate-income households, aiming for construction of at least 20 units that meet these sizes, to meet the needs of female-headed, single-parent, and large-family households of all income levels</li> </ul> <p>Per Program 18, The City will develop and formalize a general process that a person with physical and developmental disabilities can use to make a reasonable accommodation request to accommodate the needs of persons with disabilities and streamline the permit review process. The City will encourage housing developers to include mobility-impaired accessibility in their project designs and prioritize these types of projects to increase housing mobility opportunities for seniors and persons with disabilities.</p>
<p>During the regional and local stakeholder consultations, interviewees expressed concern that homelessness is increasing. Concern</p>	<p>Per Program 3, the City will cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services. During this coordination, the City will monitor the demographic composition of the</p>

Public Comment	Relevant Program(s)
<p>was also expressed regarding the cultural competency of homeless services. Amongst the Asian/pacific islander community, members who are experiencing homelessness prefer to couch surf rather than use formal homeless services.</p>	<p>unhoused population to identify needs for targeted resources and determine what efforts to take, such as providing education on financial assistance and identifying specific programs that are available. The City will also support local homeless service providers, agencies, and other community organizations to pursue funding from available sources for homeless services.</p>
<p>During the regional stakeholder consultations, interviewees were concerned about the lack of available affordable farmworker housing.</p> <p>The farmworker and farm employer surveys concluded that there was not a significant amount of interest in farmworkers living in farm labor housing if developed because farmworkers prefer to live in a home located off-site from the farm where they work. Farmworker employers expressed interest in developing farm labor or work camp only if it was subsidized.</p>	<p>Per Program 9, the City will annually monitor the status of farmworker housing as part of their annual report to HCD on Housing Element progress and evaluate if City efforts are effective in facilitating the provision of farmworker housing. If appropriate, the City will make necessary changes to enhance opportunities and incentives for farmworker housing development. The City will provide technical support and offer incentives to housing developers, such as the Fresno Housing Authority and Self-Help Enterprises, in the application of funds for farmworker housing, including HCD and USDA Rural Development loans and grants and other funding sources that may become available. The City will also continue to offer incentives such as density bonuses, streamlined processing, and the minor deviation process to facilitate development of farmworker housing.</p> <p>Per Program 10, the City will require that the developer give qualified farmworker households a preference for 10 percent of the new units. Including preferences for farmworkers in new affordable housing developments provides an alternative to housing on farms, which addresses the results of the survey.</p>
<b>Water</b>	
<p>During the both the local and regional community workshops and both the regional and local stakeholder consultations, participants discussed their concern for the City water supply and its' capacity to provide adequate water to the City if housing is developed.</p>	<p>Per Program 7, as the water provider in the city, the City will adopt a written policy with specific objective standards for meeting the priority requirement for proposed developments that include housing units affordable to lower-income households consistent with the provisions of California Government Code Section 65589.7.</p>
<b>Affordable Housing Development</b>	
<p>During the regional stakeholder consultations, and local community workshop, participants discussed the need for affordable housing incentives for developers; especially for special needs groups like farmworkers.</p>	<p>Per Program 8, the City will continue to work with housing developers to expand affordable housing opportunities by continuing to provide incentives such as fee deferrals, parking reductions, and streamlined review of housing.</p> <p>Per Program 9, the City will The City will continue to offer incentives such as density bonuses, streamlined processing, and the minor deviation process to facilitate development of farmworker housing.</p> <p>Per Program 13, the City will identify and implement incentives for construction of ADUs with new development, which may include deferred collection of impact fees for the square footage associated with the ADU.</p>
<p>During regional stakeholder consultations, interviewees were concerned about the lack of financing and high construction costs of</p>	<p>Per Program 8, the City will provide incentives to builders such as fee reductions and deferrals, reduced setbacks, reduced parking requirements, and technical assistance with applications for funding and letters of support to facilitate affordable housing development and</p>

Public Comment	Relevant Program(s)
developing housing units.	special-needs projects, particularly those on infill sites.
<p>During the regional stakeholder consultations, interviewees were concerned about the siting of affordable housing units far from opportunity areas, such as job opportunities, educational resources, and medical resources.</p>	<p>Per Program 9, the City will encourage housing mobility by facilitating development of lower-income units in high-resource areas such as the Kamm/Madsen neighborhood, North Kingsburg, Lincoln Square, and the neighborhood near Kingsburg High School.</p> <p>Per Program 13, the City will encourage the construction of ADUs, particularly in predominantly single-family neighborhoods with higher median incomes, such as the Kamm/Madsen neighborhood, to reduce concentrations of lower-income households.</p> <p>Per Program 30, the City will work to improve access to resources and opportunities citywide with an emphasis on neighborhoods with a concentration of lower-income residents who often face additional barriers in accessing resources. The City will meet with school district representatives to analyze whether housing security poses a barrier to residents, and the City will prioritize projects that facilitate place-based revitalization through the City’s Capital Improvement Plan.</p>
<b>Removal of Governmental Constraints</b>	
<p>During the both the regional community workshops, participants discussed the viability of developing ADUs in neighborhoods with small lots and less parking opportunities.</p>	<p>Per Program 13, The City will encourage the construction of ADUs, particularly in predominantly single-family neighborhoods with higher median incomes, such as the Kamm/Madsen neighborhood, where lots are larger and can accommodate more parking and street parking is ample.</p>
<p>During the regional stakeholder consultations, interviewees expressed their desire to see single-family zoning to be upzoned to create more opportunities for the development of multifamily housing in more desirable locations.</p>	<p>Per Program 5, the City will amend the General Plan and Zoning Ordinance to allow 20 units per acre or greater by-right in the Highway Commercial district with a maximum building height of 50 feet. This will allow for multifamily housing in close proximity to services, transit, and residential districts.</p> <p>Per Program 8, the City will work with developers of multifamily and affordable housing projects to identify site opportunities in higher-resource areas and areas with higher median incomes to reduce concentrations of poverty and improve access to resources.</p>
<b>Housing Quality and Quantity</b>	
<p>During the both regional stakeholder consultations, interviewees were concerned about overcrowding in rental units.</p>	<p>Per Program 15, the City will encourage a variety of housing types to address the housing needs of a variety of household types, sizes, and incomes.</p>
<p>During the regional stakeholder consultations, interviewees said there was a need for rehabilitation of rental units and mobile homes throughout the region.</p>	<p>Per Program 23 and 24, the City will promote available housing rehabilitation resources on the City’s website and at public counters, and target in areas of need to assist in reducing displacement risk for residents by improving living conditions and enabling them to stay in their home and community</p>
<p>During both the regional community workshops and both the regional and local stakeholder consultations, participants discussed their concern for the lack of a variety housing types in the City that address the differing needs of the City population.</p>	<p>Per to Program 15, The City will encourage housing types to address the housing needs of a variety of household types, sizes, and incomes. This could include duplexes, townhomes, apartment buildings, and condominiums in neighborhoods and new subdivisions.</p> <p>Per to Program 13, the City will encourage the construction of ADUs, particularly in predominantly single-family neighborhoods with higher median incomes to reduce concentration of lower-income households.</p>

Public Comment	Relevant Program(s)
<b>Housing Assistance</b>	
<p>During both of the regional community workshops, participants discussed the need for homeownership opportunities.</p>	<p>Per Program 26, the City will promote the Fresno County Homebuyer Assistance Program and other available homebuyer resources on the City’s website and public counters.</p>
<p>During the regional stakeholder consultations, interviewees expressed that there is need for mobile home assistance programs.</p>	<p>Per Program 23, The City will encourage the use of the Fresno County Housing Assistance Rehabilitation Program (HARP) provides loans to qualifying homeowners, including owners of mobile or manufactured homes, in the unincorporated county and participating cities for the improvement of their homes.</p> <p>Per Program 11, the City will provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, farmworkers, and persons experiencing homelessness.</p>
<p>During the regional stakeholder consultations, interviewees expressed their frustration with the income eligibility of affordable housing programs. Interviewees expressed that people with higher incomes are not eligible for the program, yet they cannot afford housing on their income.</p>	<p>Per Program 15, the City will encourage a variety of housing types to address the housing needs of a variety of household types, sizes, and incomes.</p> <p>Per Program 26, the City will promote available homebuyer resources on the City’s website and at public counters, such as Mortgage Credit Certificate (MCC), CalPLUS Conventional Program, and CalHFA Conventional Program.</p> <p>Per Program 28, the City will work with the Housing Authority to disseminate information to landlords and property owners on incentives for participating in the HCV program throughout the City to promote housing opportunities for all residents. Also, the City will refer interested households to the Fresno Housing Authority and encourage landlords to register their properties with the Housing Authority for accepting HCV’s.</p>

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***A Regional Plan for Addressing Housing Needs***

*Fresno County • Coalinga • Firebaugh • Fowler • Fresno City • Huron • Kerman  
Kingsburg • Mendota • Orange Cove • Parlier • Reedley • San Joaquin • Sanger • Selma*

